

City of London's New Comprehensive Zoning By-law – ReThink Zoning

LSTAR Webinar
October 17, 2023
For Discussion Purposes

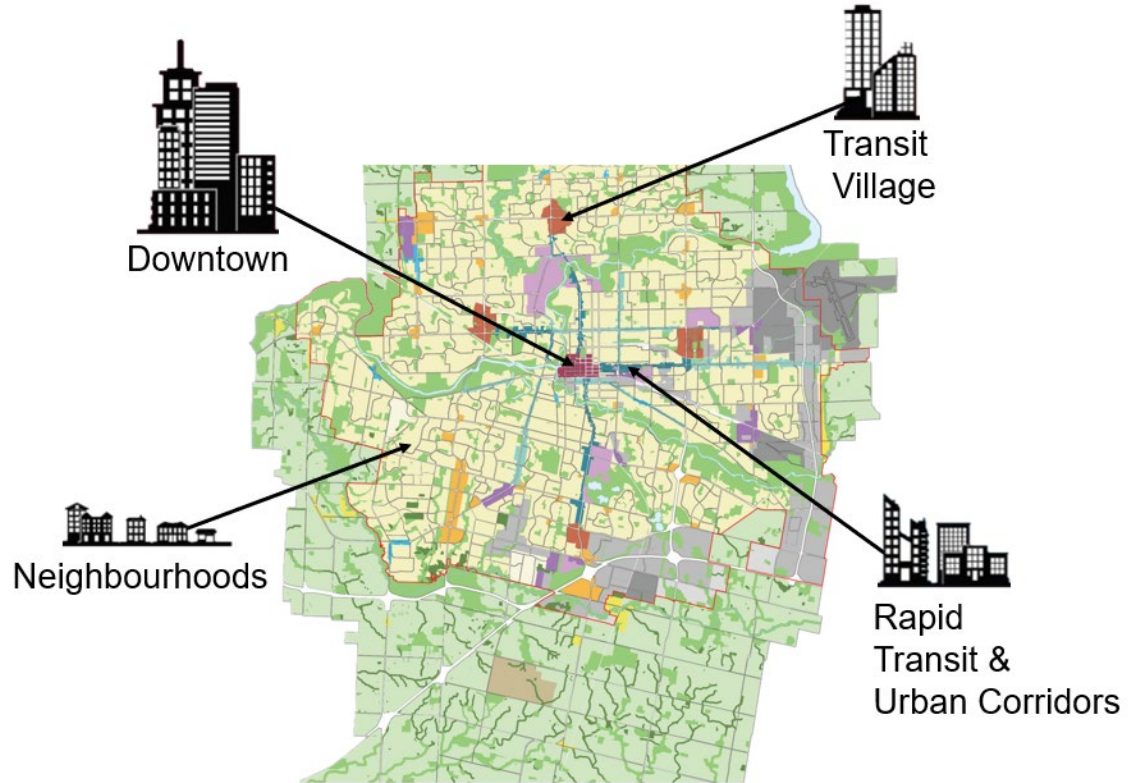
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Background: The London Plan



Map 1 of The London Plan



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What is The London Plan?

