

Bill No. 344
2024

By-law No. C.P.-1512()-____

A by-law to amend The Official Plan, The London Plan for the City of London, 2016 relating to an area of land located at 850 Highbury Avenue North.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. _____ to The Official Plan for the City of London Planning Area – 2016, as contained in Schedule “1” through Schedule “12”, attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on October 15, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – October 15, 2024
Second Reading – October 15, 2024
Third Reading – October 15, 2024

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

- 1) To amend Official Plan Map 1 – Place Types to change the land use designation FROM Transit Village and Green Space Place Types to Transit Village and Green Space Place Types as indicated on the attached Schedule “1”;
- 2) To amend Official Plan Map 3 – Street Classifications to MODIFY the Neighbourhood Connectors within the London Psychiatric Hospital Secondary Plan as indicated on the attached Schedule “2”;
- 3) To amend Official Plan Map 4 – Active Mobility Network to MODIFY the Cycling and Walking Routes within the London Psychiatric Hospital Secondary Plan as indicated on the attached Schedule “3”;
- 4) To amend London Psychiatric Hospital Secondary Plan Section 3.0 Character Area Land Use Designations to AMEND the Transit-Oriented Corridor Policy Area 1 and DIVIDE into Transit-Oriented Policy Area 1A for the corner of Highbury Avenue North and Oxford Street East and Policy 1B for the rest of the former Policy Area 1.
- 5) To amend London Psychiatric Hospital Secondary Plan Section 3.0 Character Area Land Use Designations to REMOVE references to the “Upper Maximum Height” and “Standard Maximum Height” and REPLACE with “Maximum Height”;
- 6) To amend London Psychiatric Hospital Secondary Plan Section 3.2, including Table 1 – Summary of Maximum and Minimum Permitted Heights by Designation to increase the permitted heights as follows:
 - a. Transit-Oriented Corridor Policy Area 1A FROM a Maximum of 22 storeys a TO a Maximum of 32 storeys;
 - b. Transit-Oriented Corridor Policy Area 1B FROM a Maximum of 22 storeys a TO a Maximum of 30 storeys;
 - c. Transit-Oriented Corridor Policy Area 2A FROM a Maximum of 12 storeys a TO Maximum of 20 storeys;
 - d. Transit-Oriented Corridor Policy Area 2B FROM a Maximum of 12 storeys a TO Maximum of 25 storeys;
 - e. Residential Policy Area 1A FROM a Maximum of 4 storeys a TO a Maximum of 8 storeys on lands located more than 80 metres from the Treed Allée along Street C;
 - f. Residential Policy Area 1B FROM a Maximum of 12 storeys a TO Maximum of 20 storeys; and
 - g. Village Core FROM a Maximum of 4 storeys TO Maximum of a Maximum of 8 storeys on lands located more than 60 metres from a heritage designation.
- 7) To amend London Psychiatric Hospital Secondary Plan Section 3.2 to revise the Built Form and Intensity policies for the western portion of Residential Policy Area 1A to permit heights up to 12 storeys adjacent to the Transit Oriented Corridor Designation subject to the recommendations of a Heritage Impact Assessment acceptable to the City.

- 8) To amend London Psychiatric Hospital Secondary Plan Schedule 1 – Community Structure Plan to MODIFY the street network; MODIFY the Active Transportation Connection; and change the land use FROM Lowrise-Midrise and Open Space TO Lowrise-Midrise and Open Space as indicated on the attached Schedule “4”;
- 9) To amend London Psychiatric Hospital Secondary Plan Schedule 2 – Character Areas to MODIFY the street network; and change the land use FROM Residential and Open Space TO Residential and Open Space as indicated on the attached Schedule “5”;
- 10) To amend London Psychiatric Hospital Secondary Plan Schedule 3 – Sub Area Designations as follows:
 - a. to modify the street network;
 - b. to amend the sub area designations for Blocks 6 & 27 FROM Residential Policy Area 1A and Open Space Policy Area 1 TO Residential Policy Area 2 and Open Space Policy Area 1:
 - c. to amend the sub area designations for Blocks 13-15 FROM Transit-Oriented Corridor Policy Area 1 TO Transit-Oriented Corridor Policy Area 1B.
 - d. to amend the sub area designations for Block 16 FROM Transit-Oriented Corridor Policy Area 1 TO Transit-Oriented Corridor Policy Area 1A.
 - e. to amend the sub area designations for Blocks 17 and 18 FROM Transit-Oriented Corridor Policy Area 2B TO Transit-Oriented Corridor Policy Areas 1B & 2A.as indicated on the attached Schedule “6”;
- 11) To amend London Psychiatric Hospital Secondary Plan Schedule 4 – Building Height Plan as follows:
 - a. to MODIFY the street network;
 - b. to amend all references to Standard Maximum Height indicated on Schedule 4 for each Sub Area Designation WITH the Maximum Height;
 - c. to amend the maximum height for Block 16 FROM 22 Storeys TO 32 Storeys;
 - d. to amend the maximum height for Blocks 13-15 and 17 FROM 16 and 22 Storeys TO 30 Storeys;
 - e. to amend the maximum height for Block 12 FROM 16 Storeys TO 25 Storeys;
 - f. to amend the maximum height for Blocks 18 and 19 FROM 12 and 16 Storeys TO 20 Storeys;
 - g. to amend the maximum height for Blocks 2 and 26 FROM 12 Storeys TO 20 Storeys; and,
 - h. to amend the maximum height for the western portions of Blocks 10 and 11 FROM 4 Storeys TO 8 Storeys;
 - i. to amend the maximum height for Block 1, the eastern portion of Block 3, and the western portion of Block 4 FROM 4 Storeys TO 8 Storeys.

as indicated on the attached Schedule “7”;

- 12) To amend London Psychiatric Hospital Secondary Plan Schedule 5 – Street Hierarchy Plan to MODIFY the Neighbourhood Streets and Neighbourhood Connectors as indicated on the attached Schedule “8”;
- 13) To amend London Psychiatric Hospital Secondary Plan Schedule 6 – Pedestrian and Cycling Network to MODIFY the street network; relabel FROM Buffered Bike Lane TO In-Boulevard Bike Lane and MODIFY the In-Boulevard Bike Lane and Multi-Use Pathway as indicated on the attached Schedule “9”;
- 14) To amend London Psychiatric Hospital Secondary Plan Schedule 7 – Cultural Heritage Framework to MODIFY the street and block fabric as indicated on the attached Schedule “10”;
- 15) To amend London Psychiatric Hospital Secondary Plan Schedule 8 – Urban Design Priorities to MODIFY the Priority View Terminus, street and block fabric as indicated on the attached Schedule “11”; and
- 16) To amend London Psychiatric Hospital Secondary Plan Schedule 9 – Potential Noise and Vibration Impact Area to MODIFY the street network; and change the land use FROM Residential and Open Space TO Residential and Open Space as indicated on the attached Schedule “12”.

