

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee

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

**Subject:** Dipesh Patel (c/o Siv-ik Planning and Design Inc.)  
629 Base Line Road East  
File Number: OZ-9807, Ward 11  
Public Participation Meeting

**Date:** January 7, 2025

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Dipesh Patel (c/o Siv-ik Planning and Design Inc.) relating to the property located at 629 Base Line Road East:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 21, 2025, to amend The London Plan by **ADDING** a new policy in the Specific Policies for the Neighbourhoods Place Type and by **ADDING** the lands to Map 7 – Specific Policy Areas – of the Official Plan;
- (b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting January 21, 2025 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, as amended in part (a) above, to change the zoning of the subject property **FROM** a Residential R3 (R3-1) Zone **TO** a Residential R3/Residential R8 Special Provision (R3-1/R8-3(\_)) Zone;

**IT BEING NOTED**, that the above noted amendment is being recommended for the following reasons:

- i) The recommended amendment is consistent with the *Provincial Planning Statement, 2024 (PPS)*;
- ii) The recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies; and
- iii) The recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood.

## Executive Summary

### Summary of Request

The applicant has requested an amendment to The London Plan, the Official Plan for the City of London, to add a Specific Policy to the Neighbourhoods Place Type to permit an apartment building.

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the property from a Residential R3 (R3-1) Zone to a Residential R3/Residential R8 Special Provision (R3-1/R8-3(\_)) Zone. Requested special provisions are for existing conditions and include a minimum lot area of 953m<sup>2</sup>, a minimum lot frontage of 21.9 metres, a minimum front yard setback of 6.0 metres, a minimum interior side yard setback of 1.5 metres, and a driveway width of 3.0 metres.

### Purpose and the Effect of Recommended Action

The recommended action will permit the conversion of the existing fourplex to a 6-unit apartment building. The result would be an increase of **2 residential units**.

Staff are recommending approval of the requested Official Plan and Zoning By-law amendments.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
- **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
- **Housing and Homelessness**, by supporting faster/ streamlined approvals and increasing the supply of housing with a focus on achieving intensification targets.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

None.

#### 1.2 Planning History

None.

#### 1.3 Property Description and Location

The subject site is located on the south side of Base Line Road East, west of the Base Line Road East and Wellington Road intersection, in the Highland Planning District. The site has a total area of approximately 0.09 hectares, with 21.9 metres of frontage along Base Line Road East. The site is currently developed with an existing 2-storey fourplex building and an accessory structure.

The surrounding neighbourhood consists of: single detached dwellings, mid-rise buildings and institutional to the north and west; a 9-storey retirement home, commercial, and a proposed 23-storey apartment building to the east; and commercial to the south.

Base Line Road East is classified as a Neighbourhood Connector on Map 3 – Street Classifications of The London Plan and is a two-lane road with a traffic volume of approximately 14,500 vehicles per day, and access to LTC transit routes with several bus stops within close proximity.

#### Site Statistics:

- Current Land Use: 2-storey fourplex
- Frontage: 21.9 metres
- Area: 0.09 hectares
- Shape: Regular (rectangle)
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

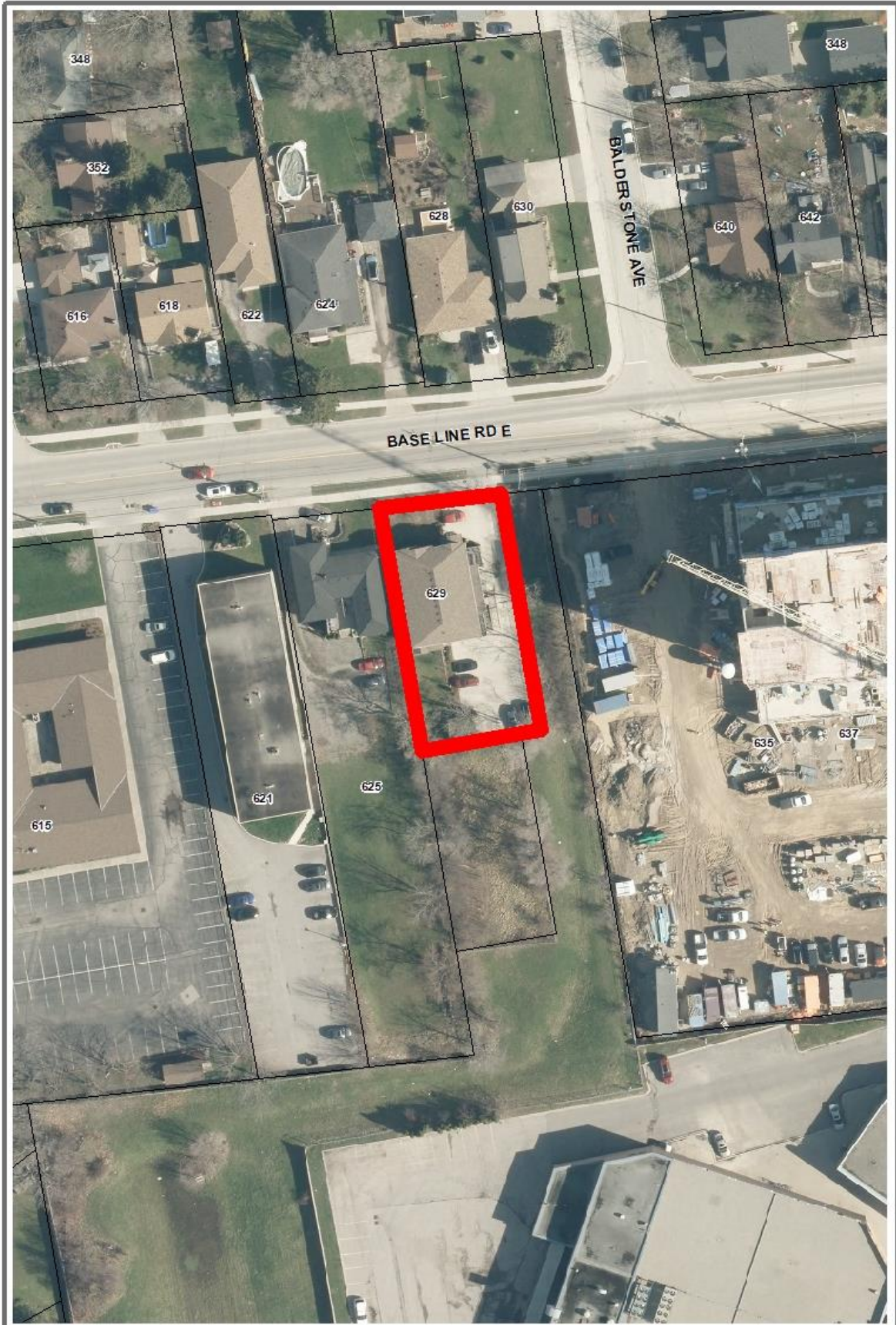
#### Surrounding Land Uses:

