

City of London

Sidewalk Patios

Standards and Application Process for Patios On Public Property



2024



London
CANADA

Sidewalk Patio

Standards and Application Process

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1.0

Purpose

The following document outlines the design requirements for sidewalk patios throughout the City that are located on City property.

Sidewalk patio proposals must be reviewed to ensure that universal accessibility, public safety, and the streetscape experience are enhanced and not negatively impacted by the introduction of a patio.

Sidewalk patios can activate the street and create a more vibrant urban environment. By providing opportunities for outdoor dining, the City, and businesses within it, can encourage the use and enjoyment of the public realm.

To establish a sidewalk patio, an applicant must first consult with City staff and follow this illustrated step-by-step guide to determine the location and design details of the patio.



2.0

Application Process

The process of establishing a sidewalk patio consists of nine steps to ensure the use of City property enhances the space and protects the public. The City has the right to reject an application if it is determined that the patio does not enhance the public realm.

This application process applies to new patio applications or the redesign of an existing patio. For the renewal of existing patios with no proposed changes to the design, contact Realty Services (realtyservices@london.ca)

All applications are required to comply with the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

Steps in the Application Process

1. Contact the City of London

Contact Realty Services to discuss the desire to establish a sidewalk patio on City property. Staff will provide the materials required for the complete application submission.

2. Select Patio Location

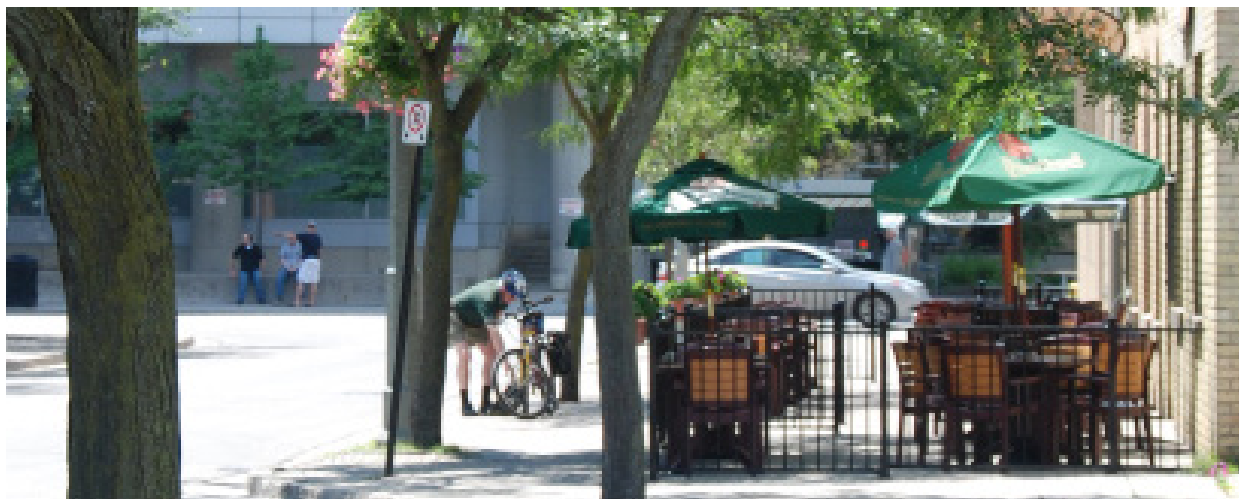
Use this document to determine which patio location is best suited for the situation. If utilizing an area in front of an adjacent property, the application should include documented consent from adjacent property owners.

3. Submit Plan & Elevation Drawings

Provide a plan (overhead view) that shows the proposed patio layout design including existing street fixtures in compliance with the classification and design detail requirements. See Section 3.0 for examples of layouts.

Provide an elevation drawing (street level view) of the proposed patio that shows all proposed patio features such as patio enclosure design, furniture, lighting, and existing street fixtures.

The application shall include details of the patio surface and how elements will be secured to the surface.



4. Include Photographs & Material Samples

Provide at least four images:

- View from the front,
- View from the right
- View from the left
- View in context of surroundings, including neighbouring properties and the streetscape.

If available, provide any samples, photographs, or drawings of design features such as furniture, plantings, awnings etc, to be used.

5. Comply with Classifications and Design Details

Follow the classifications and design detail standards in sections 3.0 and 4.0 of this document to ensure the patio complies to the minimum standards.

6. Complete the Application

Complete the online application ([link to form](#)) that is available through Realty Services. Submit required application fees.

7. Submit Fees and Completed Application for Staff Review

Submit the application package to Realty Services. Staff from various City of London departments will review the application and will respond with approval, or recommend modifications. The fees applicable for the use of public property (sidewalk space/ parking space) will be identified at this stage. The requirement of a building permit will be identified at this stage.

8. Construct & Operate

A licensing agreement is required to operate a sidewalk patio. The licensing agreement is obtained through this application process and is valid for up to 3 years. Once the licence has been approved, the City will advise the applicant and construction can commence.

9. Alcohol and Liquor Licence

The applicant is responsible for applying to the Alcohol and Gaming Commission of Ontario (AGCO) for licenced patios if alcohol is being served.



3.0

Classifications

There are several potential sidewalk patio locations on City property. Selecting the right location for a sidewalk patio will ensure the safety of the public and the enhancement of the streetscape.

When choosing the location of a sidewalk patio, consideration should be given to the existing streetscape, surrounding uses, and availability of space.

Sidewalk patios shall respect adjacent businesses and not impede the flow of pedestrians.

Patios are to respect adjacent businesses and not impede the flow of pedestrians.

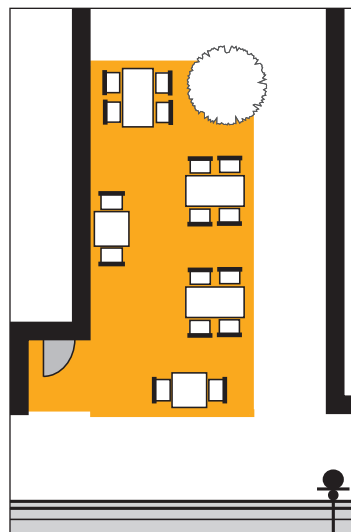
Sidewalk patios fit into three categories:

3.1 Sidewalk patios located entirely on the boulevard.

3.2 Sidewalk patios that utilize an on-street parking space.

3.3 Sidewalk patios within Dundas Place.

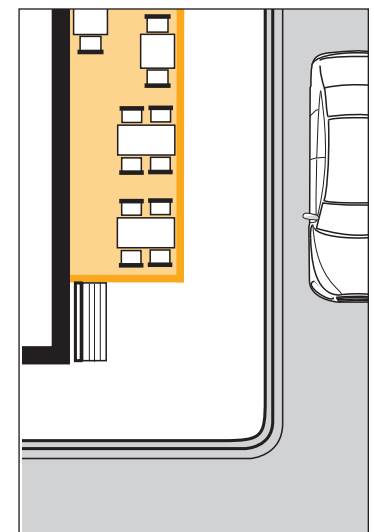
The following pages explain in detail each of the six potential sidewalk patio locations and include requirements related to each situation.



