

3.

RESIDENTIAL LAND USE DESIGNATIONS

INTRODUCTION

The Residential land use designations provide for housing and other land uses that are integral to, and supportive of, a residential environment. Housing may take many forms ranging in density and scale from detached homes to high-rise apartment structures. To provide opportunities for the development of a broad range of residential uses that will satisfy housing requirements, and to provide for compatibility issues to be suitably addressed, three categories of Residential land use have been identified. Areas designated Low Density Residential; Multi-Family, Medium Density Residential; and, Multi-Family, High Density Residential, as shown on Schedule "A"- the Land Use Map, are differentiated according to function, permitted uses, location criteria, density, and scale of development.

3.1.

OBJECTIVES FOR RESIDENTIAL LAND USE DESIGNATIONS

It is intended that the development and use of areas designated Low Density Residential; Multi-Family, Medium Density Residential; and, Multi-Family, High Density Residential shall be directed towards the following objectives:

3.1.1.

GENERAL OBJECTIVES FOR ALL RESIDENTIAL DESIGNATIONS

- i) Provide for a supply of residential land that is sufficient to accommodate the anticipated demand for a broad range of new dwelling types over the planning period.
- ii) Support the provision of a choice of dwelling types according to location, size, affordability, tenure, design, and accessibility so that a broad range of housing requirements are satisfied.
(Subsection ii) amended by OPA No. 88 - OMB Order No. 2314 - 99/12/23)
- iii) Support the distribution of a choice of dwelling types by designating lands for a range of densities and structural types throughout the City.
- iv) Support the development of residential facilities that meet the housing needs of persons requiring special care.
- v) Direct the expansion of residential development into appropriate areas according to availability of municipal services, soil conditions, topographic features, environmental constraints; and in a form which can be integrated with established land use patterns.
- vi) Encourage infill residential development in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities.

- vii) Minimize the potential for land use compatibility problems which may result from an inappropriate mix of: low, medium and high density housing; higher intensity residential uses with other residential housing; or residential and non-residential uses.
- viii) Support the provision of services and amenities that enhance the quality of the residential environment.
- ix) Encourage the maintenance and preservation of buildings and/or areas considered by Council to be architecturally and/or historically significant to the community.
- x) Promote residential development that makes efficient use of land and services.
(Subsection x) added by OPA No. 88 - OMB Order No. 2314 - 99/12/23)

3.1.2.

LOW DENSITY RESIDENTIAL OBJECTIVES

- i) Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses are not adversely affected.
- ii) Encourage the development of subdivisions that provide for energy conservation, public transit, and the retention of desirable natural features.

3.1.3.

MULTI-FAMILY, MEDIUM DENSITY RESIDENTIAL OBJECTIVES

- i) Support the development of multi-family, medium density residential uses at locations which enhance the character and amenity of a residential area, and where there is safe and convenient access to public transit, shopping, public open space, recreation facilities and other urban amenities.
- ii) Encourage the development of well-designed and visually attractive forms of multi-family, medium density housing.
- iii) Promote the retention of desirable natural features through the appropriate location of buildings and parking areas.

3.1.4

MULTI-FAMILY, HIGH DENSITY RESIDENTIAL OBJECTIVES

- i) Support the development of multi-family, high density residential uses at locations which enhance the character and amenity of a residential area and where arterial streets, public transit, shopping facilities, public open space, and recreational facilities are easily accessible; and where there are adequate municipal services to accommodate the development.
- ii) Provide opportunities for the development of multi-family, high

density residential buildings at locations adjacent to major public open space areas where compatibility with adjacent land uses can be achieved.

- iii) Promote, in the design of multi-family, high density residential developments, sensitivity to the scale and character of adjacent land uses and to desirable natural features on, or in close proximity to, the site.

3.2. LOW DENSITY RESIDENTIAL

The Low Density Residential designation is applied to lands that are primarily developed or planned for low-rise, low density housing forms including detached, semi-detached, and duplex dwellings. Where appropriate, some multiple-attached dwellings at densities similar to neighbouring detached units may be permitted. Policies in this Plan promote development which shall enhance the character of the residential area. Certain secondary uses of a non-residential nature which are integral to, and compatible with, a neighbourhood environment, are also permitted.

3.2.1. Permitted Uses

The primary permitted uses in areas designated Low Density Residential shall be single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2. Infill housing and conversions may be permitted subject to the provisions of policies 3.2.3., 3.2.4., and 3.2.5. Zoning on individual sites would not normally allow for the full range of permitted uses.

Existing Multi-Family Buildings

- i) Existing multi-family residential buildings that are compatible with adjacent low density residential uses are recognized as permitted uses within the Low Density Residential designation, and will be recognized as permitted uses in the Zoning By-law. Proposals for the significant expansion of these uses shall require an amendment to the Official Plan to re-designate these lands to the Multi-Family, Medium Density or Multi-Family, High Density Residential designation, as appropriate.

Existing Homes for the Aged, Rest Homes and Nursing Homes

- ii) Existing homes for the aged, rest homes, and nursing homes, which are compatible with adjacent low density residential uses, are recognized as permitted uses within the Low Density Residential designation and may be recognized as permitted uses in the Zoning By-law. Proposals for the significant expansion of these uses shall require an amendment to the Official Plan to re-designate the lands to Multi-Family, Medium Density Residential; Multi-Family, High Density Residential; or Regional and Community Facilities as appropriate.

Rooming and Boarding House

- iii) Existing rooming and boarding houses which are compatible with adjacent low density residential uses may be recognized as

permitted uses in the Zoning By-law. New rooming and boarding houses are encouraged to locate in the Multi-Family, Medium Density and Multi-Family, High Density Residential designations. Proposals to allow a new rooming or boarding house in the Low Density designation shall be subject to a Zoning By-law amendment on the basis of the following criteria:

- a) The physical potential of the existing building stock can adequately accommodate a lodging house;
- b) The existing services can support new lodging houses in the subject area;
- c) The physical potential of the subject property can adequately accommodate a lodging house;
- d) Location of the proposed lodging house with respect to transportation facilities, public open space, recreational facilities and services, and the adequacy of these facilities and services; and,
- e) The physical scale and compatibility of the proposed lodging house use, and the likely impact of the proposed lodging house on the present and future land uses in the area.

Infill Housing
And Conversion
Non-Residential
Buildings

- iv) Subject to policies 3.2.3. and 3.2.4., infill housing and conversion of non-residential buildings to residential uses which exceed the densities and range of residential unit types in the Low Density Residential designation may be permitted.

Convenience
Commercial
and Service
Stations

- v) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Low Density residential designation and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Low Density Residential designation by Official Plan amendment and zone change subject to the criteria in policy 3.6.5.

Secondary
Permitted
Uses

- vi) Uses that are considered to be integral to, or compatible with, residential neighbourhoods, including group homes, home occupations, community facilities, funeral homes, and office conversions, may be permitted according to the provisions of Section 3.6.

Residential
Areas Subject

- vii) In specified areas of the City the primary and secondary permitted uses and/or other policies relating to the nature and scale of

to Specific Policies development, have been varied to meet specific policy objectives for these areas. Areas where specific policies apply are identified in Section 3.5.

3.2.2. Scale of Development Development within areas designated Low Density Residential shall have a low-rise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy.

Density of Residential Uses i) The development of low density residential uses shall be subject to appropriate site area and frontage requirements in the Zoning By-law. These requirements may vary in areas of new development according to the characteristics of existing or proposed residential uses, and shall result in net densities that range to an approximate upper limit of 30 units per hectare (12 units per acre). Densities in established low density residential areas, such as the Central London District, where dwelling conversions, existing apartment buildings, infill development, and the conversion of non-residential buildings have occurred or may be permitted, may exceed 30 units per hectare. The calculation of residential density is described in policy 3.6.10.

3.2.3. Infill Housing The construction of medium density "infill" housing maybe permitted in the Low Density Residential designation through an amendment to the Zoning By-law and subject to the following provisions:

Location i) For the purposes of this Plan, infill housing is defined as new residential development within an established neighbourhood, on vacant or under-utilized sites. Examples of sites that may be considered suitable for infill housing include obsolete existing housing sites; obsolete industrial sites; obsolete commercial and office sites; and obsolete institutional sites. Infill housing may be allowed on vacant remnant parcels of land in older established neighbourhoods or on small remnant parcels of land which cannot be integrated into a plan of subdivision because of site constraints. It is not intended that infill housing occur on undeveloped blocks of land in registered plans of subdivision in developing areas or in newly developed areas of the City.

Housing Form ii) Infill housing may be in the form of single detached dwellings, semi-detached dwellings, attached dwellings and low rise apartments. While infill housing may be allowed up to a maximum scale permitted under the Multi-Family, Medium Density Residential Designation, Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and enhance the character of the area. It is recognized that infill development projects may occur on sites that require some relief from normal zoning standards.
(Subsection ii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

Municipal Services iii) Existing municipal services and facilities should be available and adequate to accommodate the proposed infill housing project.

(Subsection iii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

Height and Scale	iv)	Infill housing projects should be sensitive to the height, scale and architectural design of buildings in the surrounding neighbourhood.
Continuity	v)	Infill housing projects should be sensitive to the continuity of the existing residential streetscape.
Parking Amenity Areas	vi)	Adequate off-street parking and outdoor amenity areas will be provided as part of the infill housing project. The parking area will be suitably buffered so as not to intrude visually on adjacent residential properties.
Heritage Resources	vii)	Infill housing projects will be encouraged to preserve and upgrade buildings considered by Council to be of architectural and/or historical significance. Where these buildings are incorporated into a project the density of development may be increased through bonusing provisions contained in policy 19.4.4. of the Plan, provided the overall maximum net density of the project does not exceed 75 units per hectare (30 units per acre).
Planning Impact Analysis	viii)	Proposals to rezone an area for infill housing will be evaluated on the basis of Planning Impact Analysis according to the provisions of Section 3.7.

**3.2.4.
Conversion
Non-Residential
Buildings**

Notwithstanding other requirements contained in Section 3.2. of this Plan, the conversion of existing non-residential buildings to residential use, including multiple-unit dwellings, may be permitted in the Low Density Residential designation through an amendment to the Zoning By-law and subject to the following provisions:

Compatibility	i)	The conversion to residential use shall take into account surrounding land uses in terms of height, scale and setbacks and shall not adversely impact the amenities and character of the surrounding area.
Parking	ii)	The site shall be large enough to accommodate the required amount of off-street parking.
Municipal Services	iii)	Municipal services shall be sufficient to accommodate the proposed use.
Buffering	iv)	Landscaping, privacy screening, and other appropriate measures may be required to provide a buffer between the proposed use and any adjacent lower density residential uses.
Heritage Resources	v)	Conversions, which result in the preservation and/or upgrading of buildings considered by Council to be of architectural and/or historical significance, will be encouraged.
Planning	vi)	Proposals to rezone an area to permit the conversion of existing

Impact Analysis non-residential buildings to residential use will be evaluated on the basis of Planning Impact Analysis according to the provisions of Section 3.7.