- North: single detached dwellings, mid-rise buildings and institutional
- East: a 9-storey retirement home, commercial and a proposed 23-storey apartment building South: commercial
- West: single detached dwellings, mid-rise buildings and institutional

#### Existing Planning Information:

- The London Plan Place Type: Neighbourhoods Place Type along a Neighbourhood Connector
- Existing Special Policies: None
- Existing Zoning: Residential R3 (R3-1) Zone

Additional site information and context is provided in Appendix "B".



**LOCATION MAP**

Address: 629 Baseline Road East

File Number: OZ-9807

Planner: Alanna Riley

Date: 2024/11/12

Corporation of the City of London  
Prepared By: Planning and Development



Scale 1:800

**Legend**


 Assessment Parcels

Figure 1- Aerial Photo of Subject Site and surrounding lands



Figure 2 - Streetview of the Subject Site (view looking south from Base Line Road East)

## 2.0 Discussion and Considerations

### 2.1 Development Proposal

The applicant is proposing to convert the existing two-storey fourplex to a 6-unit apartment building by adding two (2) new dwelling units to the finished lower level of the existing building. Landscaped areas, an outdoor amenity space, and five (5) surface parking spaces. Access is proposed via the existing driveway from Base Line Road East.

The proposed development includes the following features:

- Land use: Residential
- Form: Apartment building
- Height: 2 storeys
- Residential units: 6
- Density: 65 units per hectare
- Building coverage: 28.2%
- Parking spaces: 5 surface parking spaces
- Landscape open space: 37.6%

Additional information on the development proposal is provided in Appendix “B”.

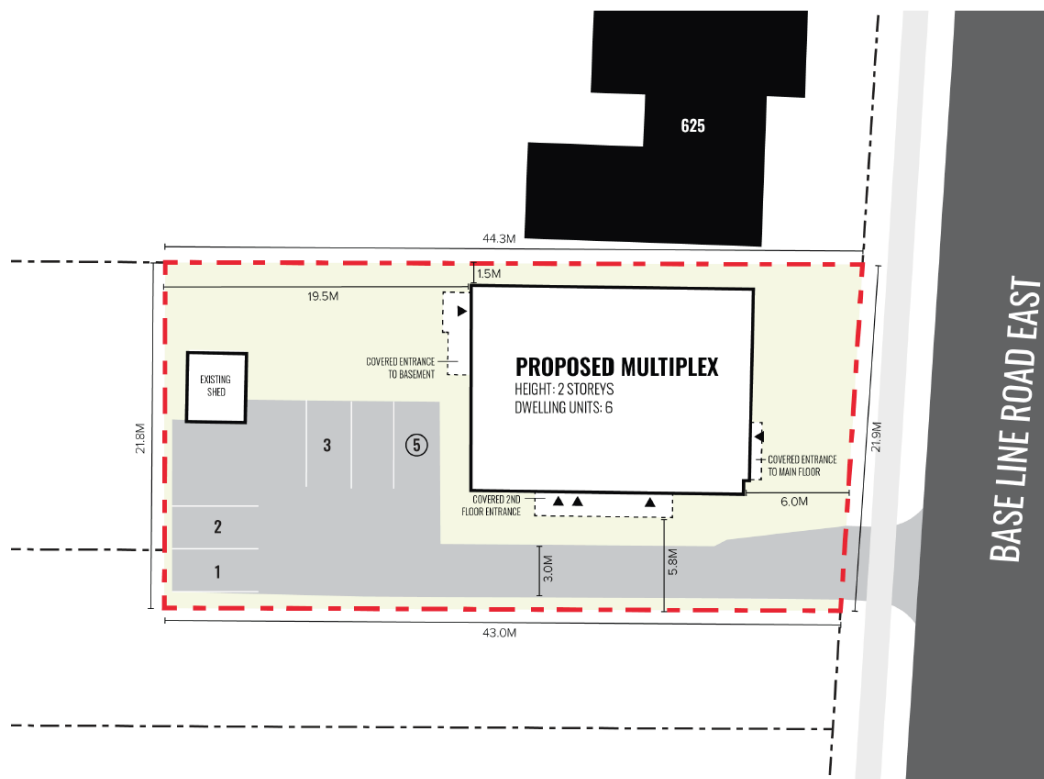


Figure 3 - Conceptual Site Plan

Additional plans and drawings of the development proposal are provided in Appendix “C”.