The London Plan is the new policy framework for all planning in London

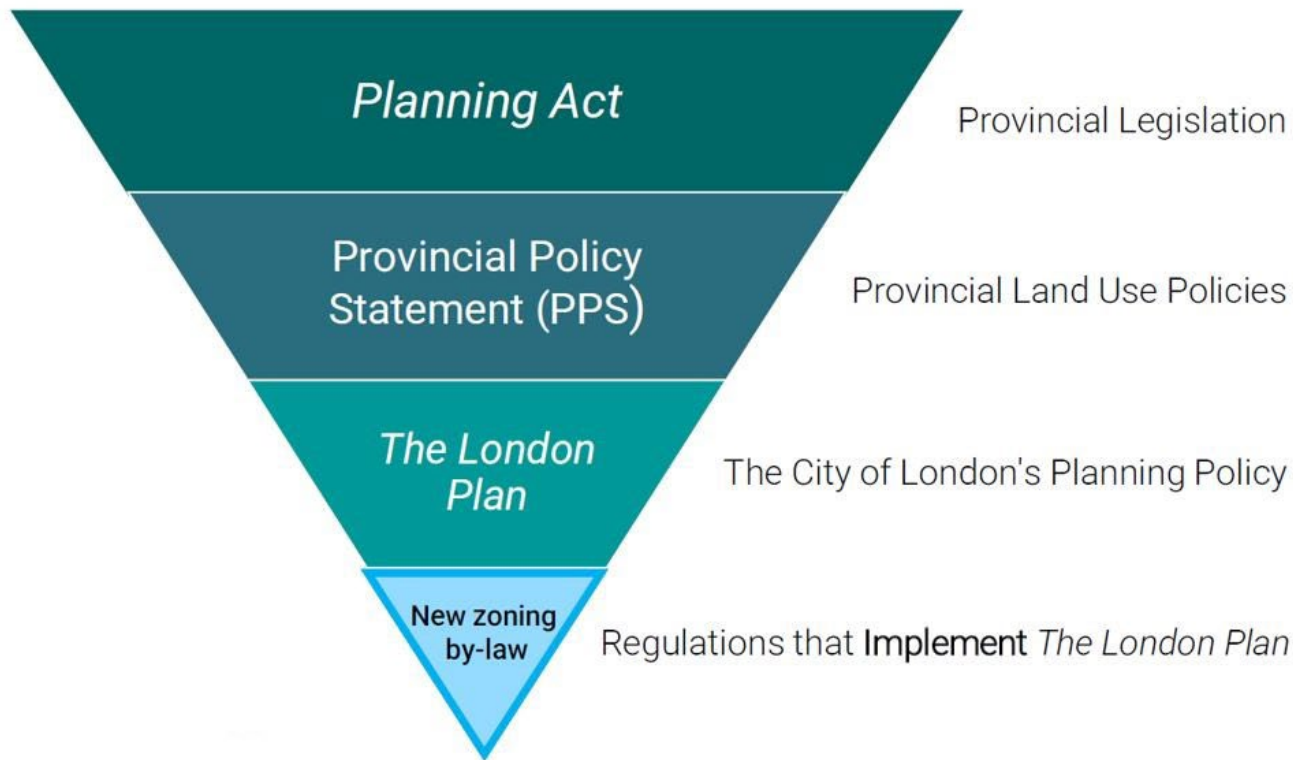
Under the *Planning Act*:

- “An official plan shall contain ... goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality” (s. 16)
- “Where an official plan is in effect, no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform therewith” (s. 24)





What is a Zoning By-law?

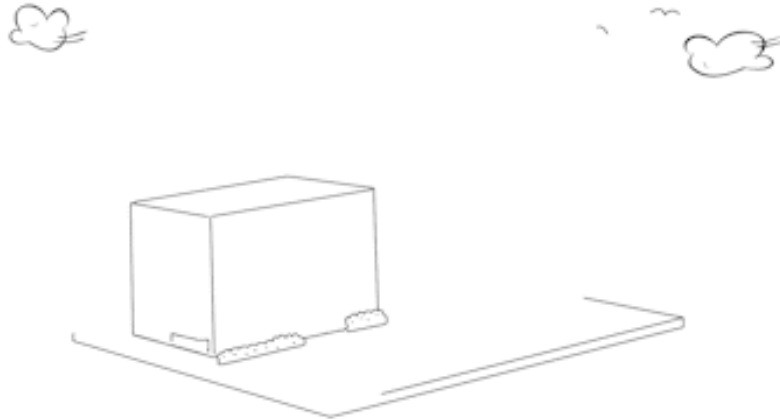




What is a Zoning By-law?