3.2.5. Dwelling Conversions

Areas within the Low Density Residential designation may be zoned to permit the conversion of single detached dwellings to add one or more dwelling units. Site specific amendments to the Zoning By-law to allow dwelling conversions shall be discouraged. Areas may be zoned to permit conversions on the basis of the following criteria:

- Compatibility i) There are existing legally established converted dwellings, other forms of multiple-unit dwellings or non-residential uses such that the conversion of detached dwellings will not adversely affect surrounding land uses.
- Parking ii) Lot sizes are generally sufficient to accommodate the required off-street parking without detracting from the visual character of the area.
- Municipal Services iii) Municipal services are adequate to accommodate the increase in dwelling units.
- Dwelling Unit Size iv) Existing single detached dwellings are generally of a size sufficient to accommodate the creation of an additional dwelling unit or units.
- Zoning v) The Zoning By-law may limit the number of units that may be contained in a converted dwelling and specify minimum requirements for lot area, frontage, and gross floor area for the dwelling to be converted, and minimum gross floor area for the units to be created. To maintain the external character of the dwelling, the Zoning By-law may also limit the extent of structural additions or changes that would be permitted.

3.3. MULTI-FAMILY, MEDIUM DENSITY RESIDENTIAL

The Multi-Family, Medium Density Residential designation permits multiple-unit residential developments having a low-rise profile, and densities that exceed those found in Low Density Residential areas but do not approach the densities intended for the Multi-Family, High Density Residential designation. Residential uses that typically comprise medium density development include row houses, cluster houses, low-rise apartment buildings, and certain specialized residential facilities such as small-scale nursing homes, homes for the aged and rest homes.

The Multi-Family, Medium Density Residential designation may serve as a suitable transition between Low Density Residential areas and more intense forms of land use. It will also provide for greater variety and choice in housing at locations that have desirable attributes but may not be appropriate for higher density, high-rise forms of housing.

**3.3.1.
Permitted
Uses**

The primary permitted uses in the Multi-Family, Medium Density Residential designation shall include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Zoning on individual sites would not normally allow for the full range of permitted uses.

Existing
Multi-Family,
High Density
Buildings

- i) Existing multi-family, high density buildings that are compatible with adjacent medium density residential uses are recognized as permitted uses within the Multi-Family, Medium Density Residential designation, and may be recognized as a permitted use in the Zoning By-law. Proposals for the significant expansion of these uses shall require an amendment to the Official Plan to re-designate the lands to the Multi-Family, High Density Residential designation.

Convenience
Commercial
and Service
Stations

- ii) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Multi-Family, Medium Density Residential designation, and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Multi-Family, Medium Density Residential designation, by Official Plan amendment and zone change subject to the criteria in policy 3.6.5. of this Plan.

Correctional
and Supervised
Residences

- iii) Correctional and supervised residences may be permitted along some arterial roads in the Multi-Family, Medium Density Residential designation by zone change subject to criteria in policy 3.6.2. of this Plan.

Secondary
Permitted
Uses

- iv) Uses that are considered to be integral to, or compatible with, medium density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions, may be permitted according to the provisions of Section 3.6.

Residential
Areas Subject
to Specific
Policies

- v) In specified areas of the City the primary and secondary permitted uses and/or policies relating to the nature and scale of development have been varied to meet specific policy objectives for these areas. Areas where specific policies apply are identified in Section 3.5.

Zoning of Heritage Buildings vi) Within the Multi-Family, Medium Density Residential designation it is recognized that Council, under the policies of Chapter 13, Heritage Resources Policies, may designate buildings of architectural and/or historical significance. Notwithstanding the Multi-Family, Medium Density Residential designation, these buildings may be zoned to permit only the existing structures under the provisions in Chapter 13 and the provisions for heritage zoning in the Zoning By-law.

**3.3.2.
Location**

In addition to areas predominantly composed of existing or planned medium density residential development, the preferred locations for the Multi-Family, Medium Density Residential designation include lands in close proximity to Shopping Areas, Commercial Districts, designated Open Space areas or Regional Facilities; lands adjacent to a Multi-Family, High Density Residential designation; and, lands abutting an arterial, primary collector or secondary collector street. Consideration will also be given to the following criteria in designating lands for Multi-Family, Medium Density Residential uses:

- Compatibility i) Development of the site or area for medium density residential uses shall take into account surrounding land uses in terms of height, scale and setbacks and shall not adversely impact the amenities and character of the surrounding area.
- Municipal Services ii) Adequate municipal services can be provided to accommodate the needs of the development.
- Traffic iii) Traffic to and from the location should not have a significant impact on stable, low density residential areas.
- Buffering iv) The site or area is of suitable shape and size to accommodate medium density housing and to provide for adequate buffering measures to protect any adjacent low density residential uses.

**3.3.3.
Scale of
Development**

Development within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development.

- Height i) Development shall be subject to height limitations in the Zoning By-law which are sensitive to the scale of development in the surrounding neighbourhood. Normally height limitations will not exceed four storeys.
- Density ii) Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre). Exceptions to the density limit may be made without amendment to the Official Plan for developments which:
 - (a) are designed and occupied for senior citizens' housing;

- (b) qualify for density bonusing under the provisions of Section 19.4.4. of this Plan; or
- (c) are within the boundaries of Central London, bounded by Oxford Street on the north, the Thames River on the south and west, and Adelaide Street on the east.

Where exceptions to the usual density limit of 75 units per hectare (30 units per acre) are made, the height limitations prescribed in Section 3.3.3.(i) will remain in effect. Developments which are permitted to exceed the density limit of 75 units per hectare (30 units per acre) shall be limited to a maximum density of 100 units per hectare (40 units per acre). All proposals shall be evaluated on the basis of Section 3.7, Planning Impact Analysis.

- Area Studies
- iii) Where deemed necessary by Council, the determination of appropriate height and density limitations in the Zoning By-law for areas designated Multi-Family, Medium Density Residential may be based on an area study, in accordance with the provisions of policy 19.2.1.

3.4. MULTI-FAMILY, HIGH DENSITY RESIDENTIAL

The Multi-Family, High Density Residential designation is intended to accommodate large-scale, multiple-unit forms of residential development. The preferred locations for this designation are lands adjacent to major employment centres, shopping areas, major public open space, transportation routes, and where high density development will not adversely affect surrounding land uses. This type of development provides for an efficient use of land, energy and community services and facilities, and contributes to a broad range of choice in housing location, tenure and cost throughout the municipality.

3.4.1. Permitted Uses

The primary permitted uses in the Multi-Family, High Density Residential designation shall include low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses. Zoning on individual sites would not normally allow for the full range of permitted uses.

Existing Low Density Uses

- i) Existing single detached, semi-detached, and converted dwellings are permitted and may be recognized as permitted uses in the Zoning By-law.

Convenience Commercial and Service Stations

- ii) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Multi-Family, High Density Residential designation and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized

as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Multi-Family, High Density Residential designation by Official Plan amendment and zone change, subject to the criteria in policy 3.6.5.

- Correctional and Supervised Residences

iii) Correctional and supervised residences may be permitted along some arterial roads in the Multi-Family, High Density Residential designation by zone change subject to the criteria in policy 3.6.2. of this Plan.
- Secondary Permitted Uses

iv) Uses that are considered integral to, and compatible with, high density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions, may be permitted according to the provisions of Section 3.6.
- Residential Areas Subject to Specific Policies

v) In specified areas of the City the primary and secondary permitted uses and/or other policies relating to the nature and scale of development have been varied to meet specific policy objectives for these areas. Areas where specific policies apply are identified in Section 3.5.
- Zoning of Heritage Buildings

vi) Within the Multi-Family, High Density Residential designation it is recognized that Council, under the policies of Chapter 13, Heritage Resources Policies, may designate buildings of architectural and/or historical significance. Notwithstanding the Multi-Family, High Density Residential designation, these buildings may be zoned to permit only the existing structures under the provisions in Chapter 13 and the provisions for heritage zoning in the Zoning By-law.

3.4.2. Locations

In addition to areas predominantly composed of existing or planned high density residential development, the preferred locations for the Multi-Family, High Density Residential designation shall include areas near the periphery of the Downtown that are appropriate for redevelopment; lands in close proximity to Regional or Community Shopping Areas, Regional Facilities or designated Open Space areas; and, lands abutting or having easy access to an arterial or primary collector road. Other locations which have highly desirable site features and where surrounding land uses are not adversely affected may also be considered for high density residential development. Consideration will be given to the following criteria in designating lands for Multi-Family, High Density Residential use:

- Compatibility

i) Development of the site or area for high density residential uses shall take into account surrounding land uses in terms of height, scale and setback and shall not adversely impact the amenities and character of the surrounding area.

Municipal Services	ii)	Adequate municipal services can be provided to meet the needs of potential development.
Traffic	iii)	Traffic to and from the location should not have a significant impact on stable low density residential areas.
Buffering	iv)	The site or area is of suitable shape and size to accommodate high density housing and provide for adequate buffering measures to protect any adjacent low density residential uses.
Transit	v)	Public transit service, convenience shopping facilities and public open space should be available within a convenient walking distance.

**3.4.3.
Scale of
Development**

Net residential densities in the Multi-Family, High Density Residential designation will vary by location and will be directed by the policies in this Plan. Excluding provisions for bonusing, net residential densities will normally be less than 350 units per hectare (140 units per acre) in the Downtown Area, 250 units per hectare (100 units per acre) in Central London (the area bounded by Oxford Street on the north, the Thames River on the south and west and Adelaide Street on the east), and 150 units per hectare (60 units per acre) outside of Central London.

Height and density limitations that are specified in the Zoning By-law will be guided by the following policies:

Height and Density outside of the Downtown and Central London Areas	i)	Outside of the Downtown and Central London areas it is Council's intention that a mixing of housing types, building heights and densities shall be required in large designated Multi-Family, High Density Residential areas. Such areas, which will normally exceed 3 hectares (7.4 acres) in size, will be guided by the following criteria: <ul style="list-style-type: none"> (a) a transition in scale shall be encouraged, where appropriate, to avoid extremes in building height and bulk between the new development and the existing built fabric of adjacent properties; (b) all areas shall include a diversity of housing forms such as mid-rise and low-rise apartments and multiple attached dwellings, in order to minimize the overwhelming effect of large high-rise developments; (c) high-rise structures shall be oriented, where possible, closest to activity nodes (shopping and employment centres) and points of high accessibility (arterial roads, transit service) with densities and building heights decreasing as the distance from an activity node increases;
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- (d) massive, at-grade or above-grade parking areas shall not dominate the site. Pedestrian circulation and access to transit services should be facilitated through site design and building orientation; and
- (e) conformity with this policy and the urban design principles in Section 11.1, shall be demonstrated through the preparation of an area study or a concept plan of the site, and the final approval of zoning may be withheld pending a public participation meeting on the site plan, and the enactment of a satisfactory agreement with the City.