## 2.2 Requested Amendments

The applicant has requested an amendment to the London Plan to add a Specific Area Policy to permit a 6-unit apartment building within the existing building.

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3 (R3-1) Zone to a Residential R3 (R3-1)/Residential R8 Special Provision (R8-3(\_)) Zone with special provisions to implement the proposed use and recognize existing conditions.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Regulation (R8-4)	Required	Proposed
Lot Area (minimum)	1,000m <sup>2</sup>	953m <sup>2</sup> (as existing)
Lot Frontage	25.0 metres	21.9 metres (as existing)
Front Yard Setback (minimum)	6.0 metres (19.7 feet) plus 1.0 metres (3.3 feet) per 10.0metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)	6.0 metres (as existing)
Interior Side Yard Setback (minimum)	1.2 metres (3.9 feet) per 3.0metres (9.8 feet) of main building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet)	1.5 metres (as existing)
Driveway Width (minimum)	6.0 metres	3.0 metres (as existing)

## 2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application; however, no major concerns were identified by staff.

Detailed internal and agency comments are included in Appendix “D” of this report.

## 2.4 Public Engagement

On December 4, 2024, Notice of Application was delivered to property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on November 14, 2024. A “Planning Application” sign was also placed on the site.

No responses have been received to date.

## 2.5 Policy Context

***The Planning Act and the Provincial Planning Statement, 2024***

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Planning Statement, 2024 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

### ***The London Plan, 2016***

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

The London Plan includes conditions for evaluating the appropriateness of Specific Area Policies where the applicable place type policies would not accurately reflect the intent of City Council with respect to a specific site or area (TLP 1729-1734).

The following conditions apply when considering a new Specific Area Policy:

1. The proposal meets all other policies of the Plan beyond those that the specific policy identifies.
2. The proposed policy does not have an adverse impact on the integrity of the place type policies or other relevant parts of this Plan.
3. The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area.
4. The proposed use cannot be reasonably altered to conform to the policies of the place type.
5. The proposed policy is in the public interest and represents good planning.

Staff are of the opinion that all the above conditions have been met.

## **3.0 Financial Impact/Considerations**

### **3.1 Financial Impact**

There are no direct municipal financial expenditures with this application.

## **4.0 Key Issues and Considerations**

### **4.1 Land Use**

The subject lands are in the Neighbourhoods Place Type of the London Plan fronting on a Neighbourhood Connector, in accordance with Map 1 – Place Types and Map 3 –

## Street Classifications.

Table 10 – Range of Permitted Uses provides the range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type by street classification (TLP 921\_). At this location, Table 10 permits a range of low-to-medium density residential uses including: single detached dwellings, semi-detached dwellings, duplex dwellings, converted dwellings, stacked townhouses, fourplexes, and low-rise apartment buildings. Apartment buildings are not permitted; therefore, the applicant has requested an Official Plan Amendment to add a specific policy to permit an apartment building within the existing building.

It is noted that the application is to establish permissions for an additional two dwelling units within the existing finished basement space, converting the building from a fourplex to a 6-unit apartment building. No expansions, enlargements or significant exterior modifications are proposed to the building. Although the use is not contemplated in Table 10, staff is satisfied that the use is appropriate for the subject lands, and further, that the requested amendment satisfies the evaluation criteria for Specific Policy Areas as identified above.

### **4.2 Intensity**

The proposed residential intensity is consistent with the policies of the PPS 2024 that encourage all types of residential intensification, including redevelopment which results in a net increase in residential uses (PPS 2.2.1.2), compact form (PPS 2.4.1.3.c), and an appropriate mix of housing options and densities (PPS 2.3.1.3). The proposed intensity conforms with Table 11 – Range of Permitted Heights in Neighbourhoods Place Type, which contemplates, a standard maximum height of 3-storeys for properties fronting on a Neighbourhood Connector. The existing building is 2 storeys in height and given no alterations to the building are proposed as part of this application, staff are satisfied that the subject site continues to be an appropriate shape and size to accommodate the proposed apartment building. Additionally, servicing is available for the proposed number of units and no concerns were raised by City staff and agencies regarding traffic, noise, parking or other negative impacts.

### **4.3 Form**

Within the Neighbourhoods Place Type, and in accordance with the urban design considerations for residential intensification, compatibility and fit will be evaluated from a form-based perspective through consideration of site layout, access points, driveways, landscaping, amenity areas, building location and parking, building and main entrance orientation, building line and setback from the street, height transitions with adjacent development, and massing (TLP 953\_2, a. to f.).

The proposed form is consistent with the Neighbourhoods Place Type policies and the City Design Policies. Given no new development to the site are proposed, staff are satisfied that the recommended amendment is in conformity with the Form policies of The London Plan (TLP 840\_4).

