

Section 9 – Shopping Area (SA)

Shopping Area (SA) Zones apply to properties within the Shopping Area Place Type of The London Plan. This zone provides for commercial centres with a wide range of non-residential uses to transition overtime into more residential mixed-use community nodes. Zones vary based on the size and function of the commercial centre.

9.1 APPLICABLE ZONES

The Shopping Area Zones are applied based on the existing context and a transition in intensity. The following is a general description of where each zone variation is applied:

- Major Shopping Area (**SA1**) applies to properties that are identified as Major Shopping Areas within The London Plan that encompass large areas and may include existing large-scale commercial uses that serve the regional population, such as big box centres and enclosed malls.
- Shopping Area (**SA2**) applies to properties within shopping areas that serve a regional population and may include existing large-scale commercial use, or to the periphery of a Major Shopping Area to provide a transition in intensity from SA1 to surrounding lower-intensity neighbourhoods in the form of lower height and density permissions
- Neighbourhood Shopping Area (**SA3**) applies to properties with existing small-scale shopping areas that serve the immediate neighbourhood, such as commercial strip plazas, or to properties where transition is required to a Neighbourhood Zone.

9.2 PERMITTED USES

No person shall, within any Shopping Area zone, use or permit the use of any lot; or erect, alter or use any building or structure for any purpose other than those permitted uses within *Table 9.2* below.

Table 9.2: Permitted Uses

Use	SA1	SA2	SA3
Residential Uses ⁽⁵⁾			
Apartments	✓	✓	✓
Group home (<i>Section 3.X</i>)	✓	✓	✓
Long-term care facility (<i>Section 3.X</i>)	✓	✓	✓
Rooming house (<i>Section 3.X</i>)	✓	✓	✓
Stacked townhouses	✓ ⁽¹⁾	✓ ⁽¹⁾	✓
Townhouses (street)		✓	✓
Townhouses (cluster)		✓	✓
Commercial Uses			
Artisan workshop (<i>Section 3.X</i>) ⁽²⁾	✓	✓	✓
Commercial school	✓	✓	✓

Entertainment ⁽³⁾	✓	✓	✓
Hotel	✓	✓	✓
Instruction studio	✓	✓	✓
Medical clinic	✓	✓	✓
Personal service	✓	✓	✓
Recreation	✓	✓	✓
Restaurant	✓	✓	✓
Retail	✓	✓	✓
Service office	✓	✓	✓
Community and Institutional Uses			
Community facility	✓	✓	✓
Day care centre	✓	✓	✓
Long-term care facility (<i>Section 3.X</i>)	✓	✓	✓
Place of worship	✓	✓	✓
Post-secondary school	✓	✓	✓
School	✓	✓	✓
Temporary care facility (<i>Section 3.X</i>)	✓	✓	✓
Employment Uses			
General office ⁽⁴⁾	✓	✓	✓
Research and development (<i>Section 3.X</i>) ⁽⁴⁾	✓	✓	✓

Additional Regulations for Table 9.2: Permitted Uses

- (1) Below grade residential units or amenity space is not permitted directly adjacent to Major Streets.
- (2) Artisan workshops are restricted to a maximum gross floor area of 500 square metres, and only permitted in conjunction with a restaurant or retail use on the same lot, located in and accessible from the front of the building or unit.
- (3) Up to a maximum gross floor area of 2,000m² per individual use.
- (4) Up to a maximum gross floor area of 5% of the lot area, or 2,000m² per lot, whichever is less.
- (5) Only permitted in association with a permitted non-residential use, and where there is no reduction of commercial floor area

9.3 REGULATIONS

The regulations for properties in a Shopping Area zone are set out in *Table 9.3* below.

Table 9.3: Regulations

Regulations	SA1	SA2	SA3
Height - min.	NA	NA	NA
Height – max.	50m	27m	15m
First storey height – min.	4.0m	4.0m	4.0m

Lot frontage – min. ⁽³⁾	8.0m ⁽³⁾	6.7m ⁽³⁾	6.7m ⁽³⁾
Front and exterior side yard depth – min.	3.0m	3.0m	3.0m
Front and exterior side yard depth – max.	6.0m	6.0m	6.0m
Rear and interior side yard depths - min. ⁽¹⁾⁽⁴⁾	3.0m	3.0m	3.0m
Lot coverage – max.	80%	70%	50%
Landscaped open space – min.	20%	30%	40%
Floor Area Ratio – max.	5	3	2
Amenity area per dwelling unit – min. ⁽²⁾	6.0m ²	6.0 m ²	6.0 m ²
Street Wall – min.	70%	50%	NA
Street Wall glazing – min.	70%	50%	NA

Additional Regulations for Table 9.3: Regulations

- (1) Notwithstanding Table 9.3, the minimum rear and interior yard depths abutting a Neighbourhood Connector (NC) or Neighbourhood Street (NS) Zone shall be 7.5m plus 1.0m per 10.0m in height for all portions of a building above 7.5m in height.
- (2) Applies to developments with 20 or more dwelling units.
- (3) Notwithstanding Table 9.3, the minimum lot frontage for development with a driveway accessed from a Major Street is 30m.
- (4) Notwithstanding Table 9.3, up to 7 attached buildings in a row may be permitted with no interior side setback between them.