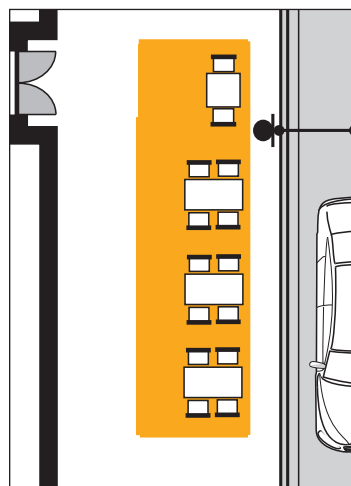
Alleyway



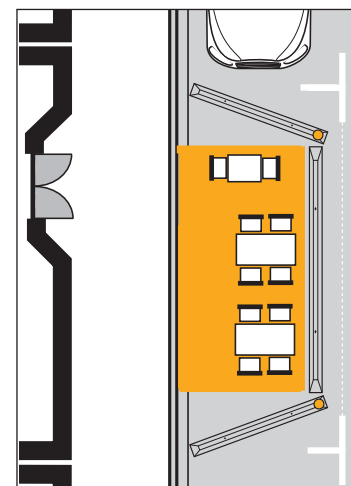
Along Building



At A Corner



Along the Curb



On-Street Parking



Combination

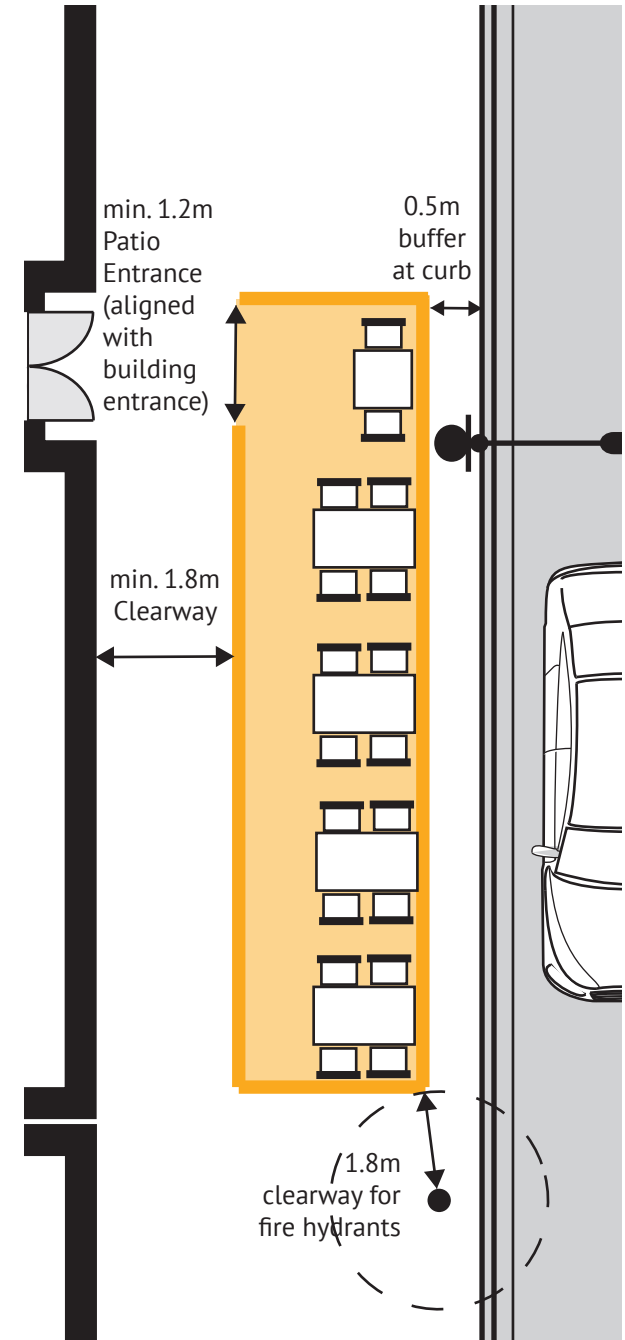
3.1 Sidewalk Boulevard Patios

3.1.1 Along the Curb

- a. Patios along the curb are located on the exterior edge of the sidewalk with the clearway located between the building and the patio.
- b. A minimum distance of 0.5 metres must be provided between the curb and the closest patio edge

Summary of Required Distances

Clearway	1.8m (minimum)
Distance from Curb	0.5m (minimum)
Entrance	1.2m (minimum)
Streetscape Elements	1.8m (minimum)

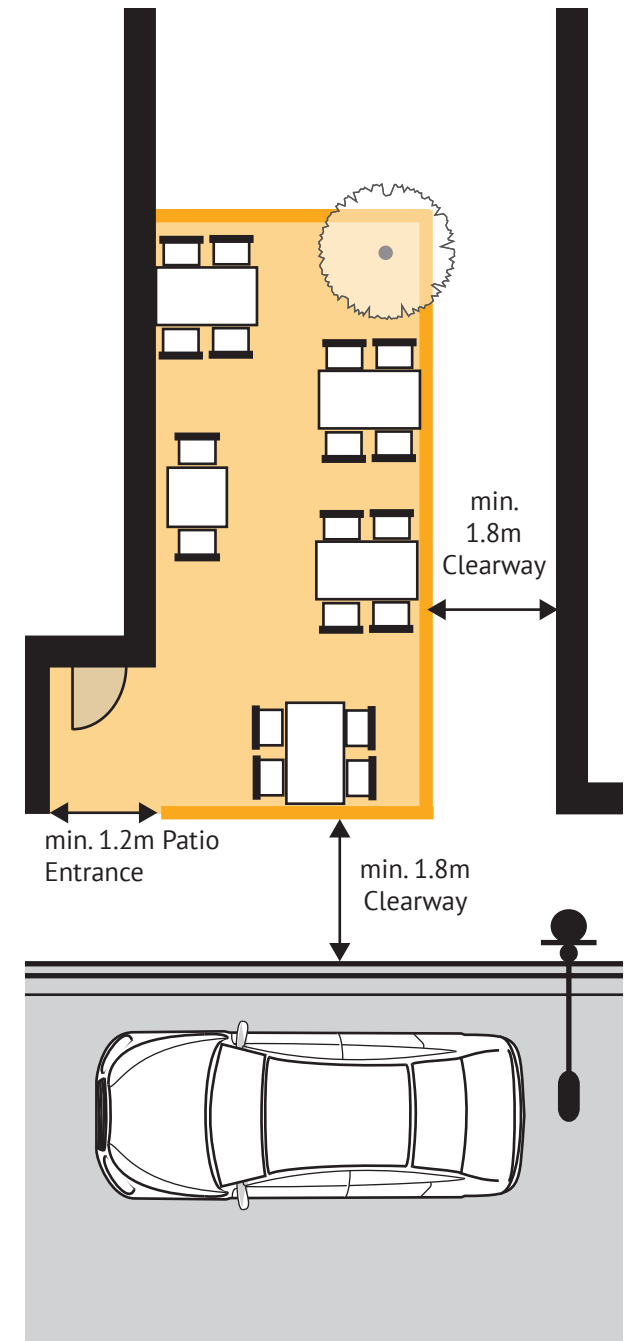


3.1.2 Alleyways

- a. Where there is a public alley between two buildings, a patio may be located in the space adjacent to the establishment provided the proposed patio does not prevent vehicular access.
- b. Where vehicular traffic has an alternate route available, or if vehicular access is not required, the patio may still be located within the alley, but shall provide a clearway for pedestrian access.
- c. The clearway shall be located between the outer edge of the patio and any neighbouring buildings and/or the curb.
- d. The entrance to the patio should be located as close as possible to the building entrance of the associated establishment. This will provide ease of access for the patio to serve patrons.