Criteria for Increasing Density

- ii) Notwithstanding Section i) above, on any lands designated Multi-Family High Density Residential, Council may consider proposals to allow higher densities than would normally be permitted. Zoning to permit higher densities will only be approved where a development will satisfy all of the following criteria:
 - (a) the site or area shall be located at the intersection of two arterial roads or an arterial and primary collector road, and well-served by public transit;
 - (b) the development shall include provision for unique attributes and/or amenities that may not be normally provided in lower density projects for public benefit such as, but not limited to, enhanced open space and recreational facilities, innovative forms of housing and architectural design features;
 - (c) parking facilities shall be designed to minimize the visual impact off-site, and provide for enhanced amenity and recreation areas for the residents of the development;
 - (d) conformity with this policy and urban design principles in Section 11.1 shall be demonstrated through the preparation of an area study or a concept plan of the site which exceed the prevailing standards; and
 - (e) the final approval of zoning shall be withheld pending a public participation meeting on the site plan and the enactment of a satisfactory agreement with the City.

Site Specific Height

- iii) On individual sites within the Multi-Family, High Density Residential designation, Council may require lower height and/or density limits than would normally be permitted, on the basis of any one of the following criteria:
 - (a) Sanitary sewage, water or storm drainage servicing constraints;

- (b) development constraints related to soil conditions or topographical features;
- (c) traffic, vehicular access, parking constraints and/or inadequate transit service in the area;
- (d) to minimize the impact of high density residential development on significant natural features; and/or
- (e) where the amenity of adjacent residential areas may be adversely affected in terms of traffic, access to sunlight and privacy.

Density
Bonusing

- iv) Council, under the provisions of policy 19.4.4. and the Zoning By-law, may allow an increase in the density of Multi-Family, High Density Residential Development above the limit otherwise permitted by the Zoning By-law in return for the provision of certain public facilities, amenities or design features. The maximum cumulative bonus that may be permitted without a zoning by-law amendment (as-of-right) on any site shall not exceed 25% of the density otherwise permitted by the Zoning By-law. Bonusing on individual sites may exceed 25% of the density otherwise permitted, where Council approves site specific bonus regulations in the Zoning By-law. In these instances, the owner of the subject land shall enter into an agreement with the City, to be registered against the title to the land.

3.4.4.

The determination of appropriate height and density limitations for areas designated Multi-Family, High Density Residential, may be based on an area study, in accordance with Section 19.2 of the Plan. Alternatively, for individual sites the determination of appropriate height and density limitations may be based on a concept plan showing how the area will be developed and integrated with surrounding uses.

3.5.

POLICIES FOR SPECIFIC RESIDENTIAL AREAS

The provisions in this Section apply to specific areas where it is appropriate to address development opportunities, and constraints through specific policies that provide additional guidance to the policies contained in the various residential land use designations.

**3.5.1.
Talbot
Mixed-Use
Area**

Within the area bounded by the Richmond Row Commercial District on the east, the Downtown on the south, the Thames River on the west and Ann Street on the north, referred to here as the Talbot Mixed-Use Area, it is anticipated that there will be proposals for the conversion of existing dwellings to commercial and office use and for the redevelopment of lands for multi-family residential uses. While portions of this area are appropriate for conversion and/or redevelopment, the scale and form of any redevelopment or change in land use shall not adversely impact the amenities and character of the surrounding area.

Lands within the Talbot Mixed-Use Area shall be zoned according to the characteristics of their existing land use. In addition to a Planning Impact Analysis as described in Section 3.7., proposals for the rezoning and/or re-designation of lands to permit a change in use shall be evaluated on the basis of the following guidelines:

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| Lands Designated Multi-Family, High Density Residential | i) The lands designated Multi-Family, High Density Residential may be considered for high and medium density forms of development that involve substantial land assembly and provide a high standard of site and building design with emphasis on landscaped open space and underground or appropriately screened parking areas. |
| Kent, Albert and Talbot Streets | ii) The Multi-Family, High Density Residential lands fronting onto Kent Street, Albert Street and Talbot Street south of Central Avenue, are appropriate for development as a mixed-use area. In addition to the uses allowed under the Multi-Family, High Density Residential designation, offices, retail, personal service, eat-in restaurant and business service uses, created through either the conversion of existing low-rise buildings or portions thereof, or the redevelopment of low-rise buildings on small parcels of land, may be allowed. Consideration may be given to the use of cash in-lieu-of required parking provisions for proposed office and commercial uses, where it can be demonstrated that there are physical limitations to the provision of the required parking on the site and that adequate off-site parking can be provided. |
| West of Talbot Street between Mill and Albert Streets | iii) The Multi-Family, High Density Residential lands located west of Talbot Street, between Mill Street and Albert Street, are characterized by predominantly low and medium density residential buildings, some of which are of architectural and/or historical significance. Where buildings are designated as being of architectural and/or historical significance, these buildings may be zoned to permit only the existing structures under the provisions of Chapter 13 and the provisions for heritage zoning in the Zoning By-law. In addition to the uses allowed under the Multi-Family, High Density Residential designation, office conversions may be allowed in this area. |
| Central Avenue | iv) The lands fronting onto the north and south side of Central Avenue, between Talbot Street and the Richmond Row Commercial District, are appropriate for the development of a mixed-use corridor with a low profile which provides a transition between the higher intensity uses to the south and the lower intensity uses to the north. In addition to the uses provided for under either the Multi-Family, Medium Density Residential or Multi-Family High Density Residential (192-200 Central Avenue) designation, new buildings or the conversion of existing buildings, or portions thereof, to uses such as office, financial institution, personal service, retail business service or eat-in restaurant uses may be allowed. It is intended that conversions shall maintain the form and external appearance of the building. New buildings will |

be encouraged to adopt a residential style. Limitations will be placed on signage, location of parking areas and additions to buildings. The consolidation of off-street parking at a location that is peripheral to this area shall be encouraged.

Mill, Hyman,
John, Ann and
Talbot Streets

- v) The Multi-Family, Medium Density Residential lands fronting onto Mill Street, Hyman Street, John Street, St. George Street, the south side of Ann Street, and the east side of Talbot Street, shall retain their predominantly low-rise residential character. In addition to the uses allowed under the Multi-Family, Medium Density Residential designation, consideration will be given to proposals to allow the creation of offices and a broader range of home occupation uses in existing residential buildings, provided that at least one dwelling unit is retained and that there is minimal alteration to the external residential character of the structure.

**3.5.2.
Horton/
Wellington
Area**

(Section 3.5.2. deleted by OPA No. 298 - OMB Order No. 0177 - approved 05/01/31)

*CITY CLERK'S NOTE: The Minister of Municipal Affairs approved a map change with respect to section 3.5.2. above; however, the related text change affecting this section was not processed. An Official Plan Amendment is in progress to delete section 3.5.2. from the Official Plan.

**3.5.3.
St. George/
Grosvenor
Neighbourhood**

Lands within the St. George/Grosvenor Neighbourhood, bounded by Waterloo Street on the east, Oxford Street on the south, the Thames River on the west, and Victoria Street on the north, will remain a predominantly low density, low-rise residential area despite continual redevelopment pressure for apartment buildings, expansions to existing hospitals, and office conversions.

While there are portions of this neighbourhood that are appropriate for redevelopment or conversion, there also exists a viable low density, low-rise residential neighbourhood. The Plan does not anticipate significant land use changes in these areas, and any proposals for development shall not adversely impact the amenities and character of the surrounding area. Area-specific zoning regulations such as floor area ratio, maximum dwelling size and on-site parking limitations will be applied in parts of the neighbourhood that may be affected by residential intensification and infill to ensure that future development is not out of scale and character with the existing residential community. Based on the St. George/Grosvenor Area Study, suitable areas for office conversions and medium and high density residential land uses have been identified in this Plan. It is intended that additional areas will not be designated for these uses without a re-evaluation of the Area Study and a subsequent decision by Council to amend the Official Plan.

(OPA 341 OMB Order No. 0780 March 15, 2006)

The following policies apply only to those sections of the St. George/Grosvenor Neighbourhood designated Low Density Residential; Multi-Family, Medium Density Residential; or Multi-Family, High Density Residential.

Multi-Family, High
Density

- i) Multi-Family, High Density Residential development will be permitted on the north side of Oxford Street, between the Thames

Residential River and Waterloo Street and on Richmond Street, between Oxford Street and Sydenham Street. The height of buildings will be controlled by the Zoning By-law to permit only medium-rise development which will provide a transition between larger-scale development in the Richmond Row Commercial District and the low density, residential dwellings of the St. George/Grosvenor Neighbourhood. Medium-rise office development will also be permitted in the Multi-Family, High Density Residential designation. Secondary uses permitted in this area will exclude commercial recreation facilities. Convenience commercial uses may be permitted on the ground floor of new apartment and/or office buildings.

Multi-Family, Medium Density Residential ii) Multi-family, Medium Density Residential development will be permitted on the north side of St. James Street between St. George Street and the Thames River. It is expected that most development proposals will be residential conversions; however, there may be some redevelopment to new medium density residential uses. Secondary uses permitted will exclude new office buildings, office conversions and commercial recreation facilities.

Office Conversions iii) Office conversions will be permitted within the area along Richmond Street, between Grosvenor Street and Oxford Street, and along Oxford Street, between the Thames River and Adelaide Street. The properties along the west side of Richmond Street, between Grosvenor and Cromwell, may be temporarily converted to offices to accommodate the transitional needs of St. Joseph's Health Centre during the reconstruction of St. Mary's Hospital, and those conversions shall be permitted by way of a temporary use by-law. Notwithstanding the provisions of policy 3.6.9. iii), office conversions will not be permitted in any other area of the neighbourhood.

3.5.4. Woodfield Neighbourhood The Woodfield Neighbourhood, which is approximately bounded by Richmond Street on the west, Dufferin Avenue and Queens Avenue on the south, Adelaide Street on the east and the C.P.R. tracks on the north, is characterized by predominantly low density residential development, with a mix of higher density residential and office conversions. It is a policy of this Plan to maintain the Woodfield Neighbourhood as a low density residential area. In keeping with this policy new office conversions would not be permitted except in the commercial designations along Richmond Street, Adelaide Street, in the Downtown Area, and in areas identified in policy 3.6.9. New office conversions on the east side of Waterloo Street, between Central Avenue and Princess Avenue, and on Central Avenue, between Waterloo and Wellington Streets, may be permitted provided there is little alteration to the external residential character of the structure and provided also that there is at least one residential dwelling unit retained in the building being converted. New office conversions may be permitted on Waterloo Street, both sides between Pall Mall Street and Central Avenue, provided at least one above-grade residential dwelling unit is retained in the building being converted. Existing office conversions

are recognized as legal uses in this Official Plan and will be zoned to permit the continuation of these uses.