### **4.4 Zoning Provisions**

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject site from a Residential R3 (R3-1) Zone to a Residential R3/Residential R8 Special Provision (R3-1/R8-3(\_)) Zone. The following summarizes the special provisions that have been proposed by the applicant and are recommended by staff.

- 1. Recognize the existing lot area of 953m<sup>2</sup>, whereas 1,000m<sup>2</sup> is required.*
- 2. Recognize the existing lot frontage of 21.9 metres, whereas 25.0 metres is required.*
- 3. Recognize the existing front yard setback of 6.0 metres, whereas 6 metres (19.7 feet) plus 1 metre (3.3 feet) per 10 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet) is required.*

3. *Recognize the existing interior side yard setback of 1.5 metres, whereas 1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet) is required.*
4. *Recognize the existing driveway width of 3.0 metres, whereas 6.0 metres is required.*

Given the site has existed with the current built form and site configuration for an extended period of time and has achieved a level of compatibility within the surrounding context, staff have no concerns recognizing these existing conditions through the proposed Zoning By-law amendment.

## **Conclusion**

The applicant has requested to amend the Official Plan, The London Plan, by adding a new policy to the Specific Policies for the Neighbourhoods Place Type and by adding the subject lands to Map 7 to permit an apartment building within the existing building as a permitted use. The applicant has also requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3 (R3-1) Zone to a Residential R3/Residential R8 Special Provision (R3-1/R8-3(\_)) Zone. Staff are recommending approval of the requested Official Plan amendment and Zoning By-law amendment, with the requested special provisions.

The recommended action is consistent with the PPS 2024, conforms to The London Plan, and will permit the conversion of the existing fourplex to a 6-unit apartment building, an increase of two (2) units.

**Prepared by:** Alanna Riley, MCIP, RPP  
Senior Planner, Planning Implementation

**Reviewed by:** Catherine Maton, MCIP, RPP  
Manager, Planning Implementation

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

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

Copy:

Britt O'Hagan, Manager, Current Development

Mike Corby, Manager, Site Plans

Brent Lambert, Manager, Development Engineering



## Appendix A – Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)  
2025

By-law No. C.P.-XXXX-

A by-law to amend the Official Plan, The  
London Plan for the City of London, 2016  
relating to 629 Base Line Road East

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on January 21 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – January 21, 2025  
Second Reading – January 21, 2025  
Third Reading – January 21, 2025

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas - of the City of London to permit an apartment building with 6 units.

**LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 629 Base Line Road East in the City of London.

**B. BASIS OF THE AMENDMENT**

The recommended amendment is consistent with the *PPS 2024*, which encourages residential intensification (PPS Section 1.b)2), an efficient use of land, and a diversified mix of uses (PPS Section 2.3.1.2). The recommended amendment conforms to *The London Plan*, including, but not limited to the evaluation criteria for Specific Policy Areas, and the Neighbourhoods Place Type policies. The recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood.

**C. THE AMENDMENT**

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

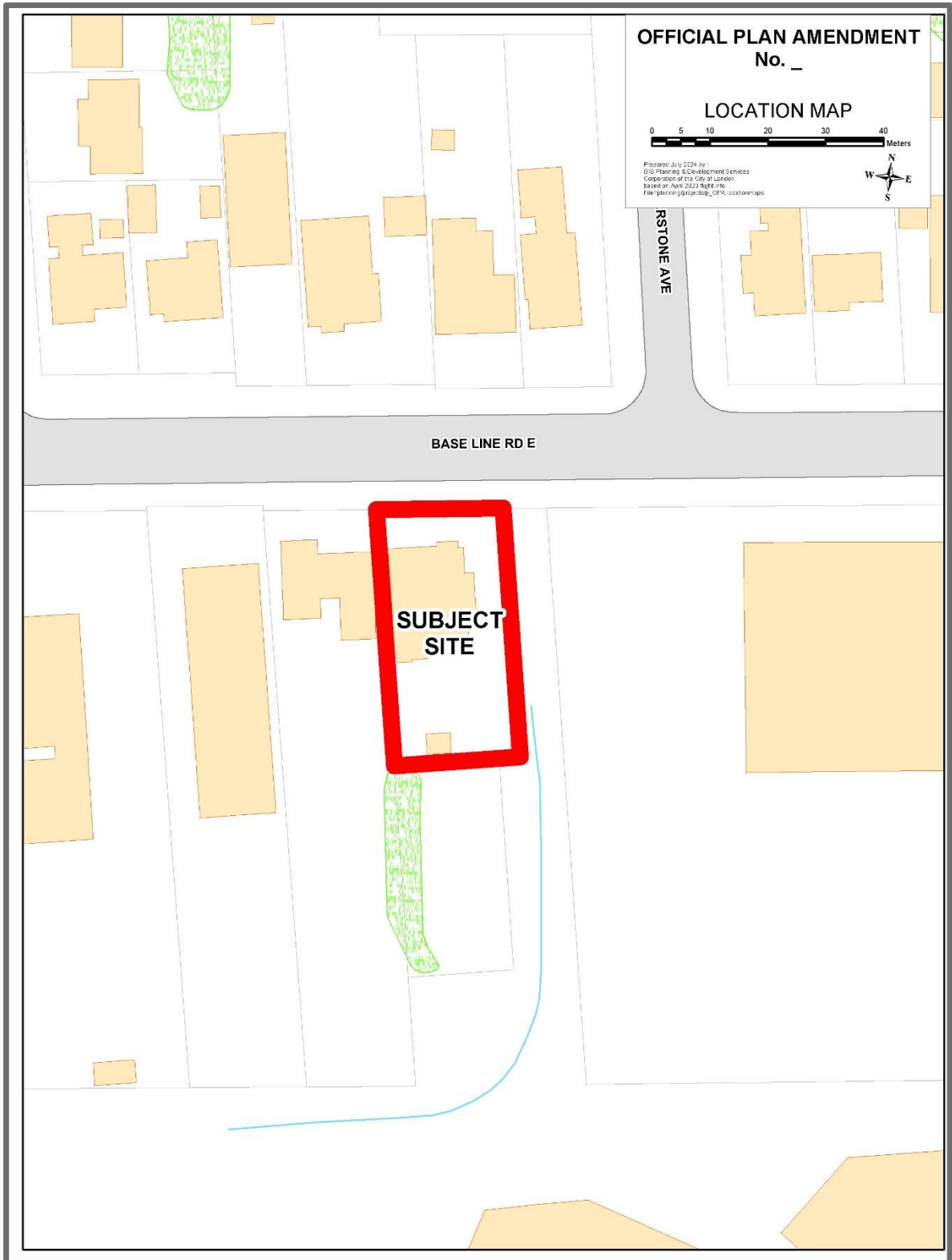
1. Specific Policies for the Neighbourhoods Place Type of Official Plan, The London Plan, for the City of London is amended by adding the following:

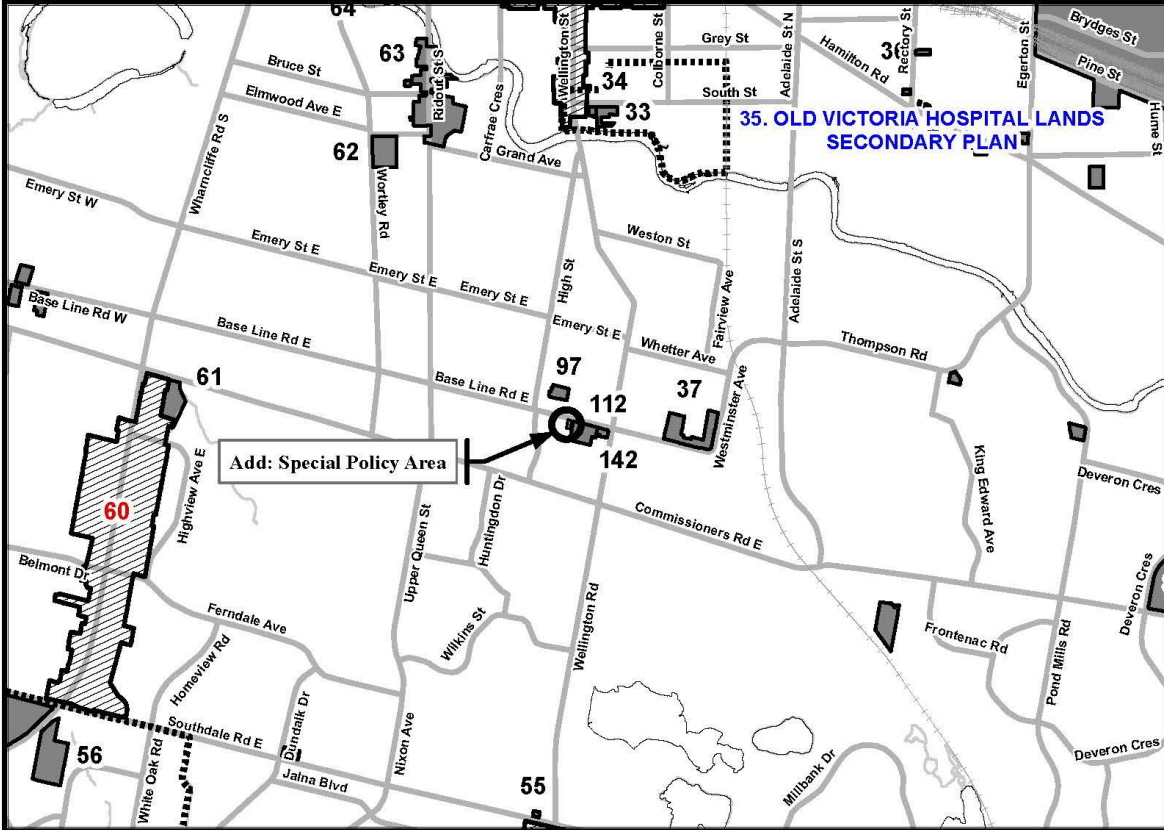
(\_\_\_) 629 Base Line Road East

In the Neighbourhoods Place Type at 629 Base Line Road East, an apartment building with a total of 6 units may be permitted within the existing building.

2. Map 7 – Specific Policy Areas, to the Official Plan, The London Plan, for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 629 Base Line Road East in the City of London, as indicated on “Schedule 1” attached hereto.

