

## Section 10 – Main Street Zones (MS)

The **Main Street (MS) Zone** applies to properties within the Main Street Place Type of The London Plan, as well as properties within the main street segments within the Corridors Place Type of The London Plan. This zone provides for a mix of residential and commercial uses that serve the surrounding neighbourhoods.

### 10.1 APPLICABLE ZONES

The Main Street Zones include three (3) variations, which are applied based on the existing and planned context. The following is a general description of where each zone variation is applied:

- Corridor Main Streets (**MS1**) applies to properties within the Rapid Transit Corridor and Urban Corridor Place Types in areas identified as a main street segment.
- New Urban Main Streets (**MS2**) applies to properties within the Main Street Place Types in new or future suburban development areas.
- Traditional Main Streets (**MS3**) applies to properties within the Main Street Place Types in existing areas that are identified as having a village-like character.

### 10.2 PERMITTED USES

No person shall, within any Main Street 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 10.2* below.

**Table 10.2: Permitted Uses**

Use	MS1 (Cor)	MS2 (New)	MS3 (Hist)
Residential Uses <sup>(1)</sup>			
Apartments	✓	✓	✓
Group home ( <i>Section 3.X</i> )	✓	✓	✓
Rooming house ( <i>Section 3.X</i> )	✓	✓	✓
Commercial Uses			
Artisan workshop ( <i>Section 3.X</i> ) <sup>(2)</sup>	✓	✓	✓
Commercial school	✓	✓	✓
Entertainment	✓	✓	✓
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> )	✓ <sup>(1)</sup>	✓ <sup>(1)</sup>	✓ <sup>(1)</sup>
Post-secondary school	✓	✓	✓
School	✓	✓	✓
Temporary care facility ( <i>Section 3.X</i> )	✓		
Employment Uses			
Office <sup>(3)</sup>	✓	✓	✓
Research and development ( <i>Section 3.X</i> ) <sup>(3)</sup>	✓	✓	✓

### Additional Regulations for Table 10.2: 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 5,000 square metres per building.

## 10.3 REGULATIONS

The regulations for properties in a Main Street zone are set out in *Table 10.3* below.

**Table 8.3: Regulations**

Zone Variations:	MS1 (Corridor)	MS2 (New)	MS3 (Historic)
Height - min.	8.0m	8.0m	NA
Height - max.	83.0m	27.0m	27.0m
First storey height - min.	4.0m	4.0m	NA
Lot frontage - min. <sup>(7)</sup>	8m	8m	As exists
Front and exterior yard depth - min.	1.0m <sup>(1)</sup>	1.0m	1.0m <sup>(1)</sup>
Front and exterior yard depth - max.	3.0m	3.0m	3.0m <sup>(1)</sup>
Interior yard depth - min. <sup>(2)</sup>	0.0m	0.0m	0.0m
Rear yard depth - min. <sup>(2)(3)</sup>	7.5m	7.5m	7.5m
Lot coverage - max.	90%	80%	90%
Landscaped open space - min.	0%	20%	0%
Residential units per hectare - min.	45	NA	NA
Floor area ratio - max.	8.0	NA	NA
Amenity area per residential unit - min.	6.0 m <sup>2</sup>	6.0 m <sup>2</sup>	NA
Front yard step back for buildings greater than 21.0m – min.	3.0m, that begins between 8.0m and 17.0m <sup>(3)</sup>	1.5m, that begins between 8.0m and 21.0m <sup>(3)</sup>	3.0m, that begins between 8.0m and 17.0m <sup>(3)</sup>
Interior and rear yard setbacks for portions of the building above 21.0m – min.	6.0m, for buildings up to 66.0m in height; 12.0m, for buildings above 66.0m in height	6.0m	6.0m

<b>Zone Variations:</b>	<b>MS1 (Corridor)</b>	<b>MS2 (New)</b>	<b>MS3 (Historic)</b>
Street Wall – min.	70%	70%	70%
Street Wall glazing – min.	70%	70%	70%

**Additional Regulations for Table 10.3: Regulations**

- (1) Or the lesser of the setbacks for the two adjacent properties.
- (2) Notwithstanding *Table 10.3*, the Rear and Interior Yard Depths Abutting a Neighbourhood Connector or Neighbourhood Street Zone (m) minimum shall be 7.5 metres plus 1.0 metre per 10.0 metres in height for all portions of a building above 7.5 metres in height
- (3) Step backs will continue above the initial step back to the full height of the building.
- (4) Surface parking is not permitted in the front and exterior side yard.
- (5) Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- (6) Drive-through facilities, either as a main or accessory use, are not permitted in any Main Street Zone variations.
- (7) Notwithstanding *Table 10.3*, the minimum lot frontage for development with a driveway accessed from a Major Street is 30m.