The low density residential neighbourhood within the area bounded by Wellington Street, Pall Mall Street, Waterloo Street and Princess Avenue shall only provide for infill and intensification where such development is clearly compatible with the character, scale and intensity of the low density residential neighbourhood in this area. Area-specific zoning regulations such as, but not limited to, maximum floor area ratio, maximum dwelling size and on-site parking limitations may be applied to ensure that future development meets this objective. (OPA No. 396)

Properties fronting the north side of Princess Avenue, west of Waterloo Street are located on the edge of the downtown at a point of transition between high density residential and institutional uses to the south and low density residential neighbourhood to the north. Several buildings have undergone restoration and intensification in a manner which has preserved the character of the neighbourhood and kept the original streetscape intact. Recognizing this, these properties may be exempt from area-specific zoning regulations such as floor area ratio, maximum dwelling size, and on-site parking limitations noted above.
(OPA 434- approved January 21, 2008)

The lands designated Multi-Family Medium Density Residential within the block bounded by Richmond Street, Central Avenue, Wellington Street and Hyman Street may be developed for a greater density and range of uses consistent with the form of development that has already occurred within this area.

The density limit for residential development within this area shall be 100 units per hectare. Exceptions to the density limit may be made without amendment to the Plan for developments which qualify for density bonusing under the provisions of policy 19.4.4. Offices will be a main permitted use in this area in the form of office conversions, free-standing office buildings and office-apartment buildings. A type of development which is similar in scale and design features to that existing in the area and the retention of existing structures including their heritage features shall be encouraged.

**3.5.5.
Jackson
Planning
District**

The Jackson Planning District located in the southeast part of the City of London contains a provincially significant wetland which is identified as Open Space on Schedule "A" - the Land Use Map, and is delineated on Schedule "B" - the Flood Plain and Environmental Features Map. Lands adjacent to this provincially significant wetland are designated Multi-Family, High Density Residential, Multi-Family, Medium Density Residential, Associated Shopping Area and Community Shopping Area. Development of these lands will not occur until the establishment of an appropriate buffer zone around the wetlands and the approval of a storm water management plan for this area. The zoning of these lands will be subject to holding provisions pending the approval of a buffer zone and storm water management plan for the area.

**3.5.6.
Lands in vicinity
of Byron Pits**

The development of lands within the vicinity of the Extractive Industrial Area or Aggregate Resource Area, as shown on Schedule "B" for residential uses, shall have regard for the mitigation of the noise and dust impact of extraction operations on the proposed residential development. The review of applications for rezoning or plan of subdivision approval shall include the following considerations:

- i) prior to rezoning or final approval of a plan of subdivision within 300 metres (984 feet) of an Extractive Industrial Area or Aggregate Resource Area, a noise and dust impact study shall be completed and any recommended mitigation measures contained therein shall be carried out to the satisfaction of the City of London, the Ministry of the Environment and the Ministry of Natural Resources. Furthermore, the subdivider shall notify prospective lot purchasers, in agreements of purchase and sale and in notices registered on title that are binding on successors and assigns to the subdivision lands and in a separate agreement with the City, of the potential for new licences in the identified aggregate resource area and of the long-term continuation of active aggregate operations in the Byron gravel pits and of the noise and dust impacts associated with extraction and related operations.
- ii) residential subdivisions shall be developed in phases so that the maximum possible separation distance between areas of residential development and extraction operations is maintained. A minimum separation distance of 150 metres (492 feet) between residential development and the maximum extent of extraction activity (this separation distance being measured from the limit of extraction, not the licensed area boundary) shall normally be required.

As peripheral portions of the extraction area are rehabilitated, the separation area could shift to reflect any adjusted limits of active extraction operations. Any deviation from the 150 metre (492 foot) norm would only be considered on the basis of studies undertaken by a qualified consultant which demonstrate to the satisfaction of the City of London and the Ministry of the Environment and the Ministry of Natural Resources that the deviation is satisfactory to protect the residential development from adverse impacts of extraction operations.

**3.5.7.
South-west
Corner
Beaverbrook
Avenue &
Proudfoot Lane
(South of Oxford
Street)**

In the Multi-Family, High Density Residential designation, at the south west corner of Beaverbrook Avenue and Proudfoot Lane, the following provisions must be completed prior to the removal of the "h" holding symbol:

- i) the dedication to the City of London of the required road allowance connecting Proudfoot Lane with the lands to the south of the Brook Estate lands.

- ii) confirmation by the City Engineer that adequate sewage capacity is available for the proposed number of dwelling units.
- iii) that the landowner dedicate park land and/or pay cash in lieu of park land for the lands to be developed in accordance with the requirements of the Planning Act as amended.
- iv) in the Multi-Family High Density Residential designation at the south west corner of Beaverbrook Avenue and Proudfoot Lane, the Area Study entitled the Beaverbrook Area Study shall have no status for the purpose of reviewing development proposals on these lands.

(Section 3.5.7 amended by OPA No. 298 - OMB Order No. 0177 - approved 05/01/31)

**3.5.8.
Wolseley
Neighbourhood**

Deleted by OPA No. 142 - approved 99/04/22

**3.5.9.
North London/
Broughdale
Neighbourhood**

The North London/Broughdale Neighbourhood is generally bounded by the Thames River on the north and west, Oxford Street on the south and Adelaide Street on the east, but does not include the St. George/Grosvenor Neighbourhood, which is defined separately in policy 3.5.3. of the Plan. North London/Broughdale is characterized by predominantly low rise, low density residential development, with some higher density residential, institutional and office uses located along the Oxford, Richmond and Adelaide Street corridors.

It is anticipated that there will be demand for residential intensification and infill development within portions of the North London/Broughdale Neighbourhood during the planning period. Area-specific guidelines are required which will direct future residential development to suitable locations, and protect the character of the existing low-rise, low density residential community.

Multiple unit residential development is directed to those areas within the Oxford, Richmond and Adelaide Street North corridors that are designated Multi-Family, High and Multi-Family, Medium Density Residential. Except for lands identified in Policy 3.5.9 (a), in Low Density Residential areas fronting onto the Richmond and Adelaide Street North corridors, residential intensification may be permitted through conservation and rehabilitation of the existing housing stock, provided there is adequate space to accommodate required on-site parking and landscaped open space and that intensification is of a scale which is compatible with surrounding land uses.

For Low Density Residential areas located outside of the Richmond and Adelaide Street North corridors, conservation and rehabilitation of the existing housing stock shall be encouraged. In keeping with the low-rise, low density character of these areas, residential uses will be restricted to single detached, semi-detached, duplex and converted dwellings (to a maximum of 2 units). Area-specific Zoning regulations such as floor area

ratio, maximum dwelling size and on-site parking limitations will be applied in parts of the neighbourhood that may be impacted by residential intensification and infill, to ensure that future development is not out of scale and character with the existing residential community.

The following objectives will guide the implementation of Low Density Residential policies for the Old North/Broughdale neighbourhood:

- i) the height, bulk and placement of buildings will be in keeping with that of existing development in the surrounding area;
- ii) all required parking will be accommodated on site and limited in area;
- iii) development will be sensitive to the orientation or adjacent dwellings and to the continuity of the existing residential streetscape; and
- iv) any new lots created through consent will be in conformity with the minimum zoning requirements, and in keeping with the established lot pattern (in terms of frontage, depth and overall size) in the surrounding area.

**3.5.9. (a)
Richmond Street
across from the
University of
Western Ontario
Gates**

The Richmond Street corridor serves as a gateway to the University of Western Ontario and the City's Downtown. Given this function, it is important that this corridor present a desirable image of London to those entering the City.

Within the area opposite the main entrance to the University of Western Ontario, on the east side of Richmond Street between Broughdale Avenue to the south and Epworth Avenue to the north, excluding lands at 1132 Richmond Street, residential intensification may be permitted through redevelopment or the conservation/rehabilitation of existing structures. Permitted uses will be limited to single detached dwellings, converted dwellings, duplexes, triplexes and fourplexes. The massing and bulk of multiple unit developments will be addressed by implementing a maximum floor area ratio of 75% and a maximum total floor area of 720 square meters per building. Specific zoning regulations will be implemented to address building bulk, parking standards and placement of new multiple unit residential buildings.

Recognizing the importance of this area as a gateway corridor, higher site plan standards for landscaping, building orientation with Richmond Street and urban design will be required. Three readings of all Zoning By-law amendments for redevelopment proposals requiring site plan approval will be withheld pending a public site plan process.

It is intended that lots in this area not be consolidated with lots fronting internal roads for the purpose of increasing lot sizes and residential yield.

3.5.10.

In the Multi-Family, Medium Density Residential designation located on

**Northeast
Quadrant
Fanshawe Park
Road East and
North Centre
Road**

the east side of North Centre Road, north of Fanshawe Park Road East, a limited range of office and commercial recreation uses will be permitted in order to satisfy the demand that is expected from seniors and other residents of the surrounding residential community.

**3.5.11.
North Talbot
Community**

In the areas designated Low Density Residential on Schedule "A" Land Use, and delineated as Vegetation Patches on Schedule "B" Flood Plan and Environmental Features, and identified as Canopy Retention Areas in the North Talbot Area Plan, a vegetative management plan identifying the best clusters of the woodland to protect for canopy retention, and a management program designed to reduce impacts on retained vegetation during construction must be prepared for consideration in the review of development proposals.

**3.5.12.
North Talbot
Community**

The following policy applies to lands bounded by Southdale Road to the north, Bostwick Road to the east, Pack Road to the south and Colonel Talbot Road to the west, in keeping with the North Talbot Area Plan, as adopted pursuant to Section 19.2.1. of the Official Plan ,as a guideline document for the review of development applications.

Within this area, lands designated Multi-Family, Medium Density Residential may include mixed use areas consisting of residential/commercial development in the form of small scale, pedestrian-oriented neighbourhood serving commercial uses and small scale office buildings located as community focal points within the larger area. Small groupings of low rise apartments may surround the mixed use areas in accordance with the density and height limitations of section 3.3.3. Scale of Development of the Multi-Family, Medium Density Residential designation. Zoning on individual sites may not allow for the full range of permitted uses.

The primary permitted uses in accordance with Section 3.2.1. Permitted Uses may be mixed along the local and collector street frontages. Small groupings of multiple attached dwellings, such as street townhouses, may be permitted along a residential streetscape in accordance with the density and height limitations of section 3.3.3. Scale of Development of the Multi-Family Medium Density Residential designation. Zoning on individual sites may not allow for the full range of permitted uses.

Consideration may be given to alternative development standards and associated zoning regulations intended to provide for a more efficient utilization of land and to achieve an overall community design concept, where urban design guidelines have been approved by Council to address such matters as building form and massing, treatment of residential facades and design of commercial/residential mixed use buildings and sites. Urban design guidelines must be approved prior to draft plan of subdivision approval. Alternative development standards and regulations may include, but are not limited to: reduced road allowance widths, the use of rear lanes, neighbourhood parkettes, and reduced front yard

setbacks to bring building facades closer to the street.

For the Multi-family, Medium Density Residential and High Density Residential lands adjacent to Southdale Road W, design guidelines have been developed through the Community Plan process which encourage street-oriented development, discourage noise attenuation walls along arterial roads, and encourage a high standard of design compatibility. New development should be designed and approved consistent with the Talbot Community Urban Design guidelines.