**“Schedule 1”**



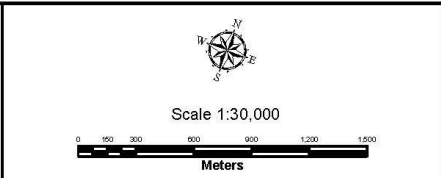


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE #**  
**TO**  
**OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9807  
**PLANNER:** AR  
**TECHNICIAN:** JI  
**DATE:** 12/3/2024

## Appendix B – Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)  
2025

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 629  
Base Line Road East

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 629 Base Line Rd E as shown on the attached map **FROM** Residential R3 (R3-1) Zone to a Residential R3/Residential R8 Special Provision (R3-1/R8-3(\_)) Zone.
2. Section Number 12.4 of the Residential R8-4 Zone is amended by adding the following Special Provisions:  
  
R8-3(\_) 629 Base Line Road East
  - a. Regulations
    - i) Lot Frontage (Minimum) – 953.0 metres squared
    - ii) Lot Frontage (Minimum) – 21.9 metres
    - iii) Front Yard Depth (Minimum) – 6.0 metres
    - iv) Interior Side Yard Depth (Minimum) – 1.5 metres
    - v) Driveway Width (Minimum) – 3.0 metres
3. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

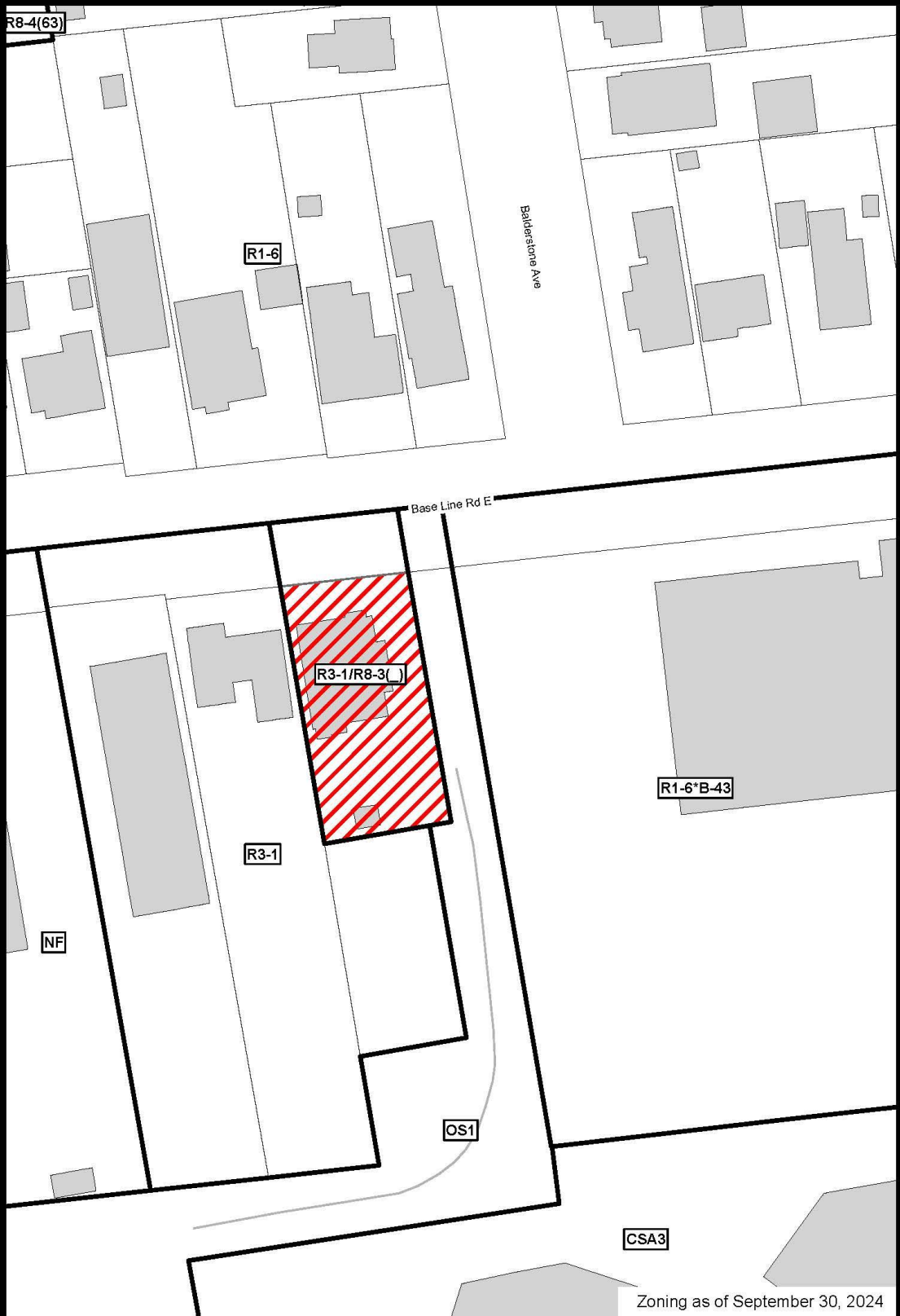
PASSED in Open Council on January 21, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor



Michael Schulthess  
City Clerk

First Reading – January 21, 2025  
Second Reading – January 21, 2025  
Third Reading – January 21, 2025

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



Zoning as of September 30, 2024

<p>File Number: OZ-9807 Planner: AR Date Prepared: 2024/11/12 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p>0 4 8 16 24 32 Meters</p> 
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## Appendix C - Site and Development Summary

### A. Site Information and Context

#### Site Statistics

Current Land Use	Residential
Frontage	21.9 metres
Area	953 m <sup>2</sup>
Shape	Regular (rectangle)
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

