

SECTION 17

OFFICE CONVERSION (OC) ZONE

17.1 GENERAL PURPOSE OF THE OC ZONE

This Zone provides for and regulates both the total and partial conversion of existing residences to office uses. The range of uses which are provided for in the Official Plan have been differentiated on the basis of function, intensity and potential impacts. This Zone shall be compounded with the appropriate Residential Zone.

The OC1, OC2 and OC3 Zones accommodate office conversions in the areas where the Official Plan policies require that a residential component be maintained in the structure by requiring the retention of at least one dwelling unit in the existing residential building. The OC4, OC5 and OC6 Zone variations provide for a choice of uses in existing buildings. The OC7 and OC8 zone variations permit an even broader range of uses in existing buildings and are restricted in their application to the Talbot Neighbourhood, as directed by the “Talbot Mixed-Use Area” policies in the Neighbourhoods policies of The London Plan. (Z.-1-202871)

17.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any OC Zone for any use other than the following uses:

1) OC1

The following are permitted uses in the OC1 Zone variation:

- a) Offices, professional in existing buildings together with at least one dwelling unit.

2) OC2

The following are permitted uses in the OC2 Zone variation:

- a) Offices, professional in existing buildings together with at least one dwelling unit;
- b) Offices, service in existing buildings together with at least one dwelling unit.

3) OC3

The following are permitted uses in the OC3 Zone variation:

- a) Medical/dental offices in existing buildings together with at least one dwelling unit.

4) OC4

The following are permitted uses in the OC4 Zone variation:

- a) Dwelling units;
- b) Offices in existing buildings.

5) OC5

The following are permitted uses in the OC5 Zone variation:

- a) Dwelling units;
- b) Medical/dental offices in existing buildings;
- c) Offices in existing buildings.

6) OC6

The following are permitted uses in the OC6 Zone variation:

- a) Clinics in existing buildings;
- b) Dwelling units;

- c) Emergency care establishments in existing buildings;
- d) Medical/dental offices in existing buildings;
- e) Offices in existing buildings;
- f) Outpatient clinics in existing buildings.

7) OC7

The following are permitted uses in the OC7 Zone variation:

- a) Business service establishments;
- b) Dwelling units;
- c) Medical/dental offices;
- d) Offices;
- e) Personal service establishments.
- f) Restaurants, eat-in;
- g) Studios;
- h) Financial institutions (Z.-1-91014)

8) OC8

The following are permitted uses in the OC8 Zone variation:

- a) Business service establishments;
- b) Converted dwelling units;
- c) Dwelling units;
- d) Offices;
- e) Personal service establishments.
- f) Studios.

17.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any OC Zone variation except in conformity with the regulations as set out below and/or the regulations of the compound zone.

1) ENLARGEMENT (MAXIMUM)

Any existing building may be enlarged to accommodate additions and modifications to non-leasable building components such as stairwells and entrances. Enlargements may not exceed 10 percent (10%) of the gross floor area. Enlargement may not extend into the required yards of the compounded zone.

2) NUMBER OF CONVERTED DWELLING UNITS

For each dwelling unit in a converted dwelling, there shall be a minimum of 180 square metres (1,938 square feet) of lot area.

3) CONVERTED DWELLINGS AND NON-RESIDENTIAL USES

The lot frontage, lot area, lot depth, lot coverage (with the exception of the permitted addition noted in Section 17.3(1) and height shall remain as they legally existed on the day the By-Law was passed.

4) LANDSCAPED OPEN SPACE (MINIMUM)

A minimum of 30 percent (30%) of the lot shall be provided and maintained as landscaped open space.

5) OC7 ADDED REGULATIONS

Restaurants, personal service establishments and business service establishments shall be confined to the ground floor and shall not exceed 150 square metres (1,614.5 square feet) gross leasable floor area.