LOCATION OF THIS AMENDMENT

The subject lands are lands of the former London Psychiatric Hospital located on the east side of Highbury Avenue North, south side of Oxford Street East, north of the CP Rail Line, and the CP Rail Spur Line as shown on Schedule “13”.

BASIS OF THE AMENDMENT

The subject lands are located within the Transit Village Place Type on The Official Plan Map 1 – Land Use which permits a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses and encourages mixed-use buildings. Transit Villages are intended to be second only to the Downtown in terms of the mix of uses and intensity of development that is permitted. They are intended to be major mixed-use destinations with centrally located rapid transit stations which will form focal points to the Transit Village neighbourhood.

The purpose of the London Psychiatric Hospital Secondary Plan (LPH Secondary Plan) is to establish a vision, principles and policies for the evolution of the former Provincial mental health facility property and adjacent lands to a vibrant residential community which incorporates elements of sustainability, mixed-use development, heritage conservation, rapid transit support, walkability and high quality urban design.

An amended LPH Secondary Plan that would allow mixed-use low, medium and high-density development with a mix of residential, commercial, heritage, community and other uses on the lands consistent with the vision for a Transit Village in The Official Plan, The London Plan, was passed by Council on June 14, 2022. Through the continued review of the applications for Zoning By-Law Amendment and Draft Plan of Subdivision, several minor revisions to the LPH Secondary Plan were identified to reflect the latest layout and design of the proposed development.

THE AMENDMENT

The Official Plan, The London Plan, for the City of London is hereby amended as follows:

- 1) The Official Plan Map 1 – Place Types is amended by redesignating a portion of the London Psychiatric Hospital Secondary Plan area from FROM Transit Village and Green Space Place Types to Transit Village and Green Space Place Types as indicated on the attached Schedule “1”;
- 2) The Official Plan Map 3 – Street Classifications is amended by modifying the Neighbourhood Connectors within the London Psychiatric Hospital Secondary Plan area as indicated on the attached Schedule “2”;
- 3) The Official Plan Map 4 – Active Mobility Network is amended by modifying the Cycling and Walking Routes within the London Psychiatric Hospital Secondary Plan area as indicated on the attached Schedule “3”;
- 4) London Psychiatric Hospital Secondary Plan Section 3.2 – Framework of Heights is amended by deleting Table 1 - Summary of Minimum and Maximum Permitted Heights by Designation and its notes and replacing them with:

Designation	Policy Area	Minimum Height (storeys or m)	Maximum Height (storeys)
Transit Oriented Corridor	1A	3 storeys or 9m	32
	1B	3 storeys or 9m	30
	2A	3 storeys or 9m	20
	2B	3 storeys or 9m	25
Village Core	n/a	2 storeys or 8m	See Section 3.3
Residential Area	1A	2 storeys or 8m	See Section 3.5.1
	1B	3 storeys or 9m	20
	2	2 storeys or 8m	6

Notes:

1 – The heights shown on this table will not necessarily be permitted on all sites within the relevant designations of this Secondary Plan.

2 – The Maximum height may be permitted through a site-specific zoning by-law amendment and site plan application, and the associated urban design review, where the criteria specified in the policies for the designation have been met.

3 – Transit Oriented Policy Areas 3 & 4, and Residential Policy Area 3 are not currently subject to this table. Appropriate minimum and maximum heights should be considered and added to this table through a future amendment to this secondary plan.

- 5) London Psychiatric Hospital Secondary Plan Section 3.3 – Village Core Designation iv) is amended by deleting b) and replacing it with the following:
 - b) The maximum permitted heights shall be up to 8 storeys on the western half and 4 storeys on the eastern half of the designation; and the minimum permitted heights shall be 2 storeys or 8 metres, as identified in Schedule 4 and Table 1 of this Plan. The proposed development will provide a transition between the heritage area surrounding the Infirmary building and the higher-rise built form along Highbury Avenue North.

- 6) London Psychiatric Hospital Secondary Plan Section 3.4.1 – Transit-Oriented Corridor Policy Area 1 – Highest Intensity i) Intent is amended by adding the following:

The Transit-Oriented Corridor Policy Area 1 – Highest Intensity is further divided into two sub areas, as shown on Schedule 3 of this Plan:

- a) Policy Area 1A: lands located at the southeast corner of Highbury Avenue North and Oxford Street East
- b) Policy Area 1B: lands located on the south side of Oxford Street East close to the northern extension to the Treed Allée, and on the east side of Highbury Avenue North located to the south of the heritage designated Horse Barn.

- 7) London Psychiatric Hospital Secondary Plan Section 3.4.1 – Transit-Oriented Corridor Policy Area 1 – Highest Intensity iii) Built Form and Intensity is amended by deleting a) in its entirety and replacing it with the following:

a) The maximum and minimum heights the maximum permitted heights within Policy Area 1 are as shown on Schedule 4 and Table 1 of this Plan:

- 1. Within the Transit-Oriented Corridor Policy Area 1A the maximum permitted heights shall be 32 storeys, and the minimum permitted heights shall be 3 storeys; and
- 2. Within the Transit-Oriented Corridor Policy Area 1B the maximum permitted heights shall be 30 storeys, and the minimum permitted heights shall be 3 storeys.

- 8) London Psychiatric Hospital Secondary Plan Section 3.4.1 – Transit-Oriented Corridor Policy Area 1 – Highest Intensity iii) b) is amended by deleting “Heights exceeding 15 storeys, up to 22 storeys” with “Within the Transit-Oriented Corridor Policy Area 1A, heights up to 32 storeys; and within Policy Area 1B, heights up to 30 storeys”;

- 9) London Psychiatric Hospital Secondary Plan Section 3.4.2 – Transit-Oriented Corridor Policy Area 2 – High Rise i) Intent b) is amended by deleting “lands to the north of the main Highbury Avenue North entrance, as well as the”;

- 10) London Psychiatric Hospital Secondary Plan Section 3.4.2 – Transit-Oriented Corridor Policy Area 2 – High Rise iii) Built Form and Intensity a) is amended by replacing “8 storeys” with “20 storeys” in (1) and replacing “12 storeys” with “25 storeys” in (2)

- 11) London Psychiatric Hospital Secondary Plan Section 3.4.2 – Transit-Oriented Corridor Policy Area 2 – High Rise iii) Built Form and Intensity b) is amended by replacing: “heights exceeding 8 storeys up to 12 storeys; and within Policy Area 2B, heights exceeding 12 storeys up to 16 storeys” with “heights up to 20 storeys; and within Policy Area 2B, heights up to 25 storeys”.