#### Surrounding Land Uses

North	single detached dwellings, mid-rise buildings and institutional
East	a retirement home, commercial and a proposed 23-storey apartment building
South	commercial
West	single detached dwellings, mid-rise buildings and institutional

#### Proximity to Nearest Amenities

Major Intersection	Base Line Rd E and Wellington Rd, 180 metres
Dedicated cycling infrastructure	Base Line Rd E – bike lane, 0 metres
London Transit stop	East of site on Base Line Rd E – LTC stop, 140 metres
Public open space	Rowntree Park, 408 metres
Commercial area/use	Base Line Rd E and Welling Rd, 300 metres
Food store	Metro, 100 metres
Community/recreation amenity	Farquhars, 1,350 metres

### B. Planning Information and Request

#### Current Planning Information

Current Place Type	Neighbourhoods Place Type fronting a Neighbourhood Connector
Current Special Policies	N/A
Current Zoning	Residential R3 (R3-1) Zone

#### Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	Specific Policy
Requested Zoning	Residential R3/Residential/R8 Special Provision (R3-1/R8-3(_)) Zone

#### Requested Special Provisions

Regulation (R8-4)	Required	Proposed
Lot Area (minimum)	1,000m <sup>2</sup>	953m <sup>2</sup> (as existing)
Lot Frontage	25.0 metres	21.9 metres (as existing)
Front Yard Setback (minimum)	6.0 metres (19.7 feet) plus 1.0 metres (3.3 feet) per 10.0metres (32.8 feet) of main	6.0 metres (as existing)

Regulation (R8-4)	Required	Proposed
	building height or fraction thereof above the first 3.0 metres (9.8 feet)	
Interior Side Yard Setback (minimum)	1.2 metres (3.9 feet) per 3.0metres (9.8 feet) of main building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet)	1.5 metres (as existing)
Driveway Width (minimum)	6.0 metres	3.0 metres (as existing)

## C. Development Proposal Summary

### Development Overview

The applicant is proposing to convert the existing two-storey fourplex to a 6-unit apartment building by adding two (2) new dwelling units to the finished lower level of the existing building. Landscaped areas, an outdoor amenity space, and five (5) surface parking spaces. Access is proposed via the existing driveway from Base Line Road East.

### Proposal Statistics

Land use	Residential
Form	Apartment building
Height	2 storeys
Residential units	6
Density	65 uph
Building coverage	35%
Landscape open space	30 %
New use being added to the local community	No

### Mobility

Parking spaces	5 surface parking spaces
Vehicle parking ratio	0.5 spaces per unit
Secured bike parking ratio	N/A
Connection from the site to a public sidewalk	Yes

### Environmental Impact

Tree removals	0
Tree plantings	0
Tree Protection Area	No
Loss of natural heritage features	N/A
Species at Risk Habitat loss	N/A
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	N/A
Green building features	Unknown



## Appendix D – Internal and Agency Comments

### Upper Thames River Conservation Authority – Received November 25, 2024

- The subject lands are not affected by any regulations (Ontario Regulation 41/24) made pursuant to Section 28 of the *Conservation Authorities Act*.

### Site Plan – Not Required

### Heritage – Received November 20, 2024

No concerns

### Urban Design – Received November 19, 2024

***Considering no expansion, enlargement, or significant exterior modifications to the existing building is proposed, there are no zoning related comments for this application.***

*This application would not proceed through the Site Plan Approval process given the overall unit count, however, **Urban Design recommends the following site design matters be considered:***

- 1. Ensure there is a pedestrian connection from the proposed units entrances to the parking area and the public sidewalks along Base Line Road. TLP 268, 255*
- 2. Ensure that all habitable areas within the below-grade units receive minimum amount of natural light required by the Property Standards By-law-CP-24*

### Ecology – Received December 2, 2024

No concerns.

# Appendix E – Relevant Background

## Zoning By-law No. Z.-1 – Zoning Excerpt



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-1**

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

- |   |                                   |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS            | RF - REGIONAL FACILITY            |
| R2 - SINGLE AND TWO UNIT DWELLINGS        | CF - COMMUNITY FACILITY           |
| R3 - SINGLE TO FOUR UNIT DWELLINGS        | NF - NEIGHBOURHOOD FACILITY       |
| R4 - STREET TOWNHOUSE                     | HER - HERITAGE                    |
| R5 - CLUSTER TOWNHOUSE                    | DC - DAY CARE                     |
| R6 - CLUSTER HOUSING ALL FORMS            | OS - OPEN SPACE                   |
| R7 - SENIOR'S HOUSING                     | CR - COMMERCIAL RECREATION        |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | ER - ENVIRONMENTAL REVIEW         |
| R9 - MEDIUM TO HIGH DENSITY APTS.         | OB - OFFICE BUSINESS PARK         |
| R10 - HIGH DENSITY APARTMENTS             | LI - LIGHT INDUSTRIAL             |
| R11 - LODGING HOUSE                       | GI - GENERAL INDUSTRIAL           |
| DA - DOWNTOWN AREA                        | HI - HEAVY INDUSTRIAL             |
| RSA - REGIONAL SHOPPING AREA              | EX - RESOURCE EXTRACTIVE          |
| CSA - COMMUNITY SHOPPING AREA             | UR - URBAN RESERVE                |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | AG - AGRICULTURAL                 |
| BDC - BUSINESS DISTRICT COMMERCIAL        | AGC - AGRICULTURAL COMMERCIAL     |
| AC - ARTERIAL COMMERCIAL                  | RRC - RURAL SETTLEMENT COMMERCIAL |
| HS - HIGHWAY SERVICE COMMERCIAL           | TGS - TEMPORARY GARDEN SUITE      |
| RSC - RESTRICTED SERVICE COMMERCIAL       | RT - RAIL TRANSPORTATION          |
| CC - CONVENIENCE COMMERCIAL               | "h" - HOLDING SYMBOL              |
| SS - AUTOMOBILE SERVICE STATION           | "D" - DENSITY SYMBOL              |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | "H" - HEIGHT SYMBOL               |
| OR - OFFICE/RESIDENTIAL                   | "B" - BONUS SYMBOL                |
| OC - OFFICE CONVERSION                    | "T" - TEMPORARY USE SYMBOL        |
| RO - RESTRICTED OFFICE                    |                                   |
| OF - OFFICE                               |                                   |