6) DRIVE-THROUGH FACILITIES

Drive-through facilities, either as a main or accessory use, are not Permitted in the Office Conversion (OC) Zone. (Z.-1-081795)

SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard OC Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 17.2 and/or Section 17.3 shall apply.

a) **OC1 Zone Variation**

OC1(1)

- a) Additional Uses:
 - i) Offices, computer support (as defined below) in existing buildings together with at least one dwelling unit.
- b) Regulations:
 - i) Notwithstanding Section 17.3 (1) of the By-law, no enlargements will be permitted to the existing building.
 - ii) The office use will be limited to the main floor of the building.
 - iii) All existing setbacks will be maintained for 1064 Western Road as existed on the day of passing of the by-law.
 - iv) A minimum of three (3) parking spaces shall be provided on the site.
- c) Definition:

"OFFICE, COMPUTER SUPPORT" means a building or part thereof that is limited to computer technical support services, but does not include retail sales or a retail store.

(Z.-1-041265)

b) OC2 Zone Variation

OC2(1)

- a) Regulations:
 - i) The existing office conversion at 562 Waterloo Street may be enlarged to a maximum of 50% of the existing Gross Floor Area and the enlarged area may be used as a leasable building component.
 - ii) Rear Yard Depth 44 metres (144 feet)
(Minimum)

OC2(2)

- a) Additional Permitted Use:
i) Photographic Studio.
(Z.-1-051335)

OC2(3) 332 Central Avenue and 601 Waterloo Street

- | | | |
|------|--|-----|
| a) | Additional Permitted Use | |
| i) | Personal service establishments in the existing building, together with at least one dwelling unit | |
| b) | Regulation[s]: | |
| i) | Parking Spaces
(Minimum): | 5 |
| ii) | Landscape Open Space
(Minimum): | 10% |
| iii) | Lot Coverage
(Maximum): | 56% |

- iv) All existing setbacks will be maintained for 332 Central Avenue and 601 Waterloo Street as existing on the date of the passing of the by-law.
(Z.-1-202832)

c) OC3 Zone Variation

OC3(1)

- a) Additional permitted use:
 - i) Wellness Centre, accessory to the medical/dental use, within the existing building;
 - ii) One hairstylist, accessory to the medical/dental use, within the existing building;
 - iii) One aesthetician, accessory to the medical/dental use, within the existing building;
 - iv) One tanning bed, accessory to the medical/dental use, within the existing building.
- b) Regulations:
 - i) Maximum Total Gross Floor Area for all accessory uses to the medical/dental use, within the existing building 300 square metres (3 229.1 square feet)

Maximum Gross Floor Area for one hairstylist, accessory to the medical/dental use, within the existing building 17.5 square metres (188.3 square feet)
 - ii) Maximum Gross Floor Area for one aesthetician, accessory to the medical/dental use, within the existing building 14.0 square metres (150.6 square feet)
 - iii) Maximum Gross Floor Area for one tanning bed, accessory to the medical/dental use, within the existing building 14.0 square metres (150.6 square feet)
 - iv) Maximum Gross Floor Area for Medical/Dental within existing building 300 square metres (3 229.1 square feet)
 - v) Total Parking Spaces (minimum) 24 spaces
(Z.-1-101927)

OC3(2) 354 Boler Road

- a) Regulation[s]
 - i) Parking (minimum) 5 spaces
 - ii) Parking Area permitted in the front yard
(Z.-1-162507)

OC3(3) 470 Colborne Street

- a) Additional Permitted Uses:
 - i) Converted dwellings within the existing building
 - ii) Commercial School in existing building together with at least one dwelling unit
 - iii) Day Care Centre in existing building together with at least one dwelling unit