Rules for how properties can develop:

- Use – what is the main purpose of a property or building
- Intensity – how much of a use or the scale of a building
- Form – what shape a building can take





ReThink Zoning Approach

Project Objectives

- Implement The London Plan's Place Types in terms of use, intensity & form.
- Create a user-friendly & plain language document.
- Create a tool that allows for efficient planning processes.

ReThink Zoning Approach: Simplified Permitted Use

- Uses are to be defined broadly.
- Decoupling the way uses are described from intensity considerations.
- Provide a separate and more specific definition for a use, only when different regulations are needed regulate the land use impacts of the use.
- Provide a definition only when there is not a common understanding.





Draft Neighbourhoods Zones

Proposed Zones

- Neighbourhoods – Major Street (N-MS)
- Neighbourhoods – Neighbourhood Connector (N-NC)
- Neighbourhoods – Neighbourhood Street (N-NS)

Permitted Uses

Residential Use	N-MS	N-NC	N-NS
Dwelling unit	•	•	•
Group home	•	•	
Rooming house	•	•	•

Commercial Use	N-MS	N-NC	N-NS
Restaurant	• ⁽¹⁾	• ⁽²⁾	
Retail sales and service	• ⁽¹⁾	• ⁽²⁾	
Clinic	• ⁽¹⁾	• ⁽²⁾	

Institutional Use	N-MS	N-NC	N-NS
Community facility	•	•	
Day care centre	•	•	•
Emergency care facility	•	•	
Long-term care facility	•	•	
Post-secondary school	•	•	•
School	•	•	•

Green Space Use	N-MS	N-NC	N-NS
Park	•	•	•

Additional Regulations for Permitted Uses:

- (1) Commercial uses are permitted subject to the following criteria:
- Only permitted on *corner lots* with frontage on two *Major Streets* or a *Major Street* and *Neighbourhood Connector*.
 - Where located at the intersection of two *Major Streets* the maximum floor area for all commercial uses on a lot is 1,000 square metres.
 - Where located at the intersection of a *Major Street* and a *Neighbourhood Connector*, must be in a building that also contains a *dwelling unit*, and the maximum floor area for all commercial uses on a lot is 100 square metres.
- (2) Commercial uses are permitted subject to the following criteria:
- Only permitted on *lots* located at intersections as shown on Map X.
 - Must be in a building that also contains a *dwelling unit*.
 - Maximum floor area for all commercial uses on a lot is 100 square metres.

Permitted Building Types

Building Type	N-MS	N-NC	N-NS
Mid-rise building	•		
Low-rise building	•		
Stacked townhouse	•	•	
Attached house	•	•	•
Multiplex	•	•	•
Detached house		•	•
Flex building	• ⁽¹⁾		
Institutional building	•	•	•

Additional Regulations for Permitted Building Types:

- (1) Only permitted on corner lots with frontage on two *Major Streets* or a *Major Street* and *Neighbourhood Connector*.



Draft Downtown Zones

Proposed Zones

- Downtown Core (D1)
- Downtown Periphery (D2)

Permitted Uses

Residential Use	D1	D2
Dwelling unit	● ⁽¹⁾	● ⁽¹⁾
Group home	● ⁽¹⁾	● ⁽¹⁾
Rooming house	● ⁽¹⁾	● ⁽¹⁾

Commercial Use	D1	D2
Artisan workshop	● ⁽²⁾	● ⁽²⁾
Clinic	●	●
Commercial school	●	●
Entertainment	●	●
General office	●	●
Hotel	●	●
Recreation	●	●
Restaurant	●	●
Retail sales and service	●	●

Institutional Use	D1	D2
Community facility	●	●
Day care centre	●	●
Emergency care facility	●	●
Long-term care facility	●	●
Post-secondary school	●	●
School	●	●

Industrial Use	D1	D2
Research and development	●	●

Green Space Use	D1	D2
Park	●	●

Additional Regulations for Permitted Uses:

- (1) Residential uses are only permitted on the second storey and above on lots with frontage on a *Commercial Priority Streets*.
- (2) Up to a maximum gross floor area of 500 square metres, and only permitted in conjunction with a *restaurant* or *retail sales and service* on the same lot and located at the front of the building or unit.

