

NEIGHBORHOOD SHOPPING AREA ZONE		
REGULATION	NSA2	SITE
PERMITTED USES	COMMERCIAL	COMMERCIAL
LOT FRONTAGE (Min.)	30m	50m
LOT DEPTH (Min.)	40m	188m
FRONT & EXTERIOR YARD (Min.)	0m	27m
INTERIOR SIDE & REAR YARD (Min.)	8m adjacent to residential zone	9.6m
LANDSCAPE OPEN SPACE (Min.)	15%	15.3%
COVERAGE (Max.)	30%	24%
GFA (Max.)	4000m²	±4000m² (existing)
HEIGHT (Max.)	8m	8m
PARKING (Min.)	89 (See chart below)	199 Remain
GFA FOR OFFICE USE (Max.)	20%	N/A
GFA FOR SPECIFIC USES (Max.)	Food stores - 500m² Restaurants - 150m² Other - 300m²	see existing uses below

COMMERCIAL PARKING RATIOS			
USE	SIZE (m²)	TIER	REQUIRED
PIZZA	118	Tier 1 1/20m²	5.9
RESTAURANT	113		5.7
HAIR SALON	85	Tier 2 1/30m²	2.8
DANCE STUDIO	1279		25.6
DANCE BOUTIQUE	270	Tier 3 1/50m²	5.4
KARATE	198		3.9
JAZZERCISE	230		4.6
WINE MAKING	108		2.1
INSURANCE OFFICE	82		1.6
VARIETY STORE & FOOD MARKET	118		2.4
VAPE STORE	91		1.8
DAY CARE	417		8
SUB TOTAL	3109		
SCOOPS (SEASONAL)	18	Tier 1 1/20m²	1
POST OFFICE (MN 727)	1056	Tier 3 1/50m²	18
TOTAL	4183		89

RESIDENTIAL CLUSTER TOWNS ZONE		
REGULATION	R5-7	R5-7*
PERMITTED USES	CLUSTER TOWNS, CLUSTER STACKED TOWNS	CLUSTER STACKED TOWNS
LOT AREA (Min.)	1000m²	5600m²
LOT FRONTAGE (Min.)	30m	62m
FRONT & EXTERIOR YARD (Min.)	6m	3m *
INTERIOR SIDE & REAR YARD (Min.)	3m & 6m	3m
LANDSCAPE OPEN SPACE (Min.)	30%	32%
COVERAGE (Max.)	45%	27%
HEIGHT (Max.)	12m	7.5m
NUMBER OF UNITS		54
DENSITY (Max.)	50 U/Ha	97 U/Ha *
PARKING (Min.)	stacked towns 0.5/ Unit	1 / Unit
ACCESSIBLE PARKING	4% of required spaces = 2 min	3
ELECTRIC VEHICLES	5% of required spaces = 2 min	2
VISITOR PARKING	1 / 10 units = 6 min	6
BICYCLE PARKING	7% of required vehicle = 2 min	4
ACCESS		joint access with commercial use *
* REQUIRES SPECIAL PROVISION		



Notre Dame Drive Site Plan Amendment

725 Notre Dame Drive
London, Ontario