- iv) Offices in existing building together with at least one dwelling unit
- v) Private School in existing building together with at least one dwelling unit
- b) Regulations:
 - i) Number of Converted Dwelling Units (Maximum): 8
 - ii) Lot Area per Converted Dwelling Unit (Minimum): 140m² (1,506 sq. feet)
 - iii) Landscaped Open Space (Minimum): 23%
 - iv) Parking Area Coverage (Maximum): 45%
 - v) Parking Spaces (Maximum): 11
 - vi) Front yard parking 0 spaces
 - vii) Any combination of converted dwellings and non-residential uses in the existing building shall be restricted such that the number of required parking spaces calculated in accordance with Section 4.19 of this By-law does not exceed 11 spaces. (Z.-1-192725)
- OC3(4) 1201 Huron Street
 - a) Permitted Uses:
 - i) A medical/dental office in an existing building with or without dwelling units
 - b) Regulations:
 - i) Parking Area Setback (Minimum): 0 metres (0 feet)
 - ii) Interior Side Yard Depth (Minimum): 1.2 metres (3.9 feet)
 - iii) Exterior Side Yard Depth (Minimum): 4.1 metres (13.4 feet)
 - iv) Parking Area Coverage (Maximum): 36%
 - v) Lot Frontage (Minimum): 17.9 metres (58.7 feet) (Z.-1-192741)
- d) **OC4 Zone Variation**
- OC4(1)
 - a) Additional Permitted Use:
 - i) Personal service establishments in existing buildings. (Z.-1-93169)
- OC4(2)
 - a) Regulations:
 - i) Access to Parking Areas Section 4.19(6)(b) shall not apply to restrict driveway access. (O.M.B. File # Z 910025/R 910387 - Appeal #6004 June 4, 1993)

OC4(3)

- a) Additional Permitted Use:
 - i) A dwelling unit where respite and/or palliative care are provided.
- b) Regulations:
 - i) Number of Residents 12
(Maximum)
 - ii) Number of Resident Supervisors 1
(Maximum)
(O.M.B. File #R 910387 - Appeal #2039 May 19, 1994)

OC4(4)

- a) Regulations:
 - i) Section 17.3 3) does not apply:
 - ii) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.
(Z.-1-00748)

OC4(5)

- a) Additional Permitted Use:
 - i) Retail stores.
- b) Regulations:
 - i) Gross Floor Area
(Maximum)

Retail stores	139.35 square metres (1,500 square feet)
Total Gross Floor Area	195 square metres (3,000 square feet)
 - ii) Exterior Side Yard
(Minimum) 1.68 metres
(5.41 feet)
 - iii) Parking Spaces 12

Notwithstanding the regulations of Section 17.3(1) and section 17.3(3) or any other Section of this By-law to the contrary, on lands zoned OC4(5) enlargement to leasable building components of the existing structure is permitted to a maximum total gross floor area of 278.7 square metres (3,000 square feet).

Notwithstanding the regulations of Section 4.19(c) or any other Section of this By-law to the contrary, on lands zoned (OC4(5)) parking is permitted in the front yard.
(Z.-1-01899)

OC4(6)

- a) Additional Permitted Uses:
 - i) A bed & breakfast in existing buildings;
 - ii) A retail antique store in existing buildings;
 - iii) A florist shop in existing buildings;
 - vi) A boutique in existing buildings.
- b) Regulations:
 - i) Gross Floor Area
(Maximum)

Retail Uses	Limited to 50% of the ground floor of the existing dwelling 111 square metres (1,195 square feet).
ii) Notwithstanding the definition in Section 2 of the Zoning By-law, a Bed & Breakfast is permitted with a maximum of 10 rooms for the temporary accommodation of travellers and the proprietor of the operation is not required to reside on the premises.	
iii) Parking Standard Bed & Breakfast	1 per room available for the temporary accommodation of travellers. (Z.-1-031104)

OC4(7)

- a) Additional Permitted Use:
 - i) Showroom with ancillary retail sales.
- b) Definition:

“SHOWROOM WITH ANCILLARY RETAIL SALES” mean all or part of a building used for the purpose of displaying wares and goods within an existing building and would allow a limited range of ancillary retail sales associated with the showroom, but shall not include any type of retail store as defined in the by-law.
(Z.-1-051331)

OC4(8) (Z.-1-051342)(deleted by Z.-1-061527)

OC4(9)

- a) Additional Permitted Use:
 - i) Personal service establishments and offices in existing buildings, limited to 50 square metres (538 square feet) on the main floor.
(Z-1-051399)

e) **OC5 Zone Variation**

OC5(1)

- a) Permitted Uses:
 - i) Offices related to St. Joseph's Health Services Association of London Incorporated operations within the existing building.
- b) Regulations:
 - i) The minimum lot area, minimum lot frontage and setback regulations of the compound Residential Zone shall apply within this zone.
 - ii) Off-street parking in the rear yard shall only be permitted when all residential uses within this zone have ceased.
 - iii) Rear yard parking and vehicular access to and from land on the west will be prohibited until residential uses cease on the land fronting on Wellington Street.
(O.M.B. File Nos. R 910387 and R 910504 - Appeal #9007-4
June 4, 1993)