For the portion of lands located on the south side of Southdale Road W, and designated Multi-family High Density Residential, a maximum building height of 40 metres (131 ft.) will be permitted provided the development is consistent with the design objectives of Talbot Community Design Guidelines.

In the areas designated Low Density Residential on Schedule "A" Land Use, and delineated as Vegetation Patches on Schedule "B" Flood Plain and Environmental Features, and identified as Canopy Retention Areas in the North Talbot Area Plan, a vegetative management plan identifying the best clusters of the woodland to protect for canopy retention, and a management program designed to reduce impacts on retained vegetation during construction must be prepared for consideration in the review of development proposals.

**3.5.13.
Hyde Park
Community
Planning Area**

In the area bounded by Fanshawe Park Road West on the North, CN Rail line to the south, the former City Boundary (pre-1993) to the east and the former CN railway spur line to the west, design guidelines have been developed through the Community Plan process which encourage street-orientated development and discourage noise attenuation walls along arterial roads. New development should be designed and approved consistent with the design guidelines in the Hyde Park Community Plan.

**3.5.14.
Fox Hollow
Community
Planning Area**

In the areas identified as "Residential Special Policy Area" in the Preferred Land Use Concept for the Fox Hollow Community Planning Area bonus for low density residential development, including cluster housing, will be considered where upland woodlots are identified for preservation as a result of a vegetative assessment.

**3.5.15.
Kilally North
Planning Area**

This applies to lands within the Kilally North Planning Area (bounded Stoney Creek on the north, the urban growth boundary on the east, the Thames River on the south, the Highbury Avenue on the west) located in the City of London.

The development of lands within the vicinity of the Extractive Industrial Area or Aggregate Resource Area, as shown on Schedule "B", shall have regard for the mitigation of the noise and dust impacts of extraction operations on the proposed development. The review of applications for rezoning or plan of subdivision approval shall include the following considerations:

- i) prior to rezoning or final approval of a plan of subdivision within 300 metres (984 feet) of an Extractive Industrial Area or Aggregate Resource Area, a noise, dust and vibration impact study shall be completed by a qualified consultant and any recommended setbacks for development or mitigation measures contained therein shall be carried out to the satisfaction of the City of London. Mitigation measures will be implemented at the sole cost of the proponent of the development. With respect to residential development, the subdivider shall notify prospective lot purchasers, in agreements of purchase and sale and in notices registered on title that are binding on successors and assigns to the subdivision lands and in a separate agreement with the City, of the potential for new licenses in the identified aggregate resource area and of the long-term continuation of active aggregate operations adjacent to the Kilally North area and of the noise and dust impacts associated with extraction and related operations.

**3.5.16.
Upland North
Community
Planning Area**

At the northern municipal boundary, between Richmond Street and Adelaide Street, an upland corridor will be established through the planning approvals process relating to applications for subdivision, severance, site plan and condominium. The width of this corridor will be variable, but in all cases will be adequate to meet the following functions:

- i) to serve as natural heritage corridor linking natural heritage features on both sides of the municipal boundary;
- ii) to allow for a landscaped recreational pathway facility with a minimum corridor width of 15 metres;
- iii) to help mitigate potential conflicts at the rural/urban interface.

In determining the amount of land required south of the municipal boundary needed to meet these functions, consideration will be given to the Uplands North Area Plan, the securing of required easement agreements north of the municipal boundary along the Sun-Canadian Pipeline easement, and the extent to which such agreements may assist in fulfilling these functions.

(Section 3.5.16. added by OPA 289 on March 27, 2004)

**3.5.17.
Sunningdale
North Planning
Area**

The following policy applies to lands within the Sunningdale North Area Plan, located generally north of Sunningdale Road West, west of Richmond Street, east of Wonderland Road North, and south of the municipal boundary. These policies are to be read in conjunction with the Sunningdale North Area Plan, which has been adopted by Council as a guideline document under Section 19.2. of this Plan.

Mixed Use Area

- i) Within the Sunningdale North Area Plan, a Mixed Use Area has been identified. This area includes a commercial block, several residential blocks, and a park block. Specific objectives and corresponding policies have been adopted by Council for this area and applications for the Official Plan and Zoning By-law

amendments, plans of subdivision and condominium, consents, and site plans within this Mixed Use Area will be reviewed on the basis of the following policies and a Council-adopted concept plan.

General Concept ii) This Mixed-Use Area will allow a range of retail and service-related commercial uses, office uses, institutional uses and medium to high density residential uses. These uses will be mixed horizontally in multiple buildings and/or vertically within single buildings. Such a mix is intended to provide live-work opportunities and pedestrian accessibility to consumer goods and services within the area and the surrounding residential communities. An integrated design for this community, with a clear focal point and quality pedestrian linkages, is intended to support walkability and a strong sense of place for Sunningdale North.

Concept Plan,
Zoning and Site
Plans iii) Zoning amendments, plans of subdivisions, plans of condominium, consents and site plan applications for lands within the Mixed Use Area will be consistent with a concept plan to be adopted by Council as a guideline document under Section 19.2. of this Plan. The concept plan will include, but not be limited to, the approximate allocation of uses, layout of buildings, parking areas, access points, streetscape and architectural design features, driveways, pedestrian linkages, transit service facilities, landscaped areas, focal points and gateway features. It will also include design guidance, including graphic representations of the planned built form that will be applied to individual buildings and sites to achieve the stated objectives for this Mixed Use Area.

Design
Objectives iv) A critical element of the plan for this Mixed Use Area is the Village Commons which will act as the primary focal point for the entire community plan area. It will be important to create a sense of enclosure around the Village Commons by building a relatively intense building streetscape along the frontage of those streets which surround the Commons. Similarly, it is intended that both residential and commercial buildings along the primary collector roads, leading to the Commons, be lined with a well defined and continuous street edge to establish a strong entrance into the commons and a pedestrian supportive environment. The concept plan will include build-to lines, building mass objectives and minimum frontage coverages to ensure that large gaps are not present around the Commons or along the collector roads in close proximity to the Commons.

Equally as important, the commercial uses which are located adjacent to the collector road and the Commons will provide active frontage and a high quality of architectural design to create a Mainstreet look and feel. Where active frontage is not deemed to be possible onto the collector road, buildings will be designed such that they appear as building frontages, incorporating windows, doors and other architectural features that enforce this appearance and enhance the pedestrian streetscape. Sidewalks on the south

side of the collector road will be wider than those traditionally constructed along arterial roads to further support this pedestrian objective. All buildings within this Mixed Use Area will be designed with architectural features and landscaping to enhance pedestrian streetscapes.

Business District
Commercial
Designation

- v) The lands designated Business District Commercial within the Mixed Use Area are addressed through Policy 4.4.8. of this Plan.

As described in the Sunningdale North Area Plan, a focus of the commercial block will be to support smaller-scale retail uses of a distinct character within a Mainstreet setting. In addition, more traditional building forms will be permitted on this block in prescribed proportions. Office uses fronting the Village Commons are to include ground floor retail uses to enhance, and capitalize upon, the Commons experience. Retail uses on the entire site will not exceed 16,000 m² and office uses will be of a medium scale, as defined in Section 5.5.1. of this Plan, and will not exceed 10,000 m² in total floorspace.

Linkages

- vi) Commercial uses will be designed to support both pedestrian access from the surrounding community and destination shopping from more distant locations. A strong pedestrian streetscape will be developed along the primary collector road and around the Village Commons. Strong internal pedestrian linkages will be supported, through the concept plan, between all buildings within the commercial block. Linkages to the Village Commons will be supported from the internal areas of the commercial block.

Building Form

- vii) Single family detached, semi-detached and duplex buildings will not be permitted within the Multi-family, Medium Density Residential blocks located in the Mixed Use Area. Triplexes and fourplexes will only be permitted where the goals of establishing a strong street edge are maintained. Various forms of row housing and low-rise apartment buildings, which cover a large portion of the site's street frontage, will be identified in the concept plan. Buildings fronting the Village Commons and the primary collector road will be a minimum of two storeys in height.

Gateway
Treatment

- viii) Gateways will be addressed through the concept plan in two ways. Recognizing that Richmond Street is a major northern gateway to London, a high standard of landscaping and architectural design will be required for all buildings along this frontage. Subdivision designs will be required which orient residential building frontages on Richmond Street in order to eliminate the need for extensive noise walls. Similarly, this standard will be applied on Sunningdale Road West close to the intersection of Richmond Street. The concept plan will ensure that the buildings on either side of the primary collector road will provide a strong street edge and high quality design standard as a gateway into the Sunningdale North community.

- | | | |
|-----------------------------|-------|---|
| Alternative Standards | ix) | Alternative design standards may be considered for the Sunningdale North community. For example, reduced parking rates may be considered for the commercial block, recognizing and supporting pedestrian and transit usage. Alternatives may also be considered relating to the width of the road allowance surrounding the Village Commons and along the northern collector, with the goal of creating a sense of enclosure and pedestrian amenity. Similarly, reduced front yard setbacks will be established for commercial and residential blocks fronting the Village Commons and collector roads. |
| Housing Density | x) | Notwithstanding the policies of Section 3.3.3. and 3.4.3. of the Official Plan, the concept plan will establish minimum residential densities in the Mixed Use Area for development within the Multi-Family, Medium Density Residential and Multi Family, High Density Residential designations to provide for the efficient utilization of land and provide a critical mass to support the mixed use concept and transit servicing. |
| Collector Roads | xi) | Within the Mixed Use Area, a primary collector road will be located from Richmond Street North to Sunningdale Road West. It is expected that the width of the road allowance for this collector will be kept to a minimum, within the scope of requirements for a widened sidewalk and on-street parking. It will be important to encourage a minimal road allowance and minimal building setbacks along the Mainstreet corridor and the Village Commons. The Concept Plan will address maximum right-of-way, traveled road, on-street parking, sidewalk widths and access points. |
| Street Oriented Development | xii) | Within the Sunningdale North Area Plan, new residential development adjacent to arterial and collector roads will be oriented to the street to provide a high quality of urban design. Alternative design standards will be explored, where practical, to assist in realizing this objective. Noise attenuation walls along arterial roads will be discouraged |
| Phasing | xiii) | The concept plan shall include a phasing plan for the Mixed Use Area. This phasing plan shall identify the mix of uses within each phase. A residential development component will be included in all phases of the development of the Mixed Use Area. A substantial component of residential development shall be completed to support the Mixed Use Area prior to the approval of the final phase. |

(Section 3.5.17. added by OPA 354 on April 5, 2005)

**3.5.18.
Bostwick East
Area Plan**

In the area bounded by Southdale Road W on the north, Wonderland Road S on the west, and Wharncliffe Road S on the east, design guidelines have been developed through the Area Plan process which encourage street-oriented development, discourage noise attenuation walls along arterial roads, promote a community focal point and encourage a high standard of design compatibility of medium density residential uses adjacent to existing residential lands on the north side of Southdale Road W, and between residential and institutional uses. New development and re-development should be designed and approved consistent with these design guidelines in the Bostwick East Area Plan.