Summary of Required Distances

Clearway	1.8m (minimum)
Entrance	1.2m (minimum)
Streetscape Elements	1.8m (minimum)

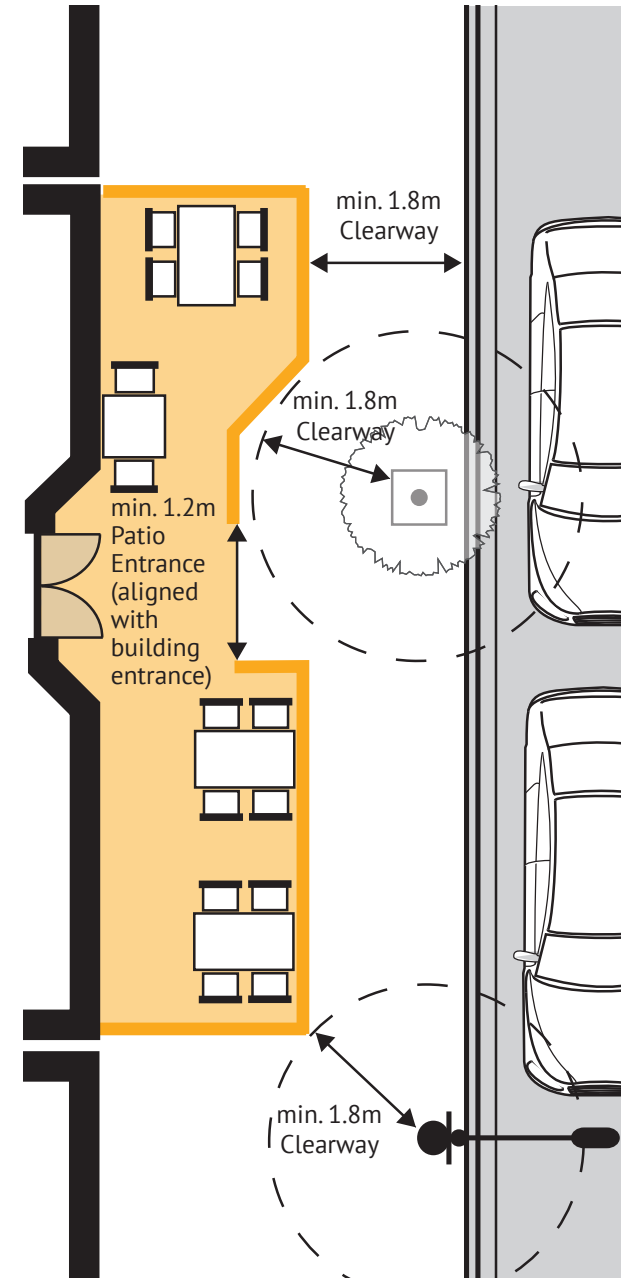


3.1.3 Along the Building

- a. This classification includes sidewalk patios located immediately adjacent to the building, but extending on to City property
- b. The clearway shall be located between the outer edge of the patio and the curb. Clearway distance shall be measured from the edge of tree grates, light posts, and other streetscape elements.
- c. This patio location may causes a “zig zag” travel path for pedestrians when several patios in a block occupy the sidewalk. This location is particularly unsuitable where the existing streetscape primarily consists of retail shops that would not provide patios in the right-of-way.

Summary of Required Distances

Clearway	1.8m (minimum)
Entrance	1.2m (minimum)
Streetscape Elements	1.8m (minimum)

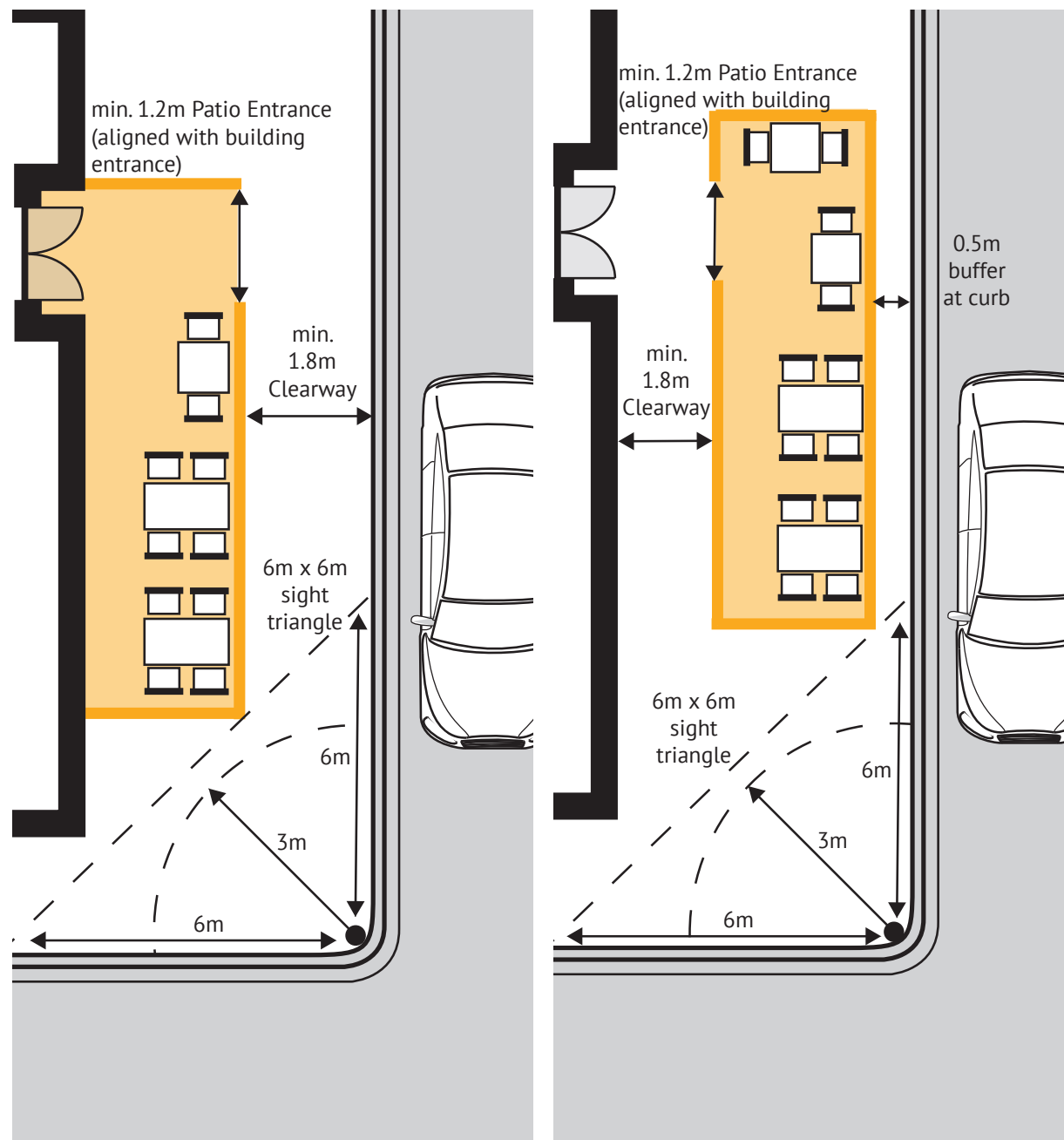


3.1.4 Patio At A Corner

- a. Corners and intersections require special treatment to ensure the pedestrian volumes and vehicular sight lines can be accommodated without interference.
- b. Where a patio is in close proximity to an intersection, a minimum clearway of 3.0 metres is required from the corner of any street intersection
- c. A 6 meters x 6 meters sight triangle must be maintained. The sidewalk patio cannot be located within the sight triangle. This will also comply with the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

Summary of Required Distances

Clearway	1.8m (minimum)
Distance from Curb	0.5m (minimum)
Entrance	1.2m (minimum)
Clearway from Corner	3.0m (minimum)
Streetscape Elements	1.8m (minimum)