- 12) London Psychiatric Hospital Secondary Plan Section 3.5.1 – Residential Policy Area 1 – North Residential Neighbourhood iii) Built Form and Intensity is amended by:

a. deleting a) in its entirety and replacing it with:

The maximum permitted and minimum permitted heights within Policy Area 1, as shown on Schedule 4 and Table 1 of this Plan, shall be:

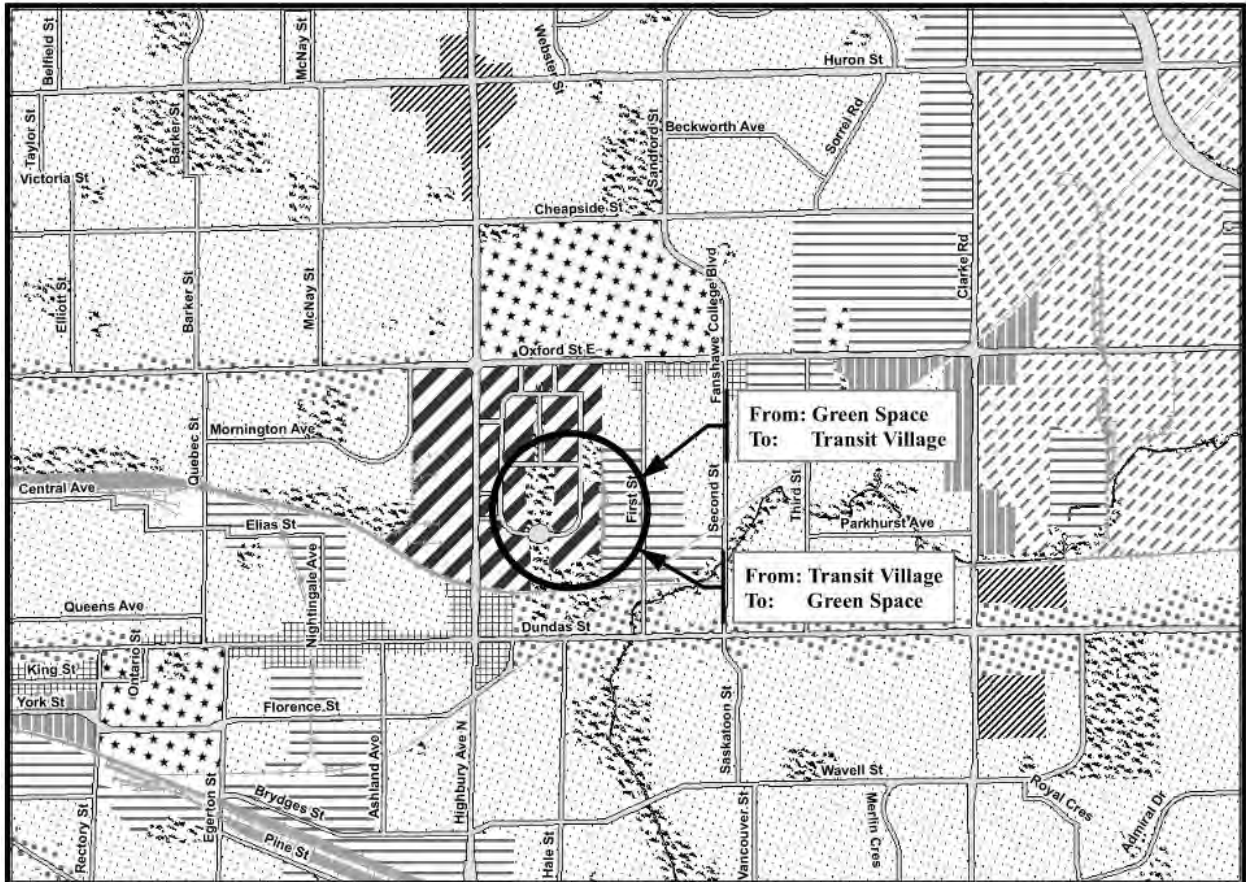
1. Within the Residential Policy Area 1A the maximum permitted heights shall be 4 storeys on lands within 80 metres of the Treed Allée along Street C or 8 storeys on all other lands, and the minimum permitted heights shall be 2 storeys; and
 2. Within the residential Policy Area 1B the maximum permitted heights shall be 20 storeys, and the minimum permitted heights shall be 3 storeys
- b. amending b) to delete “exceeding 8 storeys” and replace “12 storeys” with “20 storeys”.
- 13) London Psychiatric Hospital Secondary Plan Section 3.5.2 – Residential Policy Area 2 – South Neighbourhood iii) Built Form and Intensity is amended by:
- a. deleting a) in its entirety and replacing it with:

The maximum permitted heights shall be 6 storeys and minimum permitted heights shall be 2 storeys within Policy Area 2 as shown on Schedule 4 and Table 1 of this Plan.:
 - b. amending b) to delete “exceeding 4 storeys”.
- 14) London Psychiatric Hospital Secondary Plan Schedule 1 – Community Structure Plan is amended by modifying the street network, modifying the Active Transportation Connection, and redesignating a portion of the subject lands from Lowrise-Midrise and Open Space to Lowrise-Midrise and Open Space as indicated on the attached Schedule “4”;
- 15) London Psychiatric Hospital Secondary Plan Schedule 2 – Character Areas is amended by modifying the street network; and redesignating a portion of the subject lands from Residential and Open Space to Residential and Open Space as indicated on the attached Schedule “5”;
- 16) London Psychiatric Hospital Secondary Plan Schedule 3 – Sub Area Designations is amended by:
- a. modifying the street network;
 - b. redesignating the sub area designations for Blocks 6 and 27 from Residential Policy Area 1A and Open Space Policy Area 1 to Residential Policy Area 2 and Open Space Policy Area 1;
 - c. redesignating the sub area designations for Block 16 from Transit-Oriented Corridor Policy Area 1 to Transit-Oriented Corridor Policy Area 1A.
 - d. redesignating the sub area designations for Blocks 13-15, and 17 from Transit-Oriented Corridor Policy Area 1 to Transit-Oriented Corridor Policy Area 1B;
 - e. redesignating the sub area designations for Blocks 17 and 18 from Transit-Oriented Corridor Policy Areas 2B to Transit-Oriented Corridor Policy Areas 1B & 2A;
- as indicated on the attached Schedule “6”;

