

Section 7 – Transit Village Zones (TV)

Transit Village (TV) Zones apply to properties within the Transit Village Place Type of The London Plan.

7.1 APPLICABLE ZONES

Transit Village 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:

- Transit Village Centre (**TV1**) applies to most properties within the transit village and provides for the greatest height and density permissions.
- Transit Village Periphery (**TV2**) applies to the periphery of the transit village and provides for a transition in intensity from TV1 to surrounding lower-intensity neighbourhoods in the form of lower height and density permissions.

7.2 PERMITTED USES

No person shall, within any Transit Village 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 7.2* below.

Table 7.2: Permitted Uses

Use	TV1 ⁽¹⁾	TV2
Residential Uses		
Apartments	✓	✓
Group home (<i>Section 3.X</i>)	✓	✓
Rooming house (<i>Section 3.X</i>)	✓	✓
Stacked townhouses		✓
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 7.2: Permitted Uses

- (1) Residential units are only permitted on the second storey and above.
- (2) Artisan workshops are 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 5,000m² per individual use.
- (4) Up to a maximum gross floor area of 10% of the lot area, or 5,000m² per lot, whichever is less.

7.3 REGULATIONS

The regulations for lots in a Downtown zone are set out in *Table 7.3* below.

Table 7.3: Regulations

Regulations	TV1	TV2
Height - min.	8.0m	8.0m
Height – max.	98m	50m
First storey height – min.	4.0m	4.0m
Lot frontage – min. ⁽⁴⁾	8.0m	8.0m
Front and exterior yard depth – min.	2.0m	2.0m
Front and exterior yard depth – max.	4.0m	6.0m
Interior yard depth - min. ⁽¹⁾	3.0m	3.0m ⁽⁵⁾
Rear yard depths - min. ⁽¹⁾⁽²⁾	7.5m	7.5m
Lot coverage – max.	85%	80%
Landscaped open space – min.	15%	20%
Residential density (UPH) - min.	45 uph	45 uph
Floor Area Ratio - max.	7	4
Amenity area per dwelling unit – min. ⁽³⁾	6.0m ²	6.0m ²
Street Wall – min.	70%	50%
Street Wall glazing – min.	70%	50%

Additional Regulations for Table 7.3: Regulations

- (1) Notwithstanding Table 7.3, 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) Minimum rear yard depth abutting a right-of-way is 3.5m.

- (3) Applies to developments with 20 or more dwelling units.
- (4) Notwithstanding Table 7.3, the minimum lot frontage for development with a driveway accessed from a Major Street is 30m.
- (5) Notwithstanding Table 7.3, up to 7 attached buildings in a row may be permitted with no interior side setback between them.