3.2 On-street Parking Space Patios

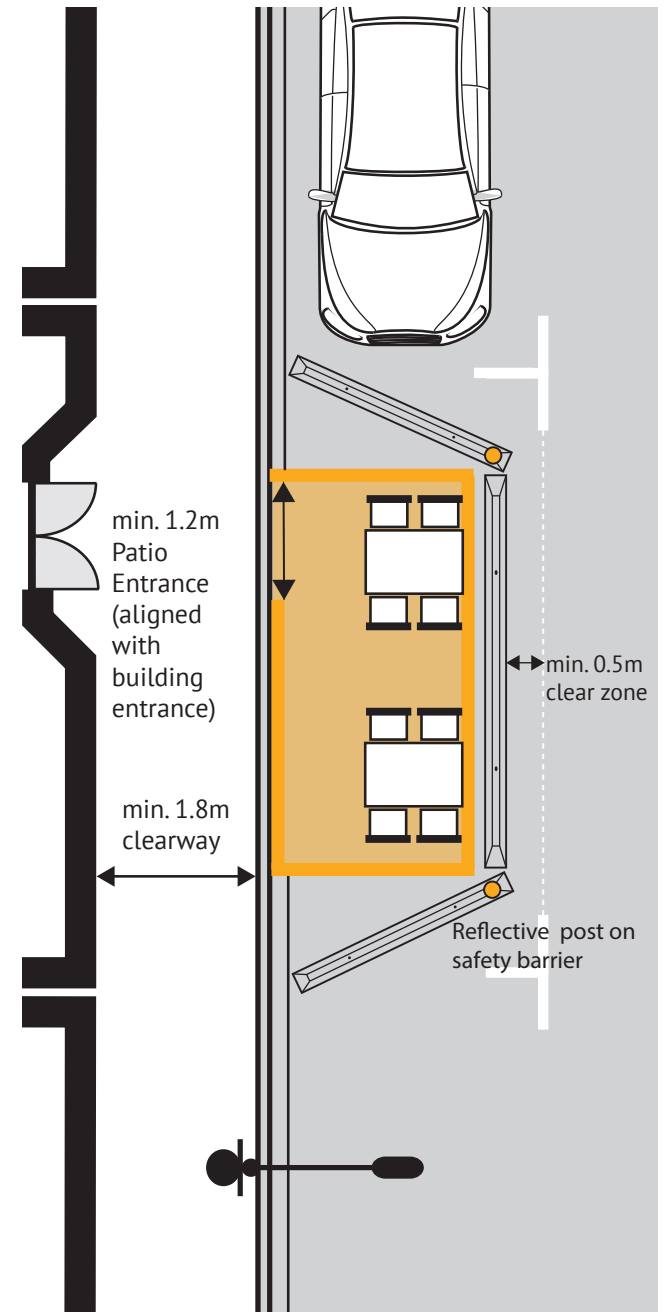
CLASSIFICATIONS

3.2.1 In On-Street Parking Space

- Where the public sidewalk is not wide enough to support a patio, patios may be located within an on-street parking space.
- The clearway shall be located between the curb and the associated building.
- Patio floors located within an on-street parking space must be brought to the same height as the sidewalk. A building permit may be required.
- Safety barriers with reflective posts must be provided along all patio sides adjacent to vehicular travel lanes and parking spaces.
- Where there are rollover curbs, safety barriers may be required at the discretion of the City.

Summary of Required Distances

Clearway	1.8m (minimum)
Length	6.7m (minimum) [1 parking space] 1m (maximum) [beyond property]
Entrance	1.2m (minimum)
Streetscape Elements	1.8m (minimum)
Clear Zone	0.5m (minimum)

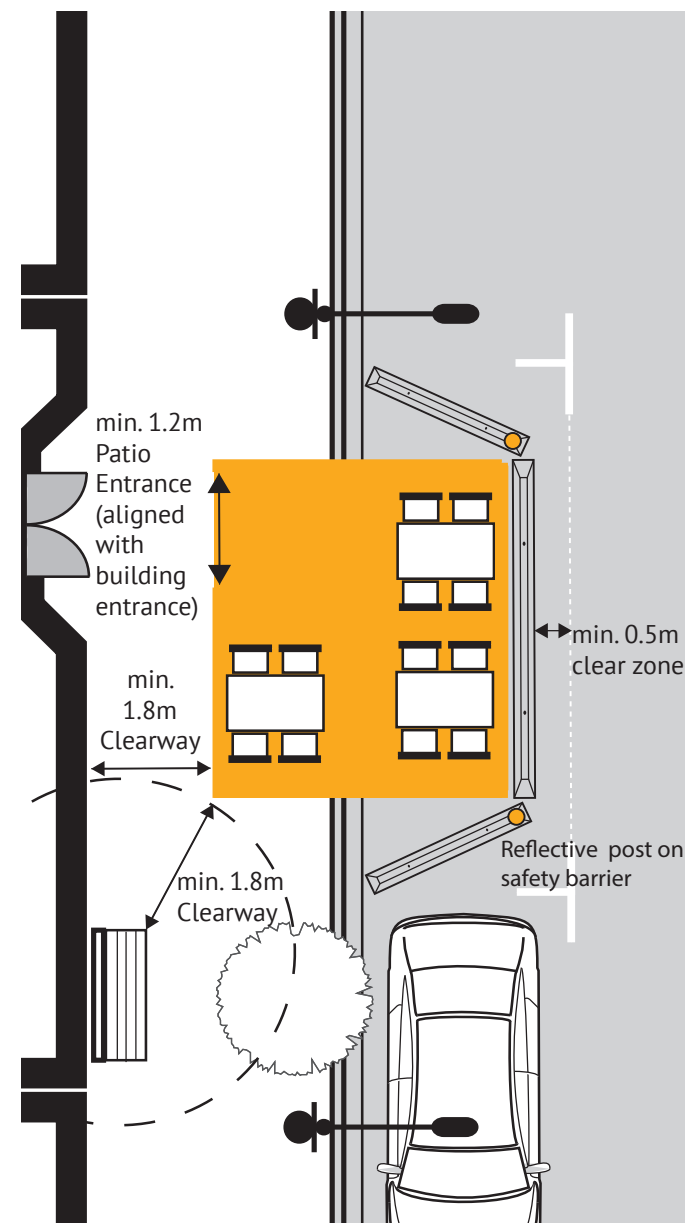


3.2.2 Boulevard & On-Street Combination

- A patio may be located on the sidewalk and within a parking space to allow for a larger dining area.
- The clearway shall be located between The clearway shall be located between the edge of the patio and the associated building.
- The patio floor within the on-street parking space must be brought to the same height as the sidewalk. A level transition between the two portions is required.
- Safety barriers with reflective posts must be provided along all patio sides adjacent to vehicular travel lanes and parking spaces.