- 17) London Psychiatric Hospital Secondary Plan Schedule 4 – Building Height Plan is amended by:
- a. modifying the street network;
 - b. replacing all references to Standard Maximum Height indicated on Schedule 4 for each Sub Area Designation with the Maximum Height;
 - c. redesignating Block 7 from 2-4 Storeys and Open Space TO 2-6 Storeys and Open Space;
 - d. redesignating Block 16 from 3-22 Storeys to 3-32 Storeys;
 - e. redesignating Blocks 13-15 & 17 from 3-16 and 3-22 Storeys to 3-30 Storeys;
 - f. redesignating Block 12 from 3-16 Storeys to 3-25 Storeys;
 - g. redesignating Blocks 18 & 19 from 3-12 and 3-16 Storeys to 3-20 Storeys;
 - h. redesignating the western portions of Blocks 10 and 11 from 2-4 Storeys to 2-8 Storeys;
 - i. redesignating Block 1, the western portion of Block 3, the eastern portion of block 4 from 2-4 Storeys to 2-8 Storeys;
- as indicated on the attached Schedule “7”;
- 18) London Psychiatric Hospital Secondary Plan Schedule 5 – Street Hierarchy Plan is amended by modifying the Neighbourhood Streets and Neighbourhood Connectors as indicated on the attached Schedule “8”;
- 19) London Psychiatric Hospital Secondary Plan Schedule 6 – Pedestrian and Cycling Network is amended by modifying the street network; renaming Buffered Bike Lane as In-Boulevard Bike Lane, and modifying the In-Boulevard Bike Lane and Multi-Use Pathway as indicated on the attached Schedule “9”;
- 20) London Psychiatric Hospital Secondary Plan Schedule 7 – Cultural Heritage Framework is amended by modifying the street and block fabric as indicated on the attached Schedule “10”;
- 21) London Psychiatric Hospital Secondary Plan Schedule 8 – Urban Design Priorities is amended by modifying the Priority View Terminus, street and block fabric as indicated on the attached Schedule “11”; and
- 22) London Psychiatric Hospital Secondary Plan Schedule 9 – Potential Noise and Vibration Impact Area is amended by modifying the street network; and redesignating a portion of the subject lands from Residential and Open Space TO Residential and Open Space as indicated on the attached Schedule “12”.

Schedule "1"

AMENDMENT NO:



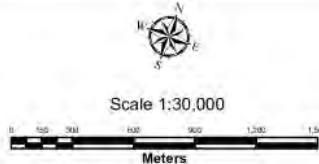
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

**SCHEDULE 1
TO**
OFFICIAL AMENDMENT NO. _____

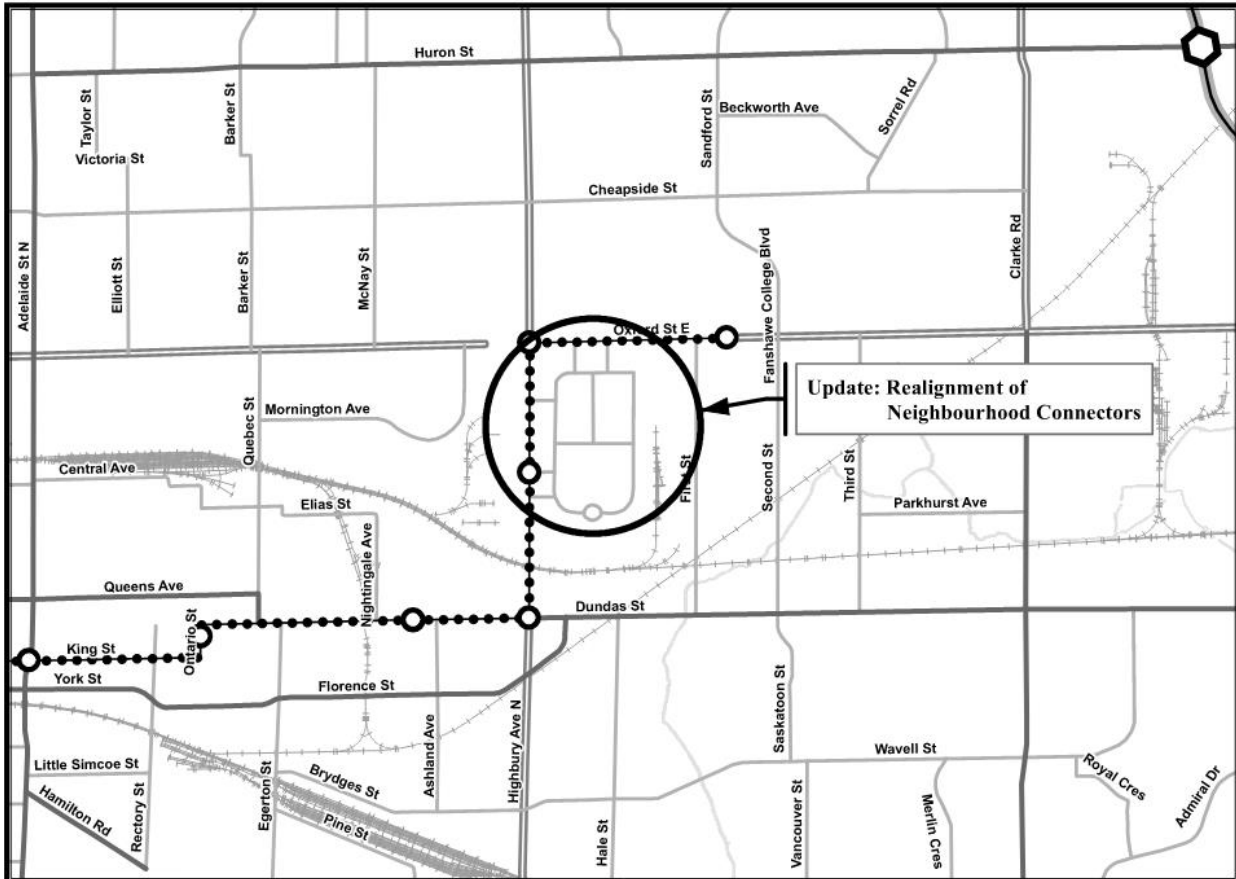
PREPARED BY: Planning & Development



FILE NUMBER: O-9735
PLANNER: MC
TECHNICIAN: RC
DATE: 6/18/2024

Schedule "2"

AMENDMENT NO:



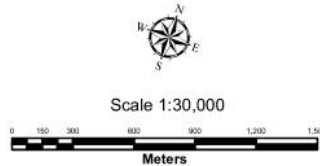
Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

