



RETHINK ZONING

SECTION 4 - DOWNTOWN ZONES (D)

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

4.1 APPLICABLE ZONES

Applicable Zones provides a description of the context for each zone variation.

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 traditional main 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.

The **Zone Code** identifies the zone variation which applies to specific properties based on context and various use, intensity and form criteria. The Zone code also correlates to the Permitted Uses table and the Regulations table along the top row.

The **Table Number** will always match the section number for ease of navigation.

4.2 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 4.2: Permitted Uses

Use	D1 ⁽¹⁾	D2	D3
Residential ⁽²⁾			
Apartments	✓	✓	✓
Group home (Section 3.X)	✓	✓	✓
Rooming house (Section 3.X)	✓	✓	✓
Stacked townhouses			✓
Commercial			
Artisan workshop (Section 3.X) ⁽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 (Section 3.X)	✓	✓	✓
Place of worship	✓	✓	✓
Post-secondary school	✓	✓	✓
School	✓	✓	✓
Emergency care facility (Section 3.X)	✓	✓	✓
Employment			
Office	✓	✓	✓
Research and development (Section 3.X) ⁽⁴⁾	✓	✓	✓

Superscript Numbers on a table indicate a specific condition or regulation that applies. Superscript numbers on a zone code, impact all regulations related to the zone code. Ex. Condition 1 relates to all uses within the D1 zone variation.

A **Superscript Number** located beside a specific use indicates that the condition applies to that specific use or group of uses. (Eg. Condition 2 applies to all residential uses, in all zones variations).

This indicates **Condition 3** applies to all artisan workshop uses.

The **Permitted Use Table** includes all of the permitted uses and is also broken down by the overall use categories (residential, commercial, community and institutional, employment, etc.)

Section References beside a use indicates that there are specific general provisions related to the use.

Additional regulations for specific uses or categories of uses are provided after the table in a numbers list that corresponds to the superscript numbers.

Additional Regulations for Table 4.2A: 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, noise, vibration or odour impacts are created.

4.3 REGULATIONS

The regulations for lots in a Downtown zone are set out in *Table 4.3* below.

Table 4.3: 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.	30m	30m	30m
Front and exterior yard depth – min.	0m	0m	1.0m
Front and exterior yard depth – max.	2.0m	2.0m	4.0m
Front yard ground floor setback - min.	2.0m	2.0m	2.0m
Rear and interior yard depths - min. ⁽¹⁾	0m	0m	0m
Lot coverage – max.	100%	100%	100%
Landscaped open space – min.	0%	0%	0%
Residential density (UPH) - min.	60 uph	60 uph	60 uph
Amenity area per residential unit – min.	4.0m ²	4.0m ²	4.0 m ²

The **Regulations** section of each zone provides a table of regulations that control intensity and form, based on the zone variations.

Additional Regulations for Table 4.3: 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.

Additional Regulations are listed below the table and relate to the superscript number.

A Superscript Number following a regulation indicates there are additional conditions or contextual regulations that might be applicable.