Summary of Required Distances

Clearway	1.8m (minimum)
Length	6.7m (minimum) [1 parking space] 1m (maximum) [beyond property]
Entrance	1.2m (minimum)
Streetscape Elements	1.8m (minimum)
Clear Zone	0.5m (minimum)



3.2.3 Road and Parking Requirements Applicable to On-Street Parking Space Patios

- a. Patios must occupy a full parking space length. Full parking spaces must be maintained on either side of the patio, where applicable.
 - b. The outside edge of the safety barrier must be at least 0.5 metres from the travel lane, creating a 0.5 metre clear zone away from vehicle travel lanes.
 - c. Safety barriers must be placed at each end of the patio where there is an adjacent parking space, and along the vehicular traveled portion of the street.
 - d. The applicant is responsible for the additional costs associated with the approved removal of any City infrastructure such as parking meters, parking signage, waste receptacles, etc., to accommodate this type of patio. The business owner shall arrange with Transportation and Roadside Operations and/or Parking to reinstall City infrastructure that was removed as part of the patio installation.
 - e. The applicant is responsible to pay a fee for the use of the on-street parking space, equivalent to the average revenue generated by an on-street parking space per season.
 - f. The patio surface must be designed for easy removal and to prevent damage to the road surface. The applicant's plan for affixing barriers and flexible reflective posts must be included as part of the application package.
 - g. The design of a patio floor will vary and depends on the slope of the street and the overall design of the structure. The sub-structure must accommodate the crown of the road and provide a level surface for the patio.
 - h. The design of the patio structure shall not inhibit the adequate drainage of storm water runoff. Drainage channels must be incorporated into the structural design of the patio platform.
 - i. The applicant is to provide Manual for Assessing Safety Hardware (MASH) approved safety barriers on all sides of the patio that are adjacent to the vehicle travel lanes or adjacent to parking spaces, to the satisfaction of the City.
- Where there are rollover curbs, urban barriers may be required at the discretion of the City.



3.3 Dundas Place Patio Considerations

- a. The applicant must meet at the proposed patio site with the Dundas Place Manager to determine requirements prior to application.
- b. The width of the patio, pedestrian sidewalk clearway, and vehicle travel will be discussed with the Dundas Place Manager. At no point shall the pedestrian sidewalk clearway be less than 1.8 metres.
- c. The Dundas Place Manager has the discretion to apply some or all of the requirements of the on-street parking space standards to a patio. These requirements will be confirmed during the meeting with The Dundas Place Manager.
- d. Year-round patios will be considered on a case-by-case basis at the discretion of the Dundas Place Manager and Road Operations. Some considerations include:
 - Clearways
 - Snow removal
 - Use of Heaters
 - Safety



Dundas Place Boundry Map

4.0

Design Details

Sidewalk patios will be comprised of structural, functional, and decorative features. To ensure public safety and general aesthetic continuity, the following design details provide the minimum requirements for various features within a sidewalk patio.

These design details include dimensions, locations, and materials for features such as furniture, fencing, lights, and plant materials.

The City encourages creativity and the development of unique outdoor patios within the requirements provided.

4.1 Functionality

a. Clearway

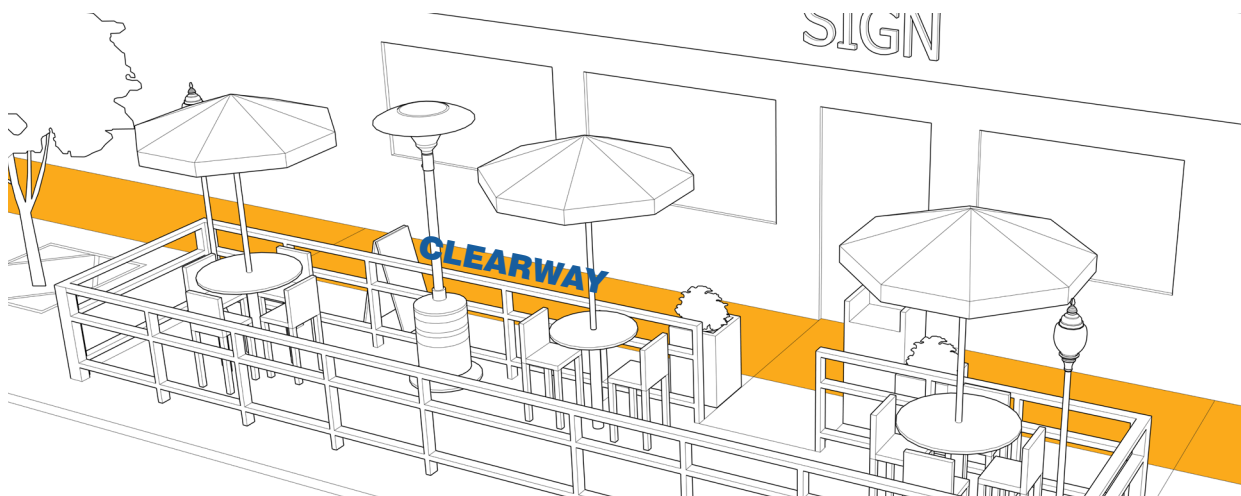
An unobstructed pedestrian pathway of at least 1.8 metres must be maintained at all times. The location of the clearway relative to the patio will depend on the location of the patio.

Patios located at a corner will require a clearway of 3 metres from the corner of the intersection.

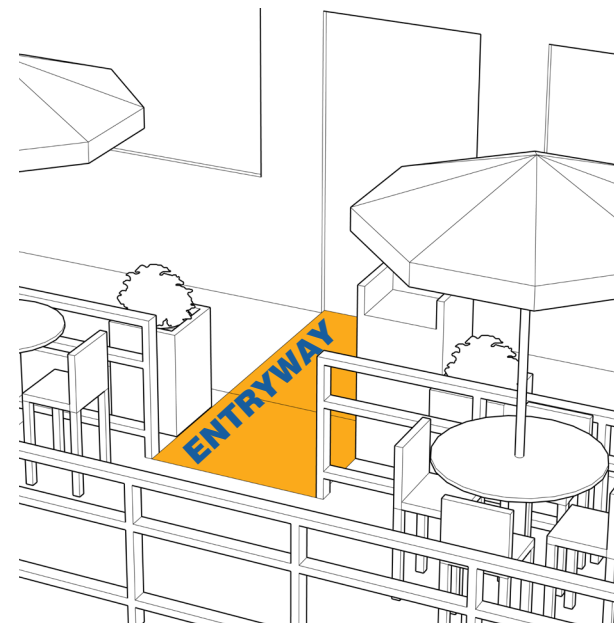
b. Entryway

An entryway of at least 1.2 metres must be provided to the patio, and where possible, should be aligned with the building entrance to the corresponding establishment.

When the two entrances cannot be directly aligned, they should be located in close proximity to each other to ensure ease of movement and service between the establishment and the patio.



