

## Section 8 - Corridor Zones (C)

**Corridor (C) Zones** apply to properties within the Rapid Transit Corridor and Urban Corridor Place Types of The London Plan.

### 8.1 APPLICABLE ZONES

Corridor Zones are applied based on the existing context and planned vision for the segments. The following is a general description of where each zone variation is applied:

- Station Area (**C1**) applies to properties within the Rapid Transit Corridor Place Type that are in the immediate vicinity of a planned rapid transit station and provides for the greatest intensity of commercial and office uses.
- Rapid Transit Corridor (**C2**) applies to properties within the Rapid Transit Corridor Place Type, but not near planned rapid transit stations.
- Urban Corridor (**C3**) applies to properties within the Urban Corridor Place Type.
- Transitional (**C4**) applies to properties within the Rapid Transit Corridor and Urban Corridor Place Types in areas identified as being in transition, including Dundas Street, from First Street to Crumlin Sideroad; Wellington Road, from Southdale Road East to Bradley Avenue; and, Wharnccliffe Road South, from Commissioners Road to Southdale Road.
- Preservation (**C5**) applies to properties within the Rapid Transit Corridor Place Type and identified as within the Old North Richmond Street area, which includes properties along Richmond Street, from Oxford Street to Huron Street.

### 8.2 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 8.2* below.

**Table 8.2: Permitted Uses**

Use	C1 S	C2 RT	C3 U	C4 T	C5 P
Residential Uses	(1)				
Apartments	✓	✓	✓	✓	✓
Group home ( <i>Section 3.X</i> )	✓	✓	✓	✓	✓
Rooming house ( <i>Section 3.X</i> )	✓	✓	✓	✓	✓
Stacked townhouses		✓	✓	✓	✓
Townhouses (street)			✓	✓	✓
Townhouses (cluster)			✓	✓	✓
Commercial Uses	(3)	(3)	(3)		
Artisan workshop ( <i>Section 3.X</i> ) <sup>(2)</sup>	✓	✓	✓	✓	
Commercial school	✓	✓	✓	✓	
Entertainment	✓	✓	✓	✓	
Hotel	✓	✓	✓	✓	✓ <sup>(6)</sup>
Instruction studio	✓	✓	✓	✓	✓ <sup>(6)</sup>
Medical Clinic	✓	✓	✓	✓	✓ <sup>(6)</sup>
Personal service	✓	✓	✓	✓	✓ <sup>(6)</sup>

Recreation	✓	✓	✓	✓	✓ <sup>(6)</sup>
Restaurant	✓	✓	✓	✓	
Retail	✓	✓	✓	✓	
Service office	✓	✓	✓	✓	✓ <sup>(6)</sup>
Community and Institutional					
Community facility	✓	✓	✓	✓	
Day care centre	✓	✓	✓	✓	✓ <sup>(6)</sup>
Hospital	✓	✓	✓	✓	
Long-term care facility (Section 3.X)	✓	✓	✓	✓	
Post-secondary school	✓	✓	✓	✓	
School	✓	✓	✓	✓	
Temporary care facility (Section 3.X)	✓	✓	✓	✓	
Employment					
Office <sup>(4)</sup>	✓ <sup>(4)</sup>	✓ <sup>(5)</sup>	✓ <sup>(5)</sup>	✓ <sup>(5)</sup>	✓ <sup>(6)</sup>
Research and development (Section 3.X)	✓ <sup>(4)</sup>	✓ <sup>(5)</sup>	✓ <sup>(5)</sup>	✓ <sup>(5)</sup>	

#### Additional Regulations for Table 8.2: Permitted Uses

- (1) Residential units are only permitted on the second storey and above.
- (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 6,000 m<sup>2</sup> per commercial building.
- (4) Up to a maximum gross floor area of 5,000 m<sup>2</sup> per individual use. An aggregate total of no more than 5,000 m<sup>2</sup> of office and research and development uses within the zone boundary.
- (5) Up to a maximum gross floor area of 2,000 square metres per individual use.
- (6) Only permitted between Oxford Street and Grosvenor Street within existing buildings.

### 8.3 REGULATIONS

The regulations for properties in a Corridor zone are set out in *Table 8.3* below.

**Table 8.3: Regulations**

Regulations	C1 <sup>(1)</sup> S	C2 RT	C3 U	C5 T	C6 P
Height - min.	8.0m	8.0m	8.0m	8.0m	N/A
Height - max.	83m	83m	50m	50m	14.0
First storey height - min.	4.0m	4.0m	4.0m	4.0m	NA
Lot frontage - min. <sup>(5)</sup>	8.0m	8.0m	8.0m	8.0m	As exists
Front and exterior yard depth - min.	1.0m	1.0m	1.0m	1.0m	As exists
Front and exterior yard depth - max.	6.0m	4.0m	4.0m	6.0m	As exists
Front ground floor setback - min.	2.0m	1.0m	1.0m	2.0m	NA
Interior yard depth - min. <sup>(2)</sup>	3.0m	3.0m	3.0m <sup>(6)</sup>	3.0m <sup>(6)</sup>	3.0m <sup>(6)</sup>
Rear yard depth - min. <sup>(2)(3)</sup>	7.5m	7.5m	7.5m	7.5m	7.5m
Lot coverage - max.	90%	80%	80%	70%	50%

Landscaped open space - min.	10%	10%	10%	30%	40%
Residential units per hectare - min.	45	45	45	45	NA
Floor area ratio - max.	8.0	6.5	5.5	5.5	NA
Amenity area per dwelling unit - min. <sup>(4)</sup>	6.0m <sup>2</sup>	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>	NA
Street Wall – min.	70%	70%	70%	50%	NA
Street Wall glazing – min.	70%	70%	50%	50%	NA

**Additional Regulations for Table 8.3: Regulations**

- (1) Or the lesser of the setbacks for the two adjacent properties.
- (2) Notwithstanding Table 8.3, the rear and interior yard depths abutting a Neighbourhood Connector (NC) or Neighbourhood Street (NS) Zone shall be a minimum of 7.5m plus 1.0m per 10.0m in height for all portions of a building above 7.5m in height
- (3) Minimum rear yard depth abutting a right-of-way is 3.5m.
- (4) Applies to developments with 20+ dwelling units.
- (5) Notwithstanding Table 8.3, the minimum lot frontage for development with a driveway accessed from a Major Street is 30m.
- (6) Notwithstanding Table 8.3, up to 7 attached buildings in a row may be permitted with no interior side setback between them.