SCHEDULE 2
TO
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: O-9735

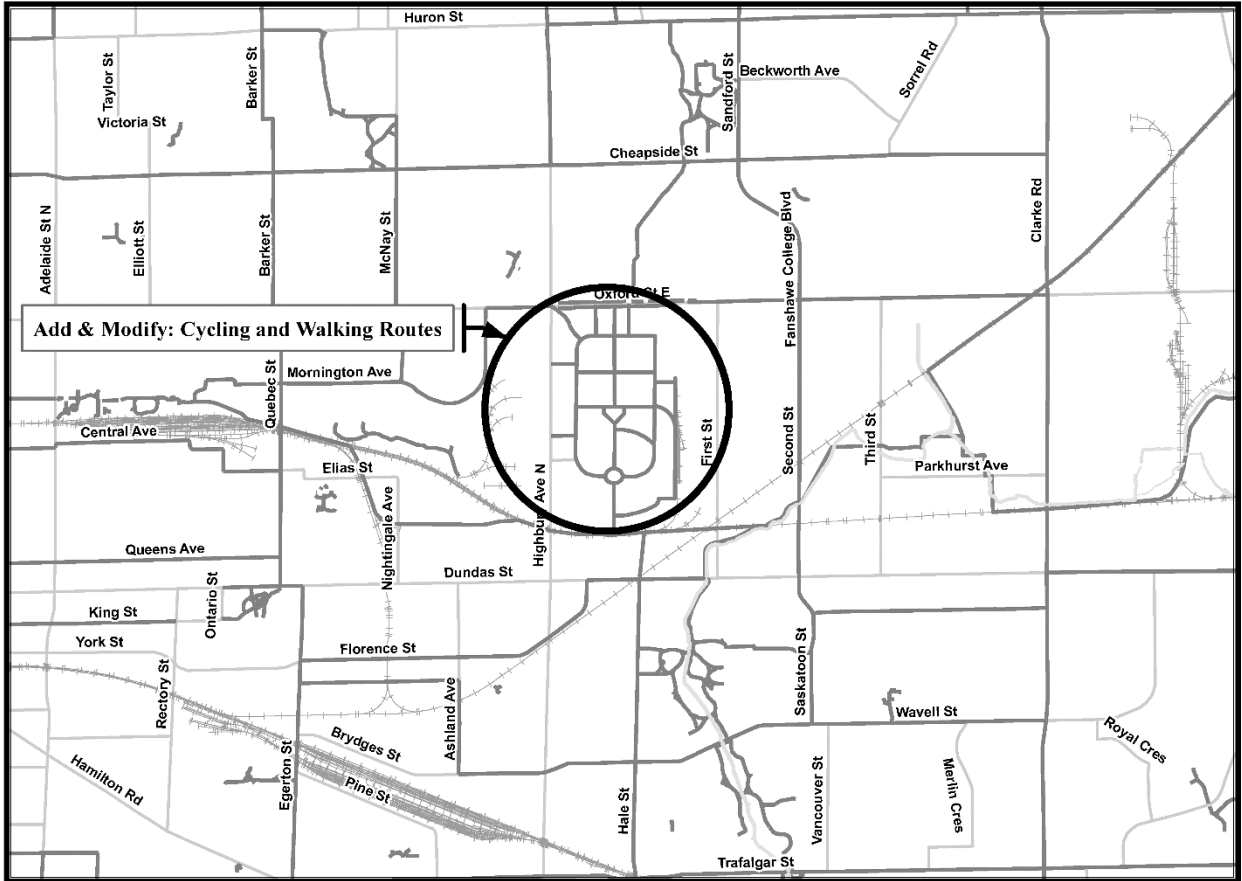
PLANNER: MC

TECHNICIAN: RC



DATE: 6/19/2024

Schedule "3"



AMENDMENT NO:




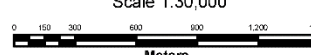
ACTIVE MOBILITY NETWORK

-  Thames Valley Parkway
-  Cycling and Walking Routes

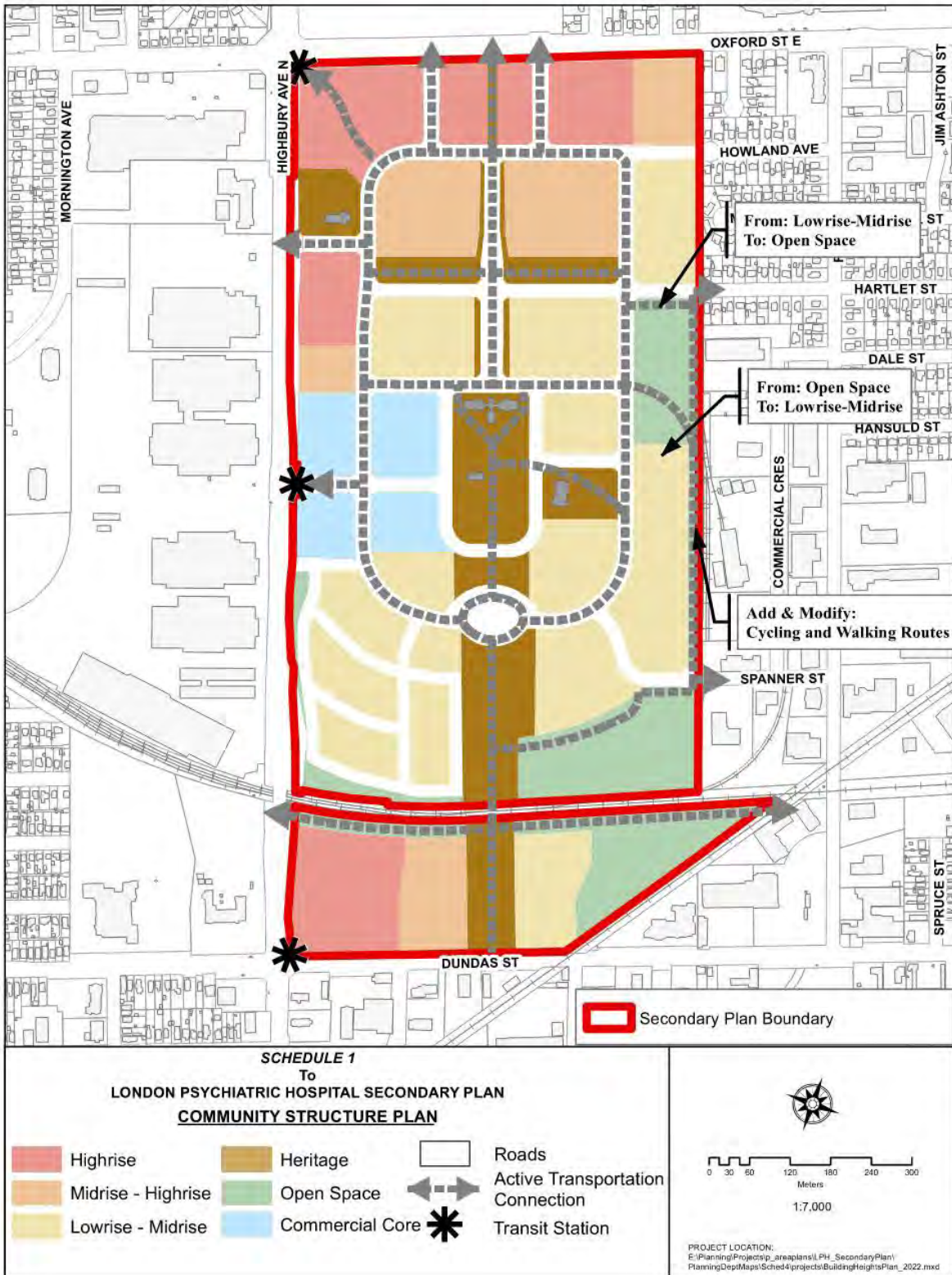
Base Map Features

-  Railways
-  Water
-  Streets (see Map 3)