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

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



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

FILE NO:

OZ-9807

AR

MAP PREPARED:

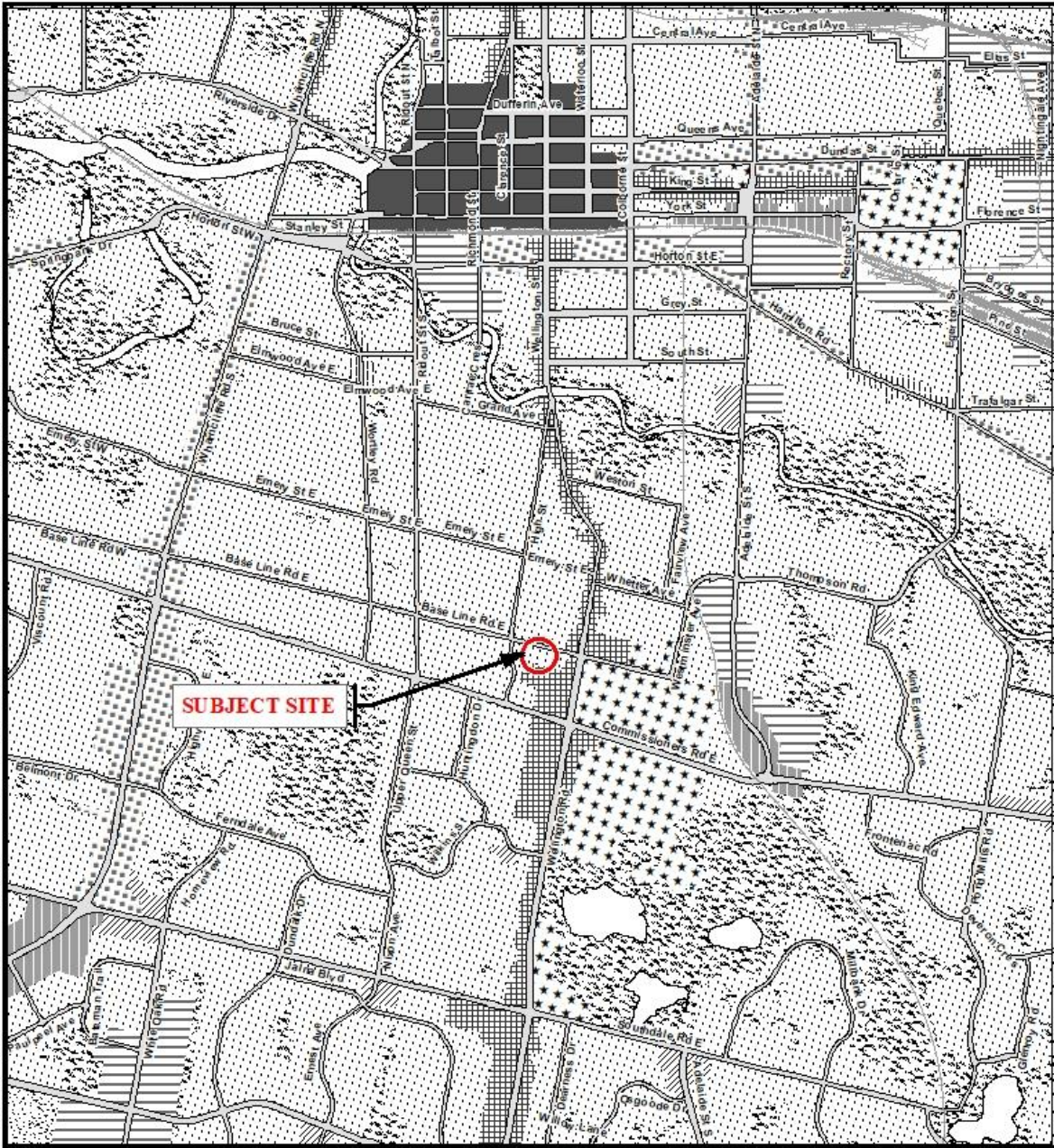
2024/11/12

JL

1:800

0 4 8 16 24 32

Meters



**Legend**

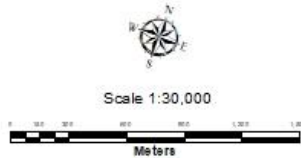
Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street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

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

**CITY OF LONDON  
Official Plan**

**LONDON PLAN MAP 1  
- PLACE TYPES -**

PREPARED BY: Planning & Development



**File Number:** OZ-9807  
**Planner:** AR  
**Technician:** JI  
**Date:** 2024/11/12