

SECTION 6 - DOWNTOWN ZONES (D)

Downtown (D) Zones apply to properties within the Downtown Place Type of The London Plan.

6.1 APPLICABLE ZONES

Downtown 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:

- Downtown Commercial Core (**D1**) applies to commercial priority streets in the downtown core which prioritize active ground floor commercial uses and provide for the greatest height and density permissions.
- Downtown Core (**D2**) applies to the remaining properties in the downtown core that allow for more flexible ground floor uses, while also providing for the greatest height and density permissions.
- Downtown Periphery (**D3**) applies to the downtown periphery and provides for a transition in intensity from the downtown core to surrounding lower-intensity neighbourhoods in the form of lower height and density permissions.

6.2 PERMITTED USES

No person shall, within any Downtown 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 4.2* below.

Table 6.2: Permitted Uses

Use	D1 ⁽¹⁾	D2	D3
Residential			
Apartments	✓ ⁽²⁾	✓	✓
Group home (<i>Section 3.X</i>)	✓ ⁽²⁾	✓	✓
Rooming house (<i>Section 3.X</i>)	✓ ⁽²⁾	✓	✓
Stacked townhouses			✓
Commercial			
Artisan workshop (<i>Section 3.X</i>) ⁽³⁾	✓	✓	✓
Commercial school	✓	✓	✓
Entertainment	✓	✓	✓
Hotel	✓	✓	✓
Instruction studio	✓	✓	✓
Medical Clinic	✓	✓	✓
Personal service	✓	✓	✓
Recreation	✓	✓	✓
Restaurant	✓	✓	✓
Retail	✓	✓	✓
Service office	✓	✓	✓
Community and Institutional			
Community facility	✓	✓	✓

Day care centre	✓	✓	✓
Long-term care facility (<i>Section 3.X</i>)	✓	✓	✓
Place of worship	✓	✓	✓
Post-secondary school	✓	✓	✓
School	✓	✓	✓
Emergency care facility (<i>Section 3.X</i>)	✓	✓	✓
Employment			
Office	✓	✓	✓
Research and development (<i>Section 3.X</i>) ⁽⁴⁾	✓	✓	✓

Additional Regulations for Table 6.2: Permitted Uses

- (1) A minimum 50% of the total width of the ground floor front façade must be occupied by active commercial uses.
- (2) Residential units are only permitted on the second storey and above.
- (3) 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.
- (4) Only permitted where no emissions are created, including but not limited to noise, vibration or odour.

6.3 REGULATIONS

The regulations for lots in a Downtown zone are set out in *Table 6.3* below.

Table 6.3: Regulations

Regulations	D1	D2	D3
Height - min.	9.0m	9.0m	8.0m
Height – max.	146m	146m	66m
First storey height – min.	4.0m	4.0m	4.0m
Lot frontage – min.	3.0m	3.0m	3.0m
Front and exterior yard depth – min.	0m	0m	1.0m
Front and exterior yard depth – max.	2.0m	2.0m	4.0m
Rear and interior yard depths - min. ⁽¹⁾	0m	0m	0m
Lot coverage – max.	100%	100%	100%
Landscaped open space – min.	0%	0%	0%
Residential units per hectare - min.	60	60	60
Floor Area Ratio - max.	10	10	5
Amenity area per dwelling unit – min. ⁽²⁾	4.0m ²	4.0m ²	4.0 m ²

Additional Regulations for Table 6.3: Regulations

- (1) Notwithstanding Table 4.3, 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 all developments with 20 or more dwelling units.