Clearway



Entryway

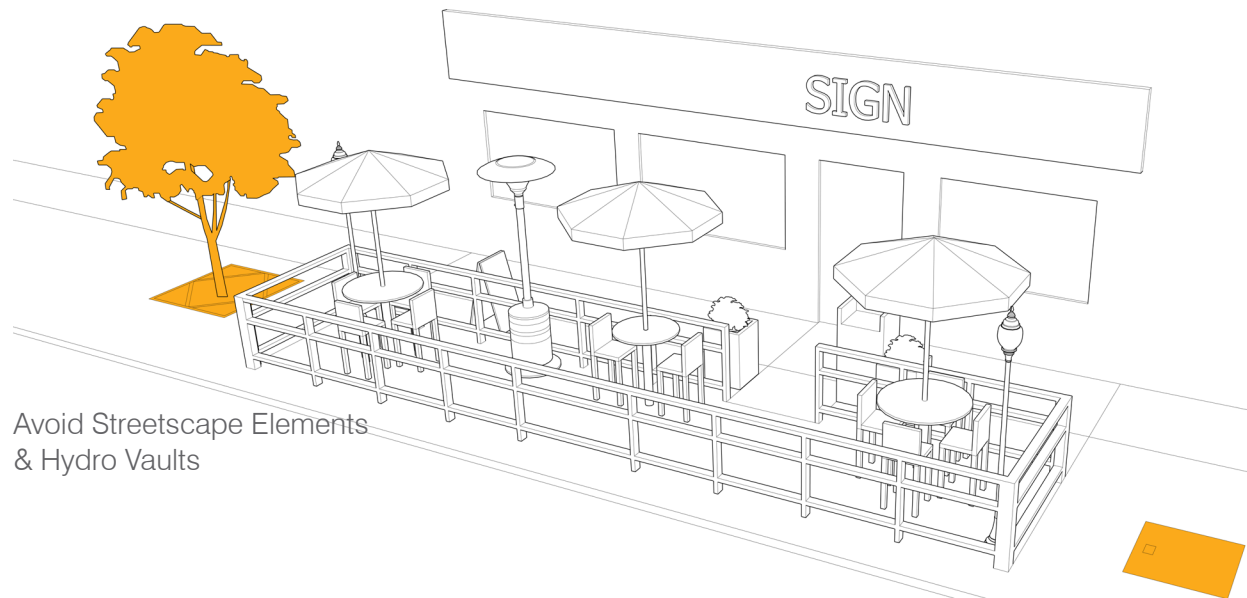
c. Streetscape Elements

Streetscape elements shall not be located in the clearway adjacent to the sidewalk patio. These include, but are not limited to garbage receptacles, tree grates, fire hydrants, street furniture, and any other item that poses a potential obstruction within the clearway.

Fire hydrants require a 1.8 metre clearway at all times.

All other streetscape elements do not require a clearway if outside of the pedestrian clearway.

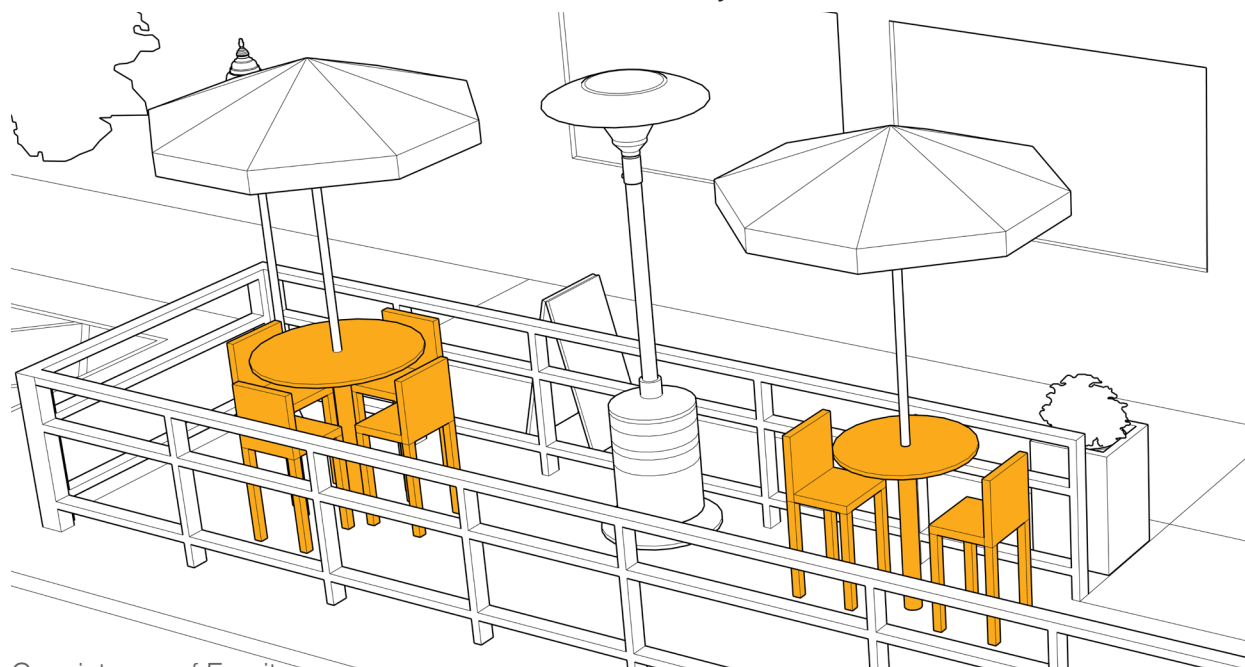
Street trees, tree grates, lamp posts, and signs may be incorporated within the patio enclosure.



Avoid Streetscape Elements & Hydro Vaults

d. Hydro Vault

No patio can be situated on top of, or within 1.0 metres of an underground hydro vault.



Consistency of Furniture

e. Seasonal Use

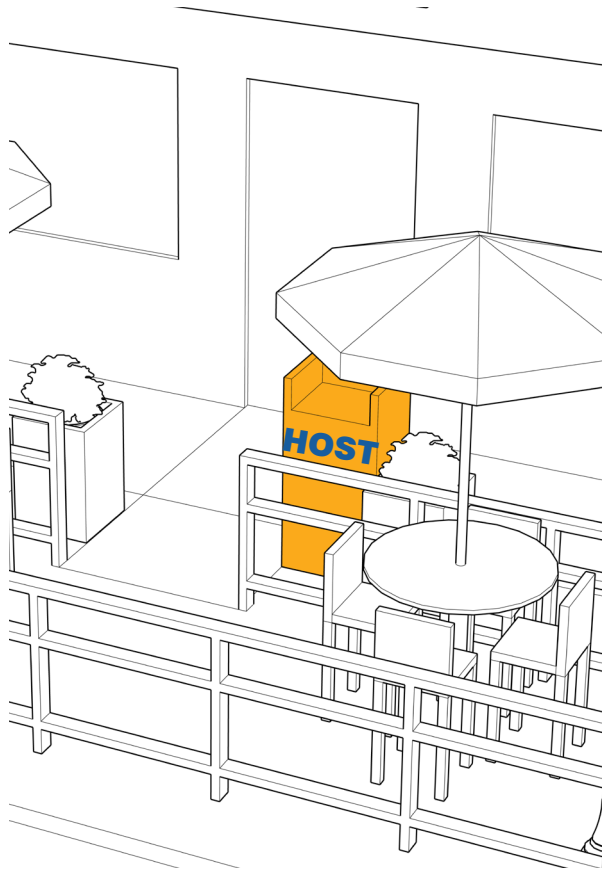
Sidewalk patios, in their entirety, may only operate as seasonal features. All elements must be removable and disassembled at the end of the season. Winter patios will be considered on a case by case basis. Some considerations include:

- Clearways
- Snow removal
- Use of Heaters
- Safety

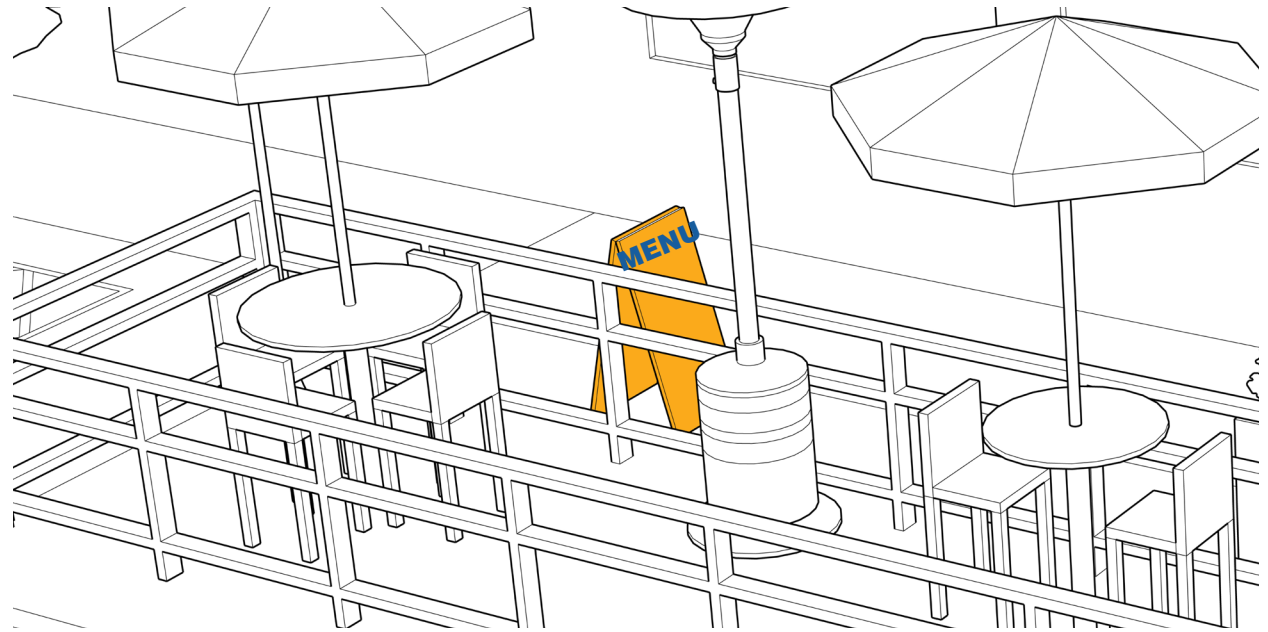
4.2 Furniture

a. Consistency

Tables and chairs should be made of matching sets and should be consistent throughout the patio. All furniture, including fencing, should be made of durable, weather resistant materials, that are easily cleaned.



Host Stands



Menus & Sandwich Boards

b. Host Stands

Host stands are permitted within the patio or outside of its entrance provided they are consistent with the furniture in the patio and do not obstruct the clearway.

c. Garbage Receptacles

Garbage receptacles are permitted within the patio provided they are located with host stands and cannot be seen as a prominent feature within the space.

d. Menus & Sandwich Boards

Menus and sandwich boards are permitted, provided they promote menu items and any advertising must comply with the City of London Sign By-Law 2017.

Menu and sandwich boards are to compliment the furniture within the patio and must not obstruct the clearway.

4.3 Fences and Plantings

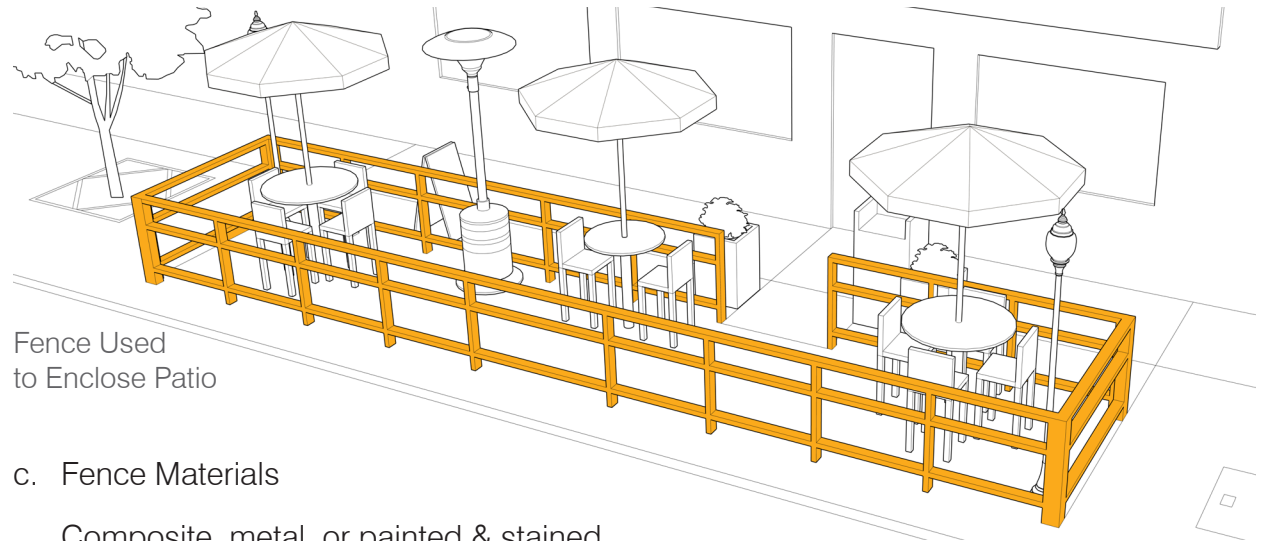
a. Fence Requirements

Fencing is required when a business is licensed and serves alcohol on the patio. Patio fencing is optional for unlicensed establishments.

Regardless of an ACGO license, where a patio is located in an on-street parking space, fencing is required at all times in addition to urban barriers.

b. Fence Dimensions

Patio fencing must be 0.75-1.0 metre in height, and have a low barrier bar 0.15-0.3 metres high. Fencing must maintain a 0.5 metre buffer from the curb.



c. Fence Materials

Composite, metal, or painted & stained wood materials are preferred. Pressure treated wood and plastic are strongly discouraged.

d. Planter Fence

Planters can be used in lieu of a fence if they are 0.75-1.0 metre in height and a continuous length to delineate the patio space

The planter, with plants, must be 0.75-1 metres in height and must be a continuous length to delineate the patio space.

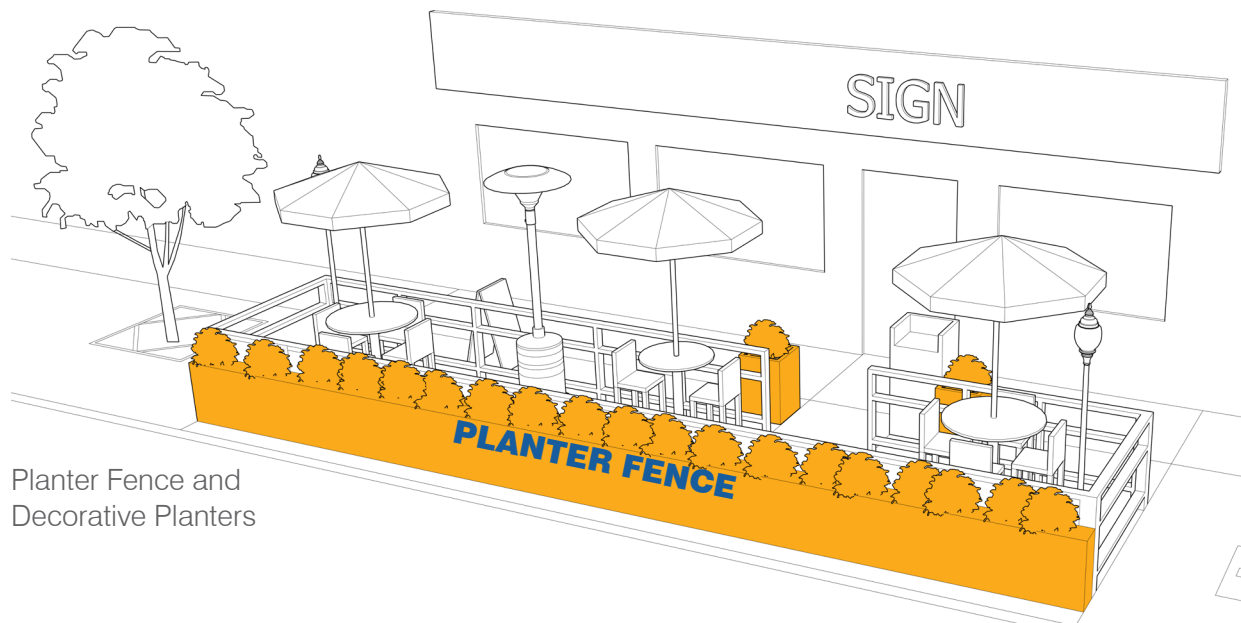
A 0.15-0.3 metre low barrier bar is required.