(OPA 380- OMB Decision dated December 11, 2007)

Consideration shall be given to alternative development standards, where urban design guidelines have been approved by Council, and associated zoning regulations for small groupings of multiple attached dwellings, such as street townhouses, and mix of residential dwelling types along local and collector street frontages provided on-street parking and other zoning requirements are achieved. The intent is to achieve a mix of residential uses along the streetscape.

For the “Multi-family, Medium Density Residential” designated lands along the south side of Southdale Road W comprising 149, 153 and 187 Southdale Road W between Andover Drive and Notre Dame Drive, for lands within 60 metres from Southdale Road W the maximum dwelling height will be 2 storeys. Development on the balance of these lands shall be stepped in height from the 2 storey dwellings up to a maximum of 4 storeys. Consideration will be given to design criteria in the Bostwick East Area Plan for “Multi-family, Medium Density Residential” designated lands along the south side of Southdale Road W to address building form and massing, suitable scale stepping of height from adjacent existing single detached dwellings, and encourage reasonable visible sight lines to the Holy Trinity Greek Orthodox Church, prior to draft plan of subdivision approval and site plan approval.

(amended by OPA 380-OMB Dec 11/2007)

For that portion of the Bostwick East Area Plan bounded by Wharncliffe Road South and the south side of Bradley Avenue, designated for “Restricted Service Commercial” and “Multi-Family High Density Residential” uses, some flexibility regarding the interpretation of the limits and configuration of these land use designations may be warranted subject to a comprehensive review of development proposals. The creation of individual parcels and any rezonings will not be considered until such time as the aforementioned review has been completed to the satisfaction of the City. This review will also consider the need for a collector road connection in this area and will determine appropriate public or private intersection locations to the arterial road system to ensure that they are coordinated with existing or future access points to the east of Wharncliffe and north of Bradley Avenue.

(added by OPA 380-OMB Dec 11/2007)

Alternative development standards and regulations may include, but are not limited to: neighbourhood parkettes, urban design through innovative

treatment of building facades, and reduced front yard setbacks to bring building facades closer to the street. Zoning on individual sites may not allow for the full range of permitted uses.

For a portion of lands located on the south side of Southdale Road W, opposite Andover Drive, designed Multi-family Medium Density Residential, a maximum building height of eight storeys (30 metres) will be permitted provided the development is designed and occupied for senior citizens' housing. The retirement community development will be consistent with the design guidelines of the Bostwick East Area Plan.

(Section 3.5.18. added by OPA 358 on June 13, 2005)

**3.5.19.
Old Victoria
Community
Planning Area**

The following policies apply to land within the Old Victoria Area Plan, generally located between Commissioners Road to the south, the Thames River to the north and the former Old Victoria Road road allowance to the east. These policies are to be read in conjunction with the Old Victoria Area Plan, which has been adopted by Council as a guideline document under Section 19.2 of this Plan.

**Development
Setback**

- i) The Old Victoria Area Plan identifies an “approximate development setback line” and further detailed geotechnical study to determine the exact extent of the developable limits of the lands will be carried out at the time of detailed applications for draft approval of plans of subdivision, zoning amendments and site plan approval.

- ii) As identified in the Old Victoria Area Plan, the area of land designated low density residential, generally located between the heritage “Scott” farmhouse and the Thames River, an approximate development setback line has been defined on the basis of geotechnical and ecological studies. In this area, enhancement and naturalization of the Thames River Valley corridor will be actively pursued through the appropriate design and location of stormwater management facilities and extension of the Thames Valley Parkway to assist in meeting the City’s objectives for the Thames Valley Corridor. Opportunities for residential development will be considered in the developable area of the plateau outside of stormwater management facilities subject to completion of detailed geotechnical, environmental impact and servicing studies, bearing in mind the intent to accommodate view and vista protection for the heritage farm house. Other opportunities for enhancement of the Thames River corridor will also be considered at the development stage through appropriate parkland dedication and acquisition strategies which recognize that this area is developable and does not contain existing natural heritage or natural hazard features.

- iv) In the northwest area of the Old Victoria Area Plan along the east Meadowlily ESA and the Thames River corridor, re-vegetation and ESA enhancement opportunities on the active agricultural fields below the floodplain and stable slope should be actively pursued. The intent is to restore ecological functions and provide a net benefit for the east Meadowlily ESA and the Thames River corridor. In exchange, developable lands will be added to the adjacent Low Density Residential designation, with access provided along the existing farm lane crossing at the north end of the existing farm pond. An Environmental Impact Study (EIS) shall determine the precise location and extent of the developable lands to be added and will be the basis for the design of road crossing of the watercourse.

- v) The medium and high density designations at the most southwestern extent of the Old Victoria area may be served by a private road or a public local street having direct access to Commissioners Road East. The exact intersection location of the road and Commissioners Road East shall be determined at the detailed subdivision, zoning and site plan approval stages. Development of the subject lands may provide for connection to the lands to the west, thereby providing a second access.

- vi) In the three areas labeled “tree preservation zone” identified in the Old Victoria Area Plan, the dominant natural heritage features shall be preserved through the detailed subdivision and site plan approval design processes. These areas may be included and incorporated in rear yards or as outdoor amenity areas for residential developments. These areas will be zoned as Open Space and will not permit any form of structures including

outbuildings, decks, patios and pools. These areas will be used for density calculation purposes.

Town Centre vii) The Town Centre concept, identified at the intersection of Commissioners Road and the proposed primary collector road, is intended to provide an identifiable centre and gateway for the westerly area of the Old Victoria community. The Town Centre designated Multi-family, High Density Residential will develop as a “mixed use” area with no more than 1000 to 2000 m² of ground floor commercial retail space in buildings that are generally 2 storeys or more. A public square and enhanced site and architectural design together with substantial landscaping will produce an identifiable and pleasing focus and west gateway to the Old Victoria community. Community Design Guidelines within the Old Victoria Plan, will give further direction to the ultimate design. It is also recognized that some flexibility regarding the ultimate size, location and configuration of the Town Centre may be necessary. Consideration will be given to the use of innovative zoning approaches in order to implement the mixed use intent and principles of the Town Centre in the Multi-family, High Density Residential designation.

Primary Collector viii) The primary collector road through the Old Victoria Area is to be designed as a residential street with direct access for adjacent land uses and on-street parking. Its intersections with Commissioners and Hamilton Roads shall be spaced strategically to preserve function and safety. The west portion of the primary collector shall gently curve and extend northerly to a roundabout, to facilitate a visual terminus of the heritage farm residence along local street development.

Specific road design and collector intersection locations shall be studied in detail at the draft plan/zoning stage with respect to potential alternatives to City standard road widths, design and cross-sections. Consideration is to be given to alternatives that strengthen the community vision such as a on-street parking, widened sidewalks, and outdoor patio opportunities at Town Centre locations, reduced building setbacks, reduced road widths, alternative utility servicing, medians with planting strips, reduced design speeds, rear lanes, etc.

Park and Trail Network ix) In the detailed planning of the parks and multi uses trail system, consideration shall be given to the need for both passive and active recreation activities and placemaking principles. Park land dedications may include parkettes, small woodlots and may be configured to enhance linkages for multi-use trail systems. More detailed configuration and location of the neighbourhood park, multi-use trail system and access connection points will be determined at the plan of subdivision and site plan stages.

Neighbourhood x) Should an additional commercial Neighbourhood Centre be

Commercial	warranted the expansion shall take place on the southwest quadrant of the Hamilton Road / future collector intersection, and as shown on the Final Preferred Area Plan. The design of site, buildings and landscaping shall have regard for the design guidelines for the Town Centre and the Hamilton Road Medium Density Infill designation in order to relate well to the overall Old Victoria community and the longer term future infill development opportunities along Hamilton Road. Additional commercial development shall also be consistent with the commercial land use policies of the Official Plan.
Infill Hamilton Road	<ul style="list-style-type: none"> <li data-bbox="511 556 1482 861">xi) The Old Victoria Area Plan identifies an area along Hamilton Road as “Infill Medium Density Residential”. These lands shall enable, over the long term, intensification and infill development in keeping with Multi-family, Medium Density Residential policies of this Plan. In addition, small-scale commercial and office based uses may also be permitted. As described in the Area Plan’s design components, comprehensive planned development proposals will be encouraged to allow for coordinated joint access, connected rear lanes and parking areas, and street oriented building patterns.
Stormwater Management	<ul style="list-style-type: none"> <li data-bbox="511 892 1482 1123">xii) The Storm Water Management Ponds shown on the Recommended Land Use Plan are symbolic of location and number only. Reference should be made to the accompanying Storm Drainage and Stormwater Management (SWM) Servicing Works Municipal Class Environmental Assessment (Class EA) for details that will also direct future study at the more detailed subdivision and zoning development stages.
Community Design Guidelines	<ul style="list-style-type: none"> <li data-bbox="511 1155 1482 1621">xii) The Community Design Guidelines, as much as possible, are intended to comply with the numerous City standards for such matters including: road geometry, road widths and profiles, and park, sidewalk and multi-use trail design. However, there may be some areas of the Community Design Guidelines that prevailing City standards may not be able to be accommodated. Specifically, these areas are likely to be within the Town Centre (eg. on-street parking), or with respect to development upon (but preserving) steeper slopes, to accommodate “terraced housing”. Also, it is possible that the land developers may wish to go beyond the normal City design standards for such facilities as entry features, landscaping or street lights. It is intended that city staff and Council will give consideration to such initiatives. (Section 3.5.19. added by OPA 427 on October 1, 2007)

3.5.20
Southeast corner
of Southdale
Road East and
White Oak Road
(315-357
Southdale Road
East and 3026-
3046 White Oak
Road)

The following policies apply to lands southeast of the intersection of Southdale Road East and White Oak Road, north of the “Clearview” subdivision (39T-02508) and west of those properties which front Josselyn Drive.

Overall

- i) Generally, the re-development of the lands at the southeast quadrant of Southdale and White Oak Roads will be undertaken with a high level of design, enhanced pedestrian circulation, and a mix of residential land uses and housing types that are sensitive to the existing single family detached dwellings adjacent to these lands.

A preferred development plan will provide for:

- an enhanced network of streets and walking connections affording pedestrians a greater number of access points to the public transit corridors, recreational and community facilities and existing and future retail opportunities;
- a high density residential “feature” building that acts as a street wall, enhancing the pedestrian experience while providing a buffer between the arterial roads and the internal neighbourhood that it frames;
- building elements in the medium density designation that encourage *street-based* townhouses offering “active frontages” at a pedestrian scale;
- a low density, small lot “buffer” that separates the existing single detached dwellings to the west and south;
- residential designations which encourage a range of development opportunities and a potential for an innovative district development;

Consideration may be given to alternative development standards and to provide for a more efficient utilization of land and to implement the design concept. Urban design guidelines may address such matters as building form and massing, treatment of residential facades and design of commercial/residential mixed use buildings and sites.

High Density Residential

- ii) Lands immediately south and east of this intersection are designated Multi-Family High Density Residential and are intended to develop as a multi-storey apartment building or buildings which have a high degree of design and compatibility with the surrounding land uses(s).