Permitted Building Types

Building Type	D1	D2
High-rise building	●	
Mid-rise building	●	●
Low-rise building	●	●
Stacked townhouse		●
Institutional building	●	●



Draft Commercial Industrial Zone

Proposed Zone

- Commercial Industrial (CI)

Permitted Uses

Commercial Use	CI
Artisan workshop	•
Commercial School	•
Heavy vehicle equipment sales	•
Industrial sales and service	•
Place of assembly	• ⁽¹⁾
Recreation	•
Restaurant	• ⁽¹⁾⁽²⁾
Retail sales and service	• ⁽¹⁾⁽³⁾
Retail warehouse	• ⁽¹⁾
Self storage	•
Trade service	•
Tow truck business	• ⁽⁴⁾
Vehicle fueling station	•
Vehicle rental	•
Vehicle repair	•
Vehicle sales and service	•

Institutional Use	CI
Community facility	•

Industrial Use	CI
Impounding yard	• ⁽⁴⁾⁽⁵⁾
Production studio	•
Research and development	•
Storage yard	• ⁽⁴⁾⁽⁵⁾
Goods terminal	• ⁽⁴⁾
Warehouse	•
Waste management, public drop-off	•

Green Space Use	CI
Park	•

Additional Regulations for Permitted Uses:

- (1) Only permitted on a lot with frontage on a *Major Street*.
- (2) Any individual use shall not exceed 500 square metres.
- (3) Any individual use shall not exceed 150 square metres.
- (4) Where the use is located outside a building, the use shall be setback 15.0 metres to an abutting Neighbourhoods Zone, and setback 9.0 metres to all other abutting zones other than a Heavy Industrial, Light Industrial or Commercial Industrial Zone.
- (5) Shall only be permitted in association with a permitted use located on the same lot, and where the use is located outside a building it shall only be permitted to locate in yards that are located between a building and the rear lot line or interior side lot line.



Draft Light Industrial Zones

Proposed Zones

- Light Industrial (LI-1)
- Light Industrial – Innovation Park (LI-2)

Permitted Uses

Commercial Use	LI-1	LI-2
Artisan workshop	•	
Crematorium	•	
Industrial sales and service	•	
Restaurant		• ⁽¹⁾
Retail sales and service		• ⁽²⁾
Tow truck business	•	
Trade service	•	
Vehicle rental	•	
Vehicle repair	•	

Industrial Use	LI-1	LI-2
Advanced manufacturing and processing	•	•
Food, tobacco and beverage processing	•	•
Goods terminal	•	
Manufacturing and processing	•	
Production studio		•
Research and development	•	•
Warehouse	•	
Waste management, public drop-off	•	

Green Space Use	LI-1	LI-2
Park	•	•

Additional Regulations for Permitted Uses:

- (1) Any individual use shall not exceed 500 square metres.
- (2) Any individual use shall not exceed 150.0 square metres.



Draft Heavy Industrial Zones

Proposed Zone

- Heavy Industrial (HI)

Permitted Uses

Commercial Use	HI
Crematorium	•
Heavy vehicles equipment sales	•
Industrial sales and service	• ⁽¹⁾
Tow truck business	• ⁽²⁾
Trade service	• ⁽³⁾
Vehicle rental	•
Vehicle repair	•

Industrial Use	HI
Aggregate Processing	•
Airport	•
Food, tobacco and beverage processing industry	•
Goods terminal	•
Heavy manufacturing and processing	•
Impounding yard	•
Manufacturing and processing	•
Storage yard	•
Warehouse	• ⁽⁴⁾
Waste management, public drop-off	•
Waste management, residential	•