OC5(2)

- a) Regulation:
 - i) The use of the lands shall be limited to one (1) medical/dental practitioner.
(O.M.B. File No. Z 920041 - February 22, 1994 - Z.-1-94270)

OC5(3)

- a) Additional Permitted Use:
 - i) An animal hospital within the existing building.
(Z.-1-00809)

OC5(4)

- a) Additional Permitted Use:
 - i) Personal service establishment within the existing building.
(Z.-1-00810)

OC5(5)

- a) Regulations:
 - i) Notwithstanding the regulations of Section 17.3 (1), the existing building may be enlarged for only a 2nd floor addition up to a maximum Gross Floor Area of 233 square metres (2,510 square feet) for the entire building and the enlarged area may be used as a leasable building component.
 - ii) Notwithstanding the regulations of 17.3 (3) an increase in lot area and lot depth are permitted.
(Z.-1-031090 - O.M.B. File No. R 030074 - Decision No. 0969, Order Issue Date: July 17, 2003)

OC5(6)

- a) Permitted Uses:
 - i) Wellness Centres;
 - ii) Dwelling Units.
- b) Regulations
 - i) Total Gross Floor Area (Maximum) 529 m2 (5,694 sq.ft.)
 - ii) Parking Ratio for Wellness Centre (Minimum) 1 space per 26 m2 (280 sq.ft.)
 - iii) Notwithstanding the regulations of Section 17.3(1) and Section 17.3(3) or any other Section of this By-law to the contrary, on lands zoned OC5(6) enlargement to leasable building components of the existing structure is permitted to a maximum total gross floor area (existing building plus additions) of 529m2 (5,694 sq.ft.).
 - iv) For the purpose of a Wellness Centre, required parking spaces may be permitted on an adjacent lot within 150.0 metres (490) feet of the main pedestrian access of the building, structure or use for which the parking spaces are required, provided a Site Plan Agreement is registered on title of the lands used for parking committing said parking spaces to the related commercial site.
 - v) All regulations not specified in this OC special provision zone will be determined based on the zone(s) to which the OC5(6) Zone is compounded.
(Z.-1-061543)

OC5(7)

- a) Additional Permitted Uses:
 - i) Personal Service Establishment.
- b) Regulations:
 - i) Gross Floor Area 33.4 m2
(Maximum) (360 ft2)
Personal Service Establishment –
 - ii) The person service establishment use will be required to provide 2 off-street parking spaces.
 - iii) Off-street parking for all uses will be permitted in the front yard and the exterior side yard.
 - iv) The 3 metre (9.8 ft) setback from the front yard and exterior side yard will be taken from the existing road allowance and not the ultimate road allowance as stated in Section 4. (Z.-1-061560)

OC5(8)

- a) Additional Permitted Uses:
 - i) An animal hospital within the existing building with no outdoor storage or outdoor kennel. (Z.-1-071652)

OC5(9)

- a) Permitted Uses:
 - i) Wellness Centre;
 - ii) Dwelling Units.
- b) Regulations:
 - i) Gross Floor Area
(Maximum)

Wellness Centre: Limited to the first storey of the existing building 247 m2 (2,659 square feet)
 - ii) Parking Ration for 1 space per 26 m2
Wellness Centre (280 sq. ft.)
(Minimum)
(Z.-1-081808)

OC5(10) 520 Dundas Street

- a) Additional Permitted Use:
 - i) Surface parking accessory to the funeral home use (Z.-1-112016)