A maximum building height of approximately eight stories (30m) may be permitted. Surface parking will be discouraged in this area to assist in maximizing land use.

Where appropriate, a convenience store or personal service establishment may be permitted on the ground floor. Any commercial uses must be integrated with the residential development and are not intended to be with a “stand-alone” commercial structure. The exact range of permitted uses may be specified in the Zoning By-law.

Medium Density Residential

- iii) Lands east of the Multi-Family, High Density Residential designation are intended to develop as Multi-Family, Medium Density Residential. These lands will include the development at 333-337 Southdale Road East and provide a buffer between the high and low density lands in this area.

Single family detached, semi-detached and duplex buildings will not be permitted within the Multi-family, Medium Density Residential designation. Triplexes and fourplexes may be permitted where the goals of establishing a strong street edge are maintained or where they fit within the overall community concept. Various forms of row housing or low-rise apartment buildings are intended to develop within this land use designation.

New convenience commercial or service station uses will not be permitted in this area.

3.6.

GENERAL PROVISIONS FOR ALL RESIDENTIAL LAND USE DESIGNATIONS

3.6.1. Group Homes

Group homes are permitted to locate in all Residential designations.

Definition

- i) For the purposes of this Plan, group homes are defined as a single housekeeping unit in which three to eight residents, excluding staff or receiving family, live as a family, for a period exceeding one week for the majority of residents, and under responsible supervision consistent with the requirements of its residents. Group homes shall be licensed or approved under provincial statute and shall not include correctional residences.

Separation Distances

- ii) In order to prevent concentration of group homes, zoning regulations will require a minimum separation distance between group homes.

3.6.2. Correctional and Supervised Residences Correctional and supervised residences may be permitted by zone change in the Multi-Family, Medium Density Residential designation and Multi-Family, High Density Residential designation subject to the following criteria:

- | | | |
|--------------------------|------|---|
| Location | i) | The site is located on an arterial road and is in close proximity to other non-residential land uses. |
| Compatibility | ii) | The proposed use shall take into account surrounding land uses in terms of height, scale and setbacks and shall not adversely impact the amenities and character of the surrounding area. |
| Other Residential Uses | iii) | The proposed use will not substantially reduce the suitability of the designated area to accommodate residential uses. |
| Planning Impact Analysis | iv) | The proposed use can satisfy the requirements of policy 6.2.10. of this Plan and Planning Impact Analysis according to the provisions of Section 3.7. |

3.6.3. Home Occupations A dwelling unit may be used for the purpose of a home occupation provided that the home occupation is a business activity which is clearly ancillary to the residential use of the property, is carried on entirely within the dwelling unit by a resident of the dwelling unit, and does not generate any noise, odour, traffic or visual impacts that may have an adverse effect on adjacent properties or dwelling units.

- | | | |
|--------|----|---|
| Zoning | i) | The Zoning By-law shall contain regulations to limit the kinds of activities to be allowed as home occupations, according to the type of dwelling unit, and shall establish restrictive standards regarding matters such as scale of use, extensions to buildings, parking facilities, exterior storage or display of goods, signage and other evidence of the use from outside the property. |
|--------|----|---|

3.6.4. Community Facilities The residential land use designations shall permit a range of non-residential community facilities that are normally associated with, and integral to, a residential environment. Where they are determined to be appropriate the following community facilities permitted in all Residential land use designations include churches; day care centres; branch libraries; schools; community centres; public parks; and public recreation facilities. Zoning on individual sites may not allow for the full range of permitted uses. New community facility uses will require a zone change subject to the following criteria:

- | | | |
|---------------------|-----|---|
| Residential Amenity | i) | The proposed community facility will not result in the concentration of community facilities within an established neighbourhood that would detract from the neighbourhood's residential amenity and character. This does not preclude the planned concentration of community facilities during the Area Study process in Section 19.2.1 or in developing neighbourhoods. |
| Compatibility | ii) | The proposed community facility will be compatible with and |

sensitive to the scale and appearance of surrounding residential uses.

Function iii) The proposed community facility use can be designed to have sufficient off-street parking, circulation, drop-off and pick-up facilities, and access points to minimize traffic on abutting area streets.

Site Plan Approval iv) Community facility proposals which require site plan approval will be evaluated on the basis of the following criteria:

(a) the site is large enough to accommodate the required number of parking spaces within a side or rear yard area, or it will be demonstrated that front yard parking will have no detrimental effect on the adjacent land uses;

(b) provisions will be made for landscaping, privacy screening or any other appropriate measures necessary to protect the amenity of adjacent residential properties;

(c) provisions will be made for functional and adequate on-site parking, manoeuverability, and drop-off and pick-up facilities; and

(d) development will conform with all other applicable provisions of the City's Site Plan Control By-law.
(Subsection 3.6.4 amended by OPA 250, approved 03/05/21)

3.6.5. Convenience Commercial and Service Stations The preferred location for convenience commercial uses and service stations is within the various Commercial land use designations. However, it is recognized that on some sites in Residential designations where specific locational and land use compatibility criteria are met, this type of development may be appropriate as a secondary use. The policies of the Plan recognize existing convenience commercial uses and service stations that are appropriately located in Residential designations. New convenience commercial uses and service stations within the Residential designations will require an Official Plan amendment and zone change.

Function i) Convenience commercial uses and service stations should be designed to function at a neighbourhood scale while providing services to surrounding residential areas and the travelling public.

Permitted Uses ii) Convenience commercial and service station uses permitted within the Residential designations include the following:

Convenience Commercial (a) Variety stores; video rental outlets; film processing depots; financial institutions; medical/dental offices; small take-out restaurants, small food stores; and gasoline sales associated with a variety store. For convenience commercial sites with a gross floor area in excess of

500m², additional uses including offices, studios, commercial schools, day care centres, bake and florist shops, pharmacies, restaurants eat-in and convenience business service establishments may be permitted. In special circumstances, Council may permit low impact uses such as small commercial schools and day care centres in convenience commercial sites smaller than 500m² in size through a Zoning By-law Amendment. A variety store, or personal service establishment located on the ground floor of an apartment building may be permitted provided it is oriented towards serving the needs of the residents of the building and the immediate surrounding area. The exact range of permitted uses will be specified in the Zoning By-law.

(Sub-clause (a) amended by OPA No. 146 - approved 99/02/19)

Service Stations (b) Service stations; gas bars; and service stations in combination with car washes. The exact range of permitted uses will be specified in the Zoning By-law.

Existing Uses (c) Convenience commercial uses and service stations in Residential designations which were existing on the date of adoption of this Plan, and which meet the locational criteria of the Plan are recognized as legal conforming uses. The location of those existing convenience commercial uses and service stations that are recognized by the Plan are shown on Appendix Schedule 1, Convenience Commercial and Service Stations.

Convenience commercial uses and service stations in Residential designations which were legally existing on the date of the adoption of this Plan, but which do not meet the locational criteria of the Plan, will be regarded as legal non-conforming uses.

Location iii) Convenience commercial uses and service stations will be located on arterial or primary collector roads where it can be demonstrated that such uses are compatible with surrounding land uses and will not have a serious adverse impact on the traffic-carrying capacity of roads in the area. The preferred locations for convenience commercial uses and service stations are at the intersections of major roads.

Scale of Development iv) The size of individual convenience commercial uses and service stations will be specified in the Zoning By-law, and will be at a scale which is compatible with surrounding land uses.

(a) Convenience commercial centres or stand-alone uses should not exceed 1,000 square metres (10,764 square feet) of gross leasable area.

- (b) Service stations which are part of a convenience commercial centre shall be considered part of the gross leasable area of the centre.

Form of
Development

- v) Convenience commercial uses and service stations will be permitted as stand-alone uses or as part of a convenience commercial centre. It is not the intent of convenience commercial policies to permit large free-standing uses that should be located in other commercial designations.

(Clause v) amended by OPA No. 146 - approved 99/02/19)

Locations of
Convenience
Commercial and
Service Stations
Uses

- vi) All convenience commercial uses and service stations in Residential designations which are recognized by the policies of this Plan are shown on Appendix 1. (Note: Appendix 1 is not part of the Official Plan; for locational reference only.) In addition to existing convenience commercial uses and service stations in Residential designations, the following uses are permitted in the locations specified:

- (1) Southwest corner of Sarnia Road and Wonderland Road convenience commercial and service station uses;
- (2) Northwest corner of Bradley Avenue and Millbank Drive - convenience commercial uses;
- (3) Northwest corner of Admiral Drive and Veterans Memorial Parkway - convenience commercial and service station uses;(OPA 399)
- (4) Northwest quadrant of Trafalgar Street and Veterans Memorial Parkway- convenience commercial uses and service station uses; (OPA No. 399)
- (5) Northwest corner of Oxford Street West and Guildwood Boulevard - convenience commercial uses;
- (6) Deleted by OPA No. 148 - approved 99/03/05
- (7) Northwest corner of Southdale Road and Farnham Road (Block L) - convenience commercial uses;
- (8) Southwest corner of Wonderland Road South and Viscount Road - convenience commercial and service station uses;
- (9) 1413 Trafalgar Street, east of Hale Street - personal service establishments within the existing dwelling.

- (10) Deleted by OPA No. 149 - approved 99/03/19.

(Sub-clause (10) added by OPA No. 114 - approved by MMAH 98/08/25)

- (11) Northeast corner of Fanshawe Park Road East and North Centre Road - convenience commercial and service station uses.
(Sub-clause (11) added by OPA No. 197 - approved by OMB 00/06/21)
- (12) North side of Southdale Road East, east of Adelaide Street South, municipally known as 810 Southdale Road East - convenience commercial and service station uses.
(Sub-clause (12) added by OPA No. 198)
- (13) Northeast corner of Sunningdale Road East and the future westerly collector street proposed on the south half of Lot 11, Concession 6 - convenience commercial uses.
(Sub-clause (13) added by OPA No. 208)
- (14) Southwest corner of Highbury Avenue North and Kilally Road - convenience commercial and service station uses.
(Sub-clause (14) added by OPA No. 185)
- (15) 1150-1152 Fanshawe Park Road East, east of Glenora Drive - convenience commercial uses.
- (16) Southeast corner of Cheapside Street and Sterling Street - convenience commercial uses.
(Sub-clause (16) added by OPA No. 215, approved 01/05/03)
- (17) Northwest corner of Adelaide Street and Terrace Street - convenience commercial and service station uses.
(Sub-clause (17) added by OPA No. 231, approved 01/11/16)
- (18) Southwest corner of the propose collector road and Fanshawe Park Road East - convenience commercial uses.
(Sub-clause (18) added by OPA 323, approved May 3, 2004)
- (19) 7024 Kilbourne Road, northwest corner at Colonel Talbot Road - convenience commercial uses.
(Sub-clause (19) added by OPA 329, approved June 28, 2004)

3.6.6. Funeral Homes

Existing funeral homes within the Residential land use designations are permitted. The conversion of a residential building to a funeral home or the construction of a new funeral home may also be permitted through an amendment to the Zoning By-law and subject to the following provisions:

- | | | |
|-----------------|------|--|
| Location | i) | The site is located on an arterial, primary collector or secondary collector road. |
| Compatibility | ii) | The site can accommodate both the required parking spaces, preferably within a side or rear yard area, and any landscaping, privacy screening or other measures necessary to protect the amenity of adjacent residential properties. |
| Planning Impact | iii) | The site can meet the requirements for Planning Impact Analysis |

Analysis as provided for in Section 3.7.