Green Space Use	HI
Park	•

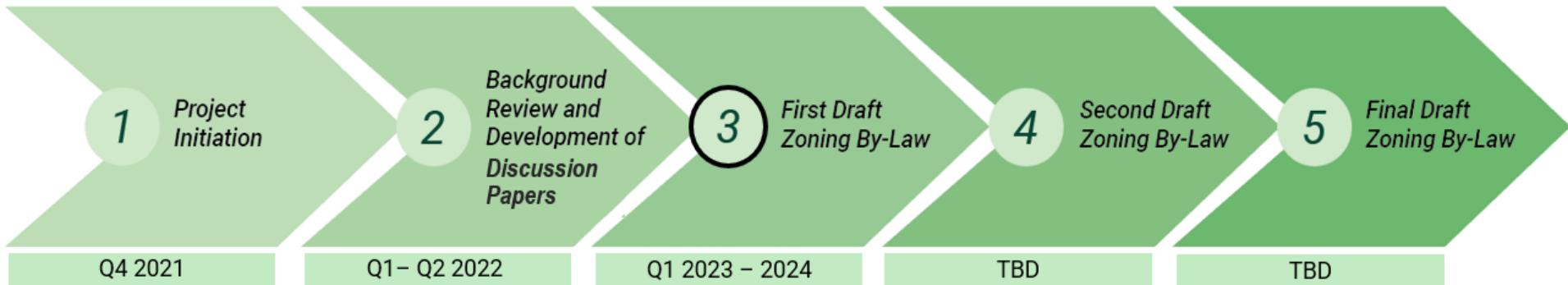
Additional Regulations for Permitted Uses:

- (1) Shall not exceed 1,000 square metres on a lot.
- (2) Shall only be permitted in conjunction with an *Impounding Yard* on the same lot.
- (3) Shall only be permitted in conjunction with a *Storage Yard* on the same lot.
- (4) Shall not be less than 100,000 square metres per individual use.



Project Timeline

WE ARE HERE



Stage 3B: First Draft Zoning By-law



Zoning By-law Z.-1 – london.ca/zoning

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CONTACT INFORMATION

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Zoning

Zoning is a method of regulating the use of land by specifying a specific range of permitted uses and functions. Zoning by-laws regulate how land and buildings are used, the location of buildings, lot coverage, building heights, and other provisions necessary to ensure proper development.

[INTERACTIVE ZONING CITYMAP](#)

[Using the interactive zoning CityMap](#)

[Zoning by-law](#)



Additional Residential Units (ARUs)

4.37 ADDITIONAL RESIDENTIAL UNITS

The provisions of this section shall apply to all additional residential units, unless specified by type directly herein.

1) Permitted Zones

Additional residential units shall be permitted within any zone in association with the following uses:

- a. Single detached dwellings
- b. Semi-detached dwellings
- c. Street townhouse dwellings

2) Number of Additional Residential Units per Lot

A maximum of two (2) additional residential units shall be permitted per lot; including a maximum of one (1) additional residential unit in an accessory or ancillary structure.

3) Location of Additional Residential Units

An additional residential unit shall not be permitted on a separate lot from the primary dwelling unit that it is accessory to.

An additional residential unit or part thereof shall not be permitted in a basement where the finished floor level of such basement is below the level of any sanitary sewer servicing the building or structure in which the basement is located.

4) Location of Additional Residential Units within Accessory Structures

An additional residential unit within an accessory structure may only be permitted in the rear yard or interior side yard.

5) Number of Bedrooms

The additional residential unit(s) and primary dwelling unit together shall not exceed the total number of bedrooms permitted for the primary dwelling unit when the total number of bedrooms in the primary and additional residential unit(s) are combined.

6) Parking

No additional parking is required for additional residential units.

A new additional driveway in association with an additional residential unit is not permitted.

(Z.-1-172595; Z.-1-212896 deleted and replaced by Z.-1-233111)



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Questions & Contact

Time to **RETHINK ZONING**
Help shape the future of London's growth!

getinvolved.london.ca/rethink-zoning

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