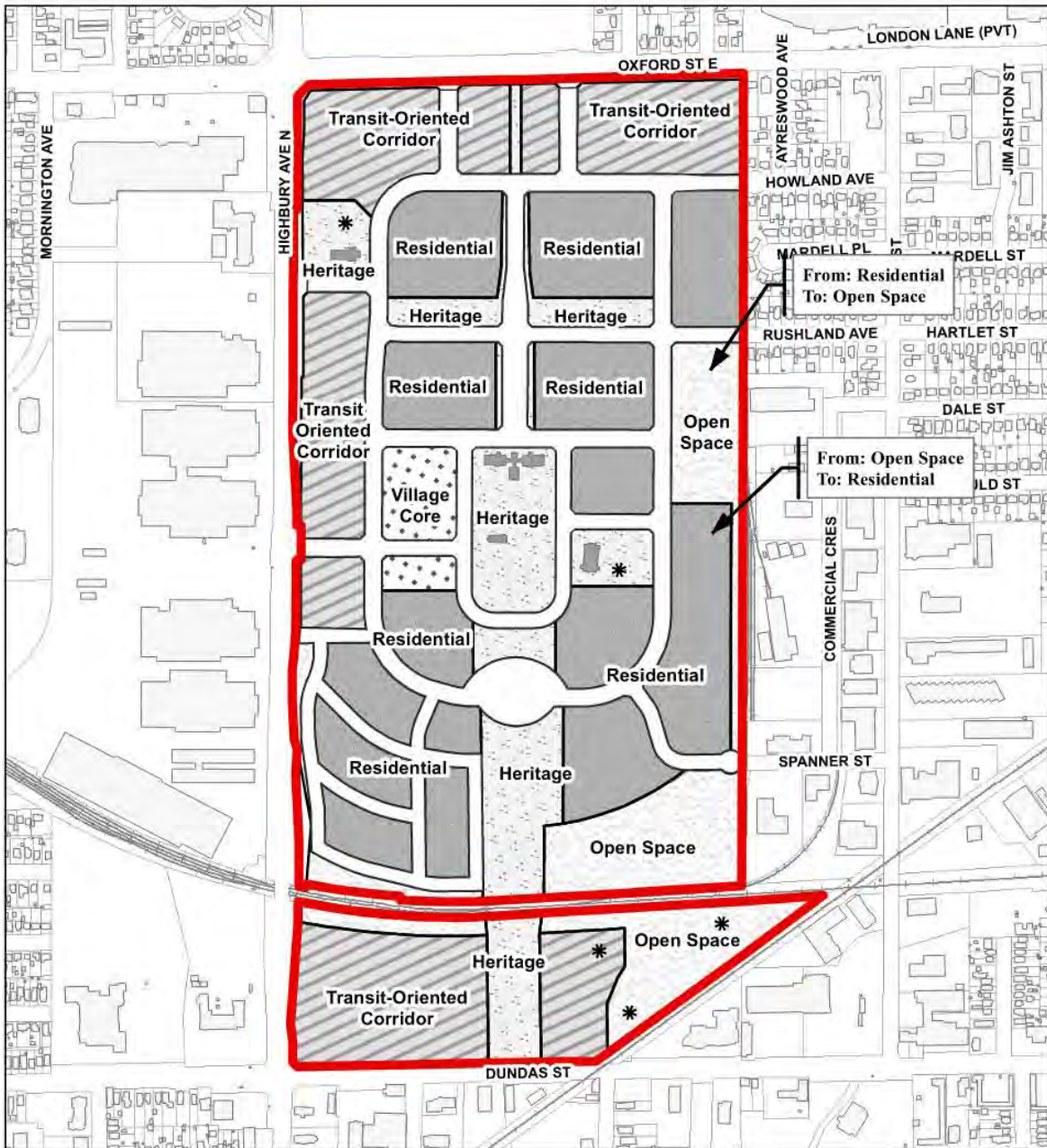
This is an excerpt from the Planning Division's working consolidation of Map 4 - Active Mobility Network of the London Plan, with added notations.

<p style="text-align: center;">SCHEDULE 3 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p style="text-align: center;">  Scale 1:30,000  Meters </p>	<p>FILE NUMBER: O-9735</p> <p>PLANNER: MC</p> <p>TECHNICIAN: RC</p> <p>DATE: 6/25/2024</p>
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Schedule "4"









Schedule "5"




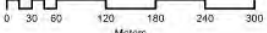
SCHEDULE 2
To
LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN

 Secondary Plan Boundary

CHARACTER AREA LAND USE DESIGNATIONS

 Heritage	 Residential	 Village Core
 Open Space	 Transit-Oriented Corridor	 Potential Community Gardens

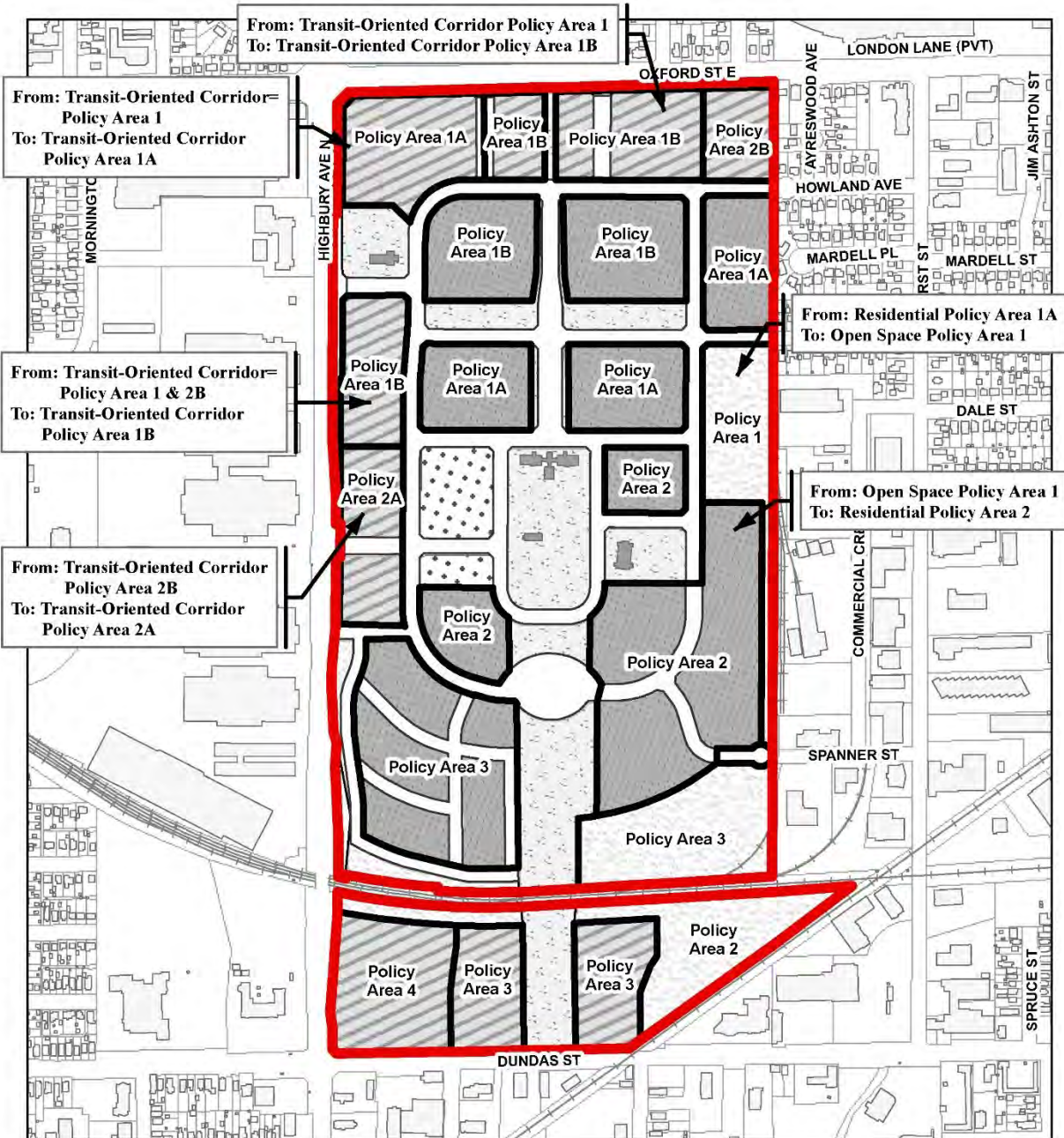




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Schedule "6"



**SCHEDULE 3
To
LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN**

Secondary Plan Boundary

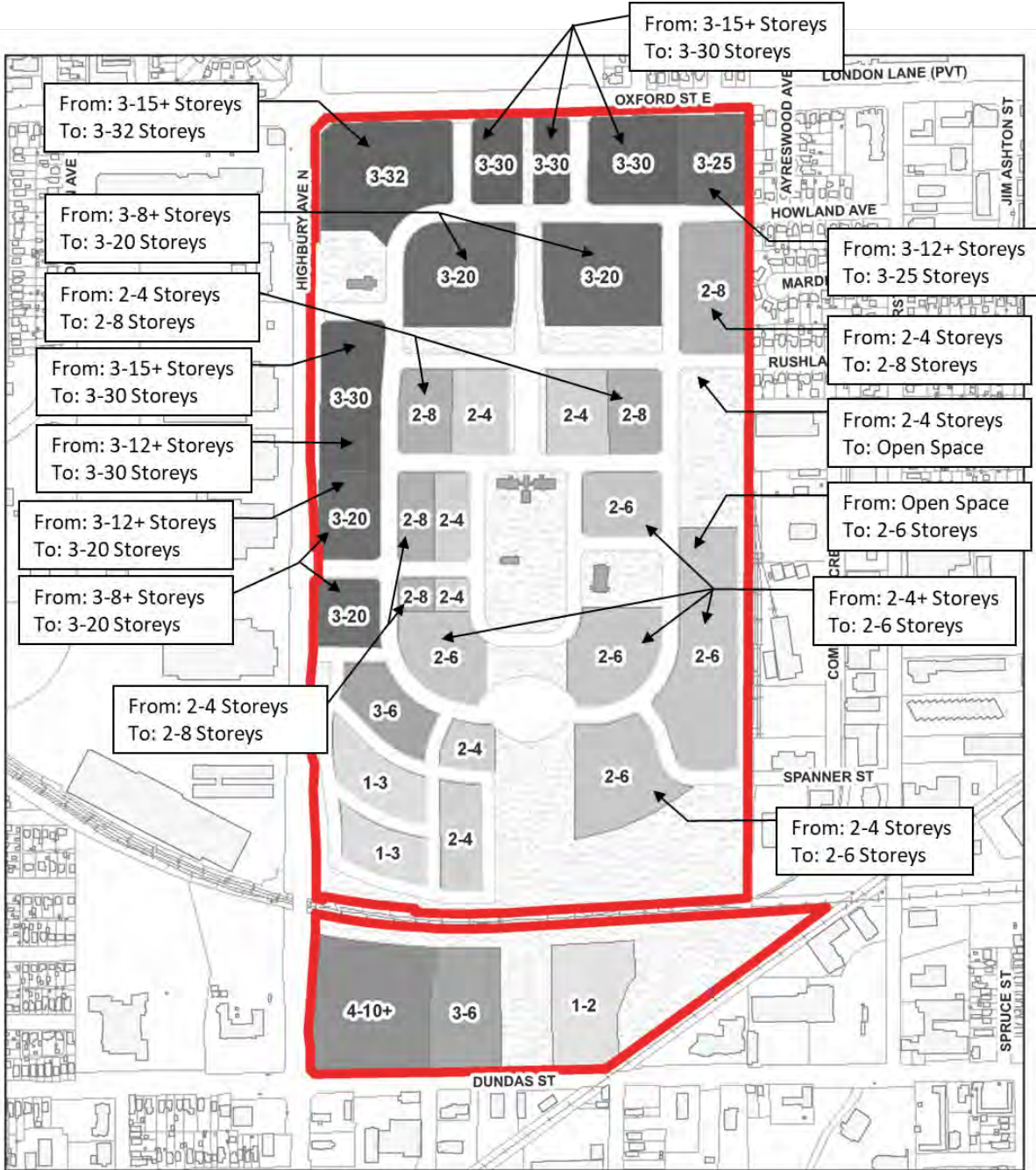
SUB AREA DESIGNATIONS

Policy Area Boundary	Open Space	Transit-Oriented Corridor
Heritage	Residential	Village Core

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Schedule "7"



SCHEDULE 4
To
LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN
BUILDING HEIGHT PLAN

Minimum-Maximum Height (Storeys)

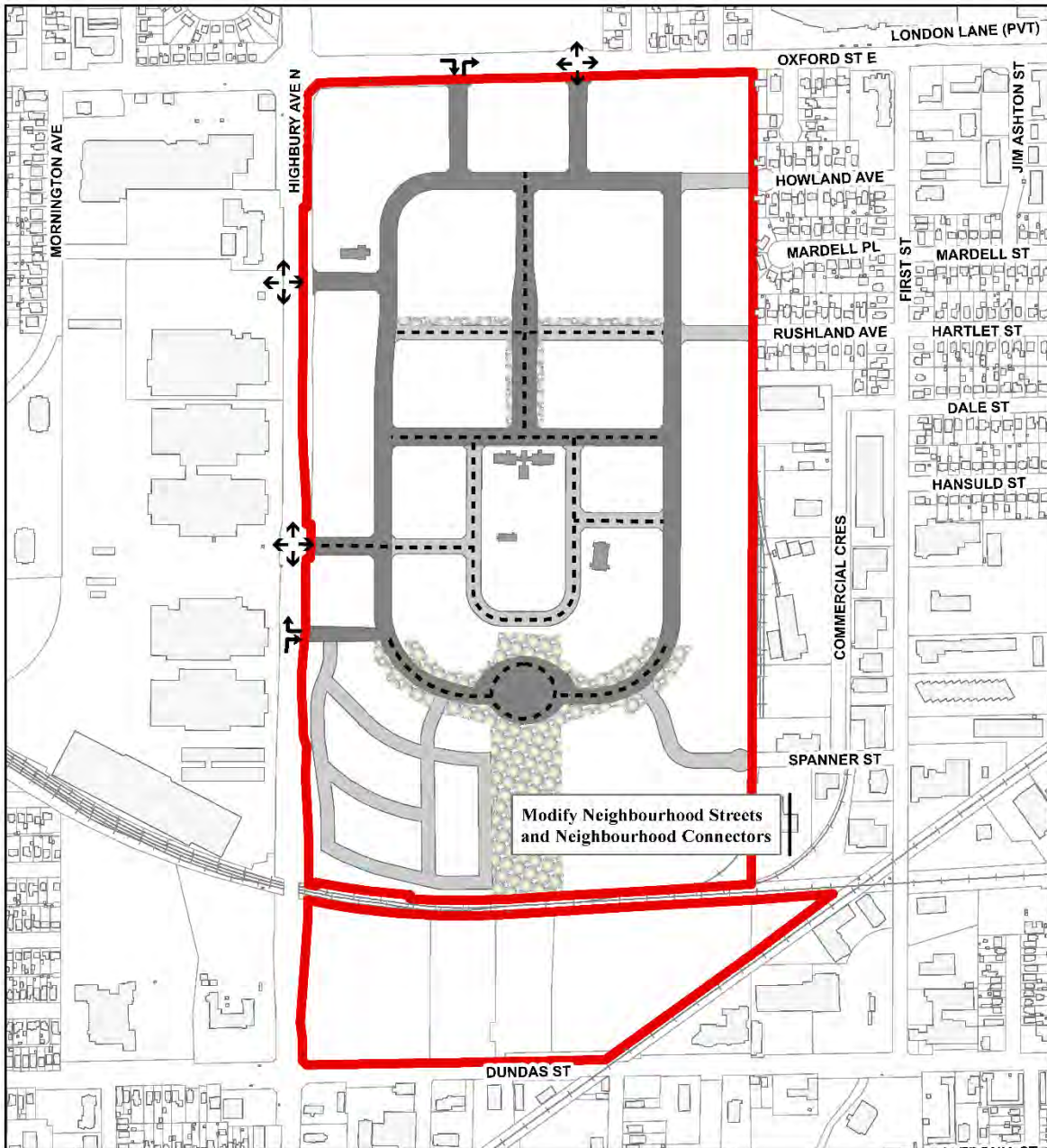
1-2	2-4	2-8	4-10+	3-20
1-3	2-6	3-6	3-15	3-32

On blocks with a '+', development may be permitted above the heights shown on this plan, up to the Upper Maximum Height identified on Table 1 in accordance with the policies for each designation in the Plan






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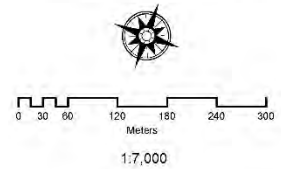
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Schedule "8"



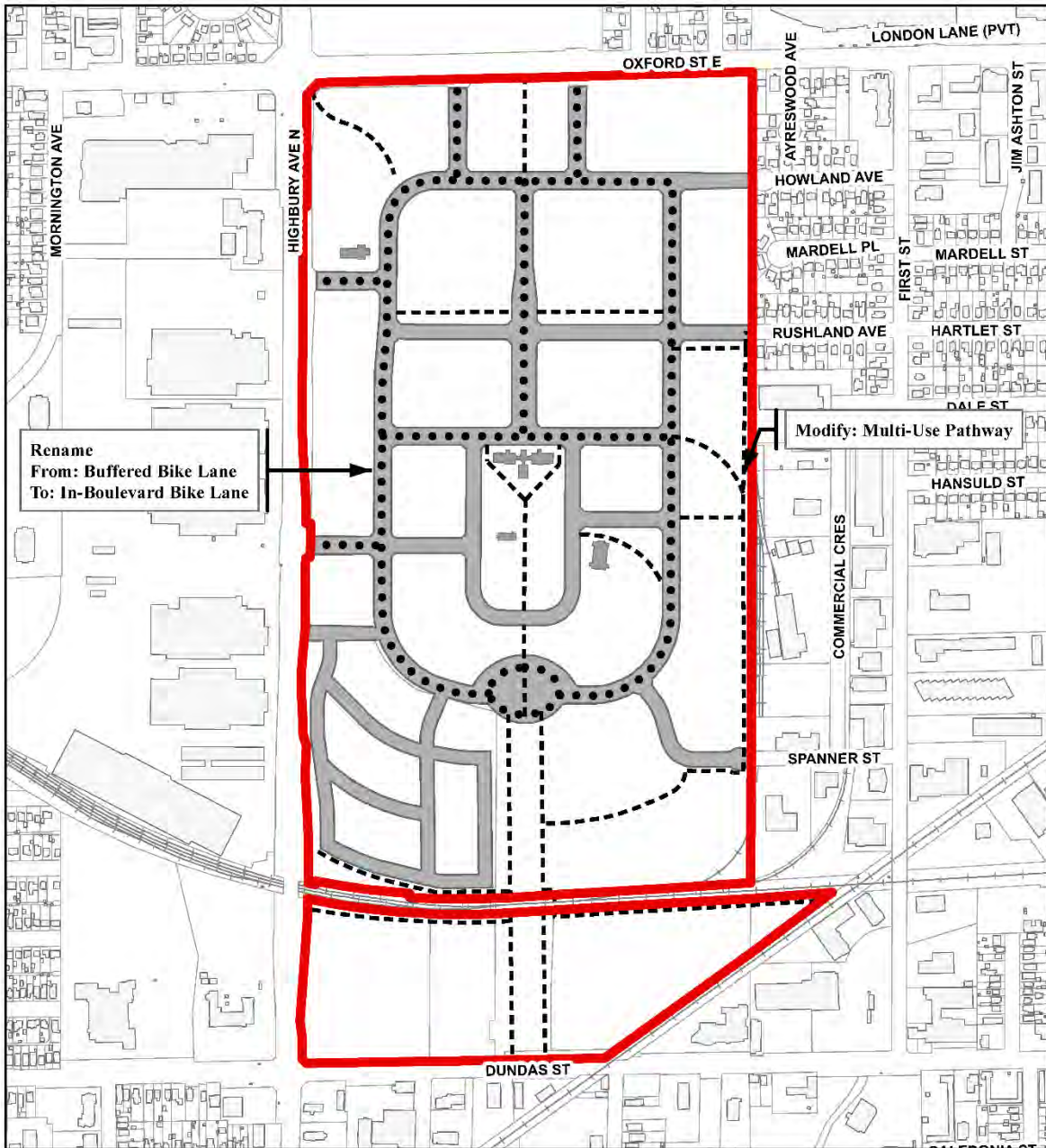
SCHEDULE 5
To
LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN
STREET HIERARCHY PLAN

-  Neighbourhood Connector
-  Enhanced Design Street
-  Neighbourhood Street
-  Permitted Turning Movements
-  Priority Tree Retention Area