**3.6.7.
Commercial
Recreation
Facilities**

Commercial recreation facilities such as arenas, swimming pools, and fitness centres may be permitted in the Multi-Family, Medium Density Residential and Multi-Family, High Density Residential designations through an amendment to the Zoning By-law and subject to the following provisions:

- Location i) The property proposed for development shall be located on an arterial or primary collector road and shall not abut any existing or zoned low density residential uses.
- Compatibility ii) The proposed use will not substantially reduce the suitability of the designated area to accommodate residential uses.
- Buffering iii) Provision shall be made for landscaping, privacy screening, building setbacks and other measures that may be necessary to protect the amenity of adjacent residential properties.
- Planning Impact Analysis iv) The proposed use may be subject to a zone change and Planning Impact Analysis as provided for in Section 3.7.

**3.6.8.
New Office
Development**

Small-scale, free-standing office buildings may be permitted as secondary uses in the Multi-Family, Medium and Multi-Family, High Density Residential designations, subject to the following provisions:

- Location i) Office developments shall be located on an arterial or primary collector road. In established neighbourhoods, office developments will only be permitted in areas where the residential amenity of properties fronting onto the arterial or primary collector road has been substantially reduced.
- Buffering ii) Provision shall be made for landscaping, privacy screening, building setbacks and other appropriate measures necessary to protect the amenity of adjacent residential properties.
- Scale, Appearance iii) The proposed building shall be sensitive to the scale and appearance of adjacent residential uses.
- Zoning, Planning Impact Analysis iv) Proposals for new office developments shall require a Zoning By-law amendment. A Planning Impact Analysis as described in Section 3.7. will be required to determine if the proposed development is appropriate.

**3.6.9.
Office
Conversions**

The conversion of dwellings within Residential designations for office purposed shall be allowed within specifically identified areas subject to the following criteria:

- Definition of Office Conversions i) For the purposed of the Plan, office conversion shall be defined as the total or partial conversion of a residential building for office use. Office conversions may involve minor additions to the existing

building where these facilitate the use of the building for offices. Retention of the general form and character of buildings converted for office use will be required.

Location of Office
Conversions

ii) Office conversions may be permitted in the following locations within the Residential designations:

- (1) Oxford Street - north side between the Thames River and Adelaide Street; south side between Foster Avenue and Woodward Avenue; south side between Wharncliffe Road and the Thames River; and south side between the Thames River and Adelaide Street;
- (2) Oxford Street - north side between McNay Street and Oakside Street;
- (3) Central Avenue - north side between Richmond Street and Waterloo Street; south side between Wellington Street and Waterloo Street;
- (4) Albert Street - both sides between Talbot Street and Richmond Street;
- (5) Kent Street - north side between Ridout Street and Richmond Street;
- (6) Princess Avenue - north side between Centennial Lane and Waterloo Street; south side, 371 Princess Avenue only;
- (7) Dufferin Avenue - south side between Waterloo Street and Colborne Street;
- (8) Queens Avenue - north side between Waterloo Street and Elizabeth Street; south side between Waterloo Street and English Street;
- (9) Talbot Mixed Use Area - subject to the policies of 3.5.1.;
- (10) Wellington Street - west side, between the CPR tracks and Central Avenue; east side, between the CPR tracks and Wolfe Street;
- (11) Waterloo Street - both sides between Pall Mall Street and Princess Avenue;
- (12) Richmond Street - both sides between Grosvenor Street and Oxford Street;
- (13) Ridout Street - west side between the Thames River and Elmwood Avenue; east side between the Thames River

and Grand Avenue;

- (14) Wellington Road - both sides between the Thames River and Commissioners Road. To ensure a co-ordinated and timely approach to office conversions within this area, properties will not be pre-zoned for office conversions, but will require a Zoning By-law amendment;
- (15) On arterial streets at the periphery of Regional and Community Shopping Areas where the residential amenity of properties has been substantially reduced. Properties will not be pre-zoned for office conversions but will require a Zoning By-law amendment;
- (16) Stanley Street - south side between Wharnccliffe Road and the Thames River; and
- (17) Waterloo Street - west side, south of Oxford Street, north of the laneway.

Office
Conversions
Outside of
Identified Areas

- iii) The preferred locations for office conversions are those areas identified in 3.6.9. ii). Consideration may also be given to proposed office conversions in other residential areas that are located on arterial roads which have lost some of their residential amenity for a variety of reasons, including, but not limited to, traffic. Proposals will be assessed on an area basis to determine if the area is appropriate for office conversions and whether the area should be identified as an office conversion area under policy 3.6.9. ii). In some cases, Council may permit an office conversion(s) on a site specific basis by Zoning By-law amendment where the proposed use is compatible with adjacent uses and an area approach is not warranted. Proposals for an office conversion(s) outside of identified areas will be evaluated on the basis of the following criteria:
 - (a) whether the site is a desirable location for office conversions;
 - (b) the potential impact of the proposed conversion(s) on the surrounding neighbourhood;
 - (c) location on an arterial road that sustains significant traffic volumes;
 - (d) potential impact of the office conversion(s) on traffic movement;
 - (e) proximity to commercial land uses, or existing office conversions;
 - (f) general condition of residential buildings in the immediate

surrounding area;

- (g) ability of existing municipal services and infrastructure to accommodate the proposed conversion(s); and
- (h) Planning Impact Analysis according to the provisions of Section 3.7.

Site Plan
Approval
Required

- iv) All office conversion proposals will require site plan approval which will be evaluated on the basis of the following criteria:
 - (a) whether provisions have been made for landscaping, privacy screening or any other appropriate measures necessary to protect the amenity of adjacent residential properties;
 - (b) whether the residential appearance of the existing building is maintained and the external evidence of the office use is minimized. Minor additions that are compatible with the external design and appearance of the existing building may be permitted, where necessary, to facilitate the use of the building for office purposes;
 - (c) the use of common driveways and parking areas to serve adjacent office conversions shall be encouraged. Where access is proposed to be provided through a side yard to a local street an assessment will be made on the possible negative impacts on adjacent residential uses, and whether access would be more appropriately directed to the main street;
 - (d) whether provision is made for the on-site manoeuvrability of vehicles so that egress from the site does not require vehicle reversals onto the street; and
 - (e) conformity with all other applicable provisions of the City's Site Plan Control By-law.

Parking
Requirements

- v) Where the proposed office conversion is located in close proximity to the Downtown Area, the City may accept payments in-lieu-of a portion of the required parking if it can be demonstrated that there is sufficient available off-site parking to accommodate the proposed use within the immediate surrounding area.

Permission for
Office Use

- vi) Where office conversions are permitted in Residential designations through the provisions of the Plan, the permission for office use shall be retained only as long as the life of the building, and shall not be used as the basis for a redesignation or rezoning of the property for office use.

3.6.10.

"Net density" is calculated as the total area of the land designated and

Measurement Density proposed for residential development, including of lands dedicated for the purpose of widening existing roads, less any parcels of land to be used for schools, parks, public roads or other non-residential uses.

Where an area proposed for development comprises more than one residential designation, each part shall be subject to the density provision applicable to its designation.

3.6.11. Residential Uses Adjacent to Industrial Areas Residential development adjacent to Industrial designations may be subject to measures intended to minimize any potential adverse impacts of existing or future industrial use on the residential development.

Noise Attenuation i) Residential development may be subject to noise attenuation requirements according to the provisions policy 19.9.5.

Buffering ii) Increased setback, landscaping, privacy screening or other measures to provide an appropriate buffer between residential and industrial uses may be required through the Zoning By-law, and the subdivision and site plan approval processes.

3.6.12. Suburban Small Lot Subdivisions Larger plans of subdivisions containing small residential lots shall provide a mix of lot frontages for single detached dwellings. The Zoning By-law shall contain a specific zone for small lot single detached dwellings in suburban areas of the City. The Zoning By-law shall also contain regulations addressing the interior garage widths and accompanying driveway widths. Subdivision guidelines shall be prepared to assist in the review of larger small lot suburban subdivisions.

3.6.13. Rural/Urban Interface The long-term Rural/Urban Interface exists where residentially designated lands abut both the City's Urban Growth Boundary and the City's municipal boundary. Development proposals within 300 m of the Rural/Urban Interface, including Area Plans, Official Plan amendments, zoning by-law amendments, plans of subdivision, severances and site plans, shall be reviewed within the context of the following policies to determine the potential for rural/urban land use conflicts:

i) Development at the Rural/Urban Interface shall incorporate existing natural features and man-made features to provide for separation and buffering between rural and urban land uses.

ii) Development agreements to be registered on lands at the Rural/Urban Interface shall clearly identify that agricultural operations are ongoing in the area, beyond the City's municipal boundary, and that these agricultural practices may result in noise, odours, dust and other potential nuisances resulting from normal farm practices.

iii) Development proposals at the Rural/Urban Interface shall include design measures to mitigate adverse impacts that agricultural operations beyond the City's municipal boundary may have upon

urban land uses in the City;

- iv) As well, development proposals at the Rural/Urban Interface shall include design measures to minimize adverse impacts which urban land uses in the City may have upon agricultural operations beyond the City's municipal boundary.

(Subsection 3.6.13 Added by OPA 230, amended by OMB Order 1306 issued 02/09/26)

3.7. PLANNING IMPACT ANALYSIS

3.7.1. Purpose

Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or zone change, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses.

3.7.2. Scope of Planning Impact Analysis

Planning Impact Analysis will be undertaken by municipal staff and will provide for participation by the public in accordance with the provisions for Official Plan amendment and/or zone change applications as specified in Section 19.12.

General Proposals

Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change.

- i) Where an Official Plan amendment and/or zone change application is for a general change in land use and does not relate to a specific development proposal, or where site specific information on the future development of the site is not required, all or some of the following criteria may be considered:

- (a) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area.
- (b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;
- (c) the supply of vacant land in the area which is already designated and/or zoned for the proposed use; and
- (d) the proximity of any proposal for medium or high density residential development to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services.
- (e) the need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 - Housing.

Site Specific

- ii) Where an Official Plan amendment and/or zone change is for a

Proposals

specific development proposal, or where more site specific and detailed information on the type and nature of future development is require, all or some of the following criteria may be considered:

- (a) all of the criteria listed in policy 3.7.2. i);
- (b) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;
- (c) the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- (d) the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;
- (e) the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;
- (f) the potential impact of the development on surrounding natural features and heritage resources;
- (g) constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;
- (h) compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and
- (i) measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.

3.7.3. Information Required

An applicant for a proposed change in land use may be required to provide information and details on the development and its likely impacts, for the purpose of assisting the City in undertaking Planning Impact Analysis.