Planters must maintain a 0.5 metre buffer from the curb.

e. Decorative Planters

Raised and elevated planters may be used within the patio for decoration. The planters may not exceed 0.5 metres in width and 1.0 metre in height. Planters with plant material, may not exceed 1.5 metres in height or interfere with sight lines.

Whenever they are included in an approved patio, plants must be healthy, living, and maintained throughout the season.



4.4 Additional Features

a. Awnings & Umbrellas

Awnings and umbrellas must operate at a minimum height of 2.4 metres above sidewalks and patio floors. Awnings must be installed on the first storey of the building.

When fabric is being used for awnings and umbrellas, flame and fade resistant materials are recommended.

b. Pop-up Canopy/Tent

Pop-up tents are generally discouraged and will be considered at the discretion of the City on a site-by-site basis.

Pop-up canopies of tents must have a minimum height of 2.4 metres, must not create visual barriers along the street, and must compliment the overall street design.

c. Heaters

Heaters are permitted within the patio provided they do not exceed 3.0 metres in height.

d. Lights

Lighting for the patio is permitted, provided it is located within the boundaries of the patio and does not spill into the clearway.

Lights may not exceed 3.0 metres in

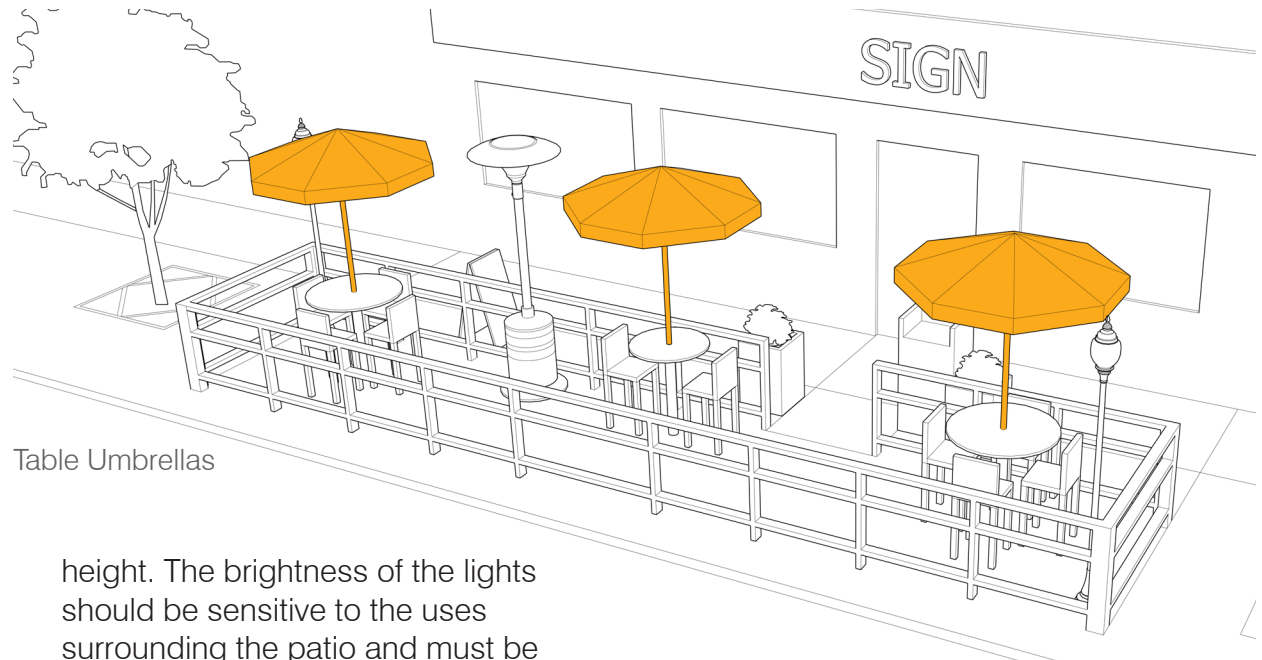


Table Umbrellas

height. The brightness of the lights should be sensitive to the uses surrounding the patio and must be directed onto the patio and away from neighbouring properties and the street.

Lighting must be restricted to low voltage (12V system), 120VAC is not permitted.

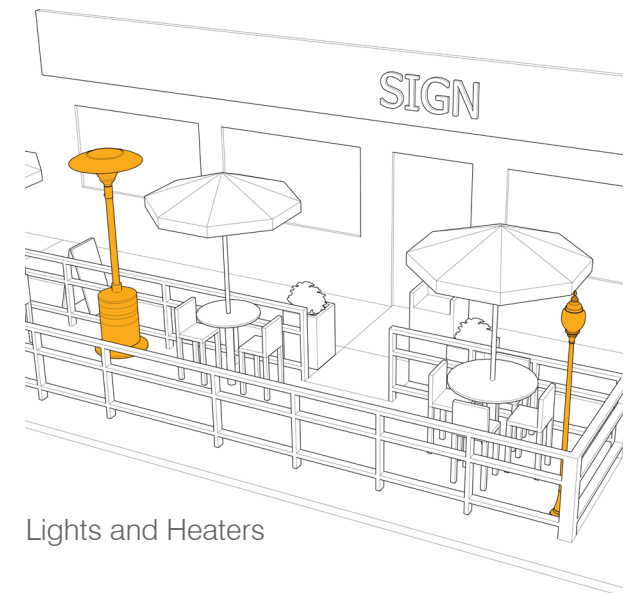
e. Paving

Site specific paving or surface treatment is not permitted on City property.

f. Third Party Advertisements

No third party advertisements shall be permitted on umbrellas, awnings, furniture or any element in the public right-of-way.

All other signs are subject to the City of London Sign By-law 2017



Lights and Heaters

5.0

Maintenance and Enforcement

- a. The applicant is expected to maintain the sidewalk patio area and furniture in a clean and hygienic manner, and secure or store the patio furniture when not in use outside business operating hours.
- b. At the termination of the sidewalk patio licensing agreement, the applicant must return the patio area to its pre-patio condition to the satisfaction of the City.
- c. Businesses which fail to uphold and maintain the obligations stipulated in the sidewalk patio licensing agreement will receive citations and given a time frame to address the issues. Failure to comply within the time frame may result in the termination of the licensing agreement. In such cases, the City reserves the right to initiate enforcement measures to address the infractions at the applicants expense.
- d. The City reserves authority over City property and, when required, will exercise the right to request removal of sidewalk patio area due to safety, construction, or community needs.



- e. If the City has safety objections, the sidewalk patio will not be installed or the City will issue a notice of removal within 24 hours when conflicts are identified. Emergencies may necessitate faster removal times as required by the City or Emergency Services. Under these situations, care will be taken for removal of infrastructure, but the City will not be held liable for damages to sidewalk patio infrastructure added to City property by the applicant.
- f. The license holder (alternative licensee) is required to remove (at their own expense) their patio during public works projects such as repaving and sidewalk widening.
- g. After receiving the licensing agreement, the applicant has 30 days to install it on site. If the installation is not completed within 30 days, the licensing agreement may be revoked.
- h. If a winter patio is permitted, the license holder (alternative licensee) is responsible for removing (at their own expense) all snow from the patio. Any snow removed from the patio must not obstruct the 1.8 metre clearway on the City sidewalk or the flow of the vehicular traffic.