OC5(11) 1448 Adelaide Street North

- a) Additional Permitted Use
 - i) Personal service establishment within the existing building.
- b) Regulations
 - i) Parking 25 spaces
(minimum)
 - ii) Rear yard parking area 0.4 metre (1.31 feet)
setback from south
lot line
(minimum)

	iii)	Rear yard parking area setback from north lot line (minimum)	1.5 metres (4.92 feet)
	iv)	Driveway width for access to rear yard parking area (minimum) (Z.-1-172551)	3.5 metres (11.48 feet)
OC5(12)		905 Adelaide Street North	
	a)	Regulations:	
	i)	Front Yard Setback (minimum)	0.0 meters
	ii)	Parking (minimum) (Z.-1-172584)	5.0 spaces
OC5(13)		448 Oxford Street East	
	a)	Additional Permitted Uses	
	i)	Office, medical/dental, together with at least one dwelling unit	
	b)	Regulation[s]	
	i)	Parking (Minimum)	12 spaces for all uses on site
	ii)	Exterior Side Yard Depth (Minimum): (Z.-1-202812)	2.8 metres
OC5(14)		526 Oxford Street East	
	a)	Additional Permitted Use	
	i)	Personal Service Establishment	
	b)	Regulations:	
	i)	Number of parking spaces for all permitted uses (Minimum):	4
	ii)	Parking Area Setback from Required road allowance (Minimum):	0.0m
	iii)	Gross floor area for Personal Service Establishment use (Maximum): (Z.-1-212929)	140m ²
OC5(15)		506 Oxford Street East	
	a)	Additional Permitted Use:	
	i)	Pharmacy	

- b) Regulations:
 - i) Yard Depth (min.) 2.3 m
 - ii) Interior Yard Depth (min.) 1.2 m
 - iii) Lot Coverage % (max.) 16 %
 - iv) Landscaped Area (min.) 2 %
 - v) Parking Area Coverage (max.) 74%
 - vi) Parking Area Setback (min.) 0 m
(Z.-1-222990)

- OC5(16) 757 Southdale Road East
 - a) Regulations
 - i) Exterior Side Yard Setback (minimum) – as existing from the ultimate road allowance
 - ii) Interior Side Yard Setback (minimum) – 3.9 metres
 - iii) Parking as existing on the day of the passing of the by-law (Z.-1-243241)

- OC5(17) 1368 Oxford Street East
 - a) Regulations
 - i) Notwithstanding Section 4.19.4) b), a maximum of five (5) parking spaces may be permitted within the front yard. (Z.-1-243243)

- OC5(18) 227 Riverside Drive
 - a) Regulations
 - i) Parking Area Coverage (maximum) – 55%
 - ii) Front Yard Depth (minimum) – 0.0 metres to the existing building on the date of the passing of the by-law
 - iii) West Interior Side Yard Depth (minimum) – 1.2 metres to the existing building on the date of the passing of the by-law (Z.-1-263462)

f) OC6 Zone Variation

- OC6(1)
 - a) Regulations:
 - i) Lot frontage is defined as frontage onto an arterial road;
 - ii) The existing vehicular access shall remain as long as the existing building(s) remain.
(O.M.B. File #O 930014/Z 930015 - Appeal #9903 June 4, 1993)
- OC6(2) 854 Richmond Street
 - a) Additional Permitted Uses:

- i) Boutiques;
- ii) Hairdressing Establishments.
(Z.-1-93211)

OC6(3)

- a) Regulations:
 - i) Section 17.3 (3) does not apply.
(Z.-1-02973)

OC6(4) 783 Richmond Street

- a) Regulations:
 - i) Parking requirement for commercial and office uses
(Z.-1-122115) As Existing

OC6(5) 745-747 Waterloo Street

- a) Regulations:
 - i) Permitted Uses within the Office Conversion Zone shall be restricted to the ground floor of the existing building at 745 Waterloo Street and to the entirety of the existing building at 747 Waterloo Street
 - ii) Parking Spaces (Minimum): 8 for all permitted uses on the property
 - iii) Landscaped Area (Minimum): 14% for all permitted uses on the property
(Z.-1-182695)

g) OC7 Zone Variation

OC7(1) 607 Queens Avenue

b) Additional Permitted Uses

- i) Restaurant; eat-in & take-out services

c) Regulations

- i) West Interior Side Yard Setback (Minimum) 0.0 metres
(0.0 feet)
- ii) East Exterior Side Yard Setback (Minimum) 2.0 metres
(6.5 feet)
- iii) Landscaped Open Space (Minimum) 14%
- iv) Parking Area Coverage (Maximum) 51%
- v) Front Yard Parking (Z.-1-233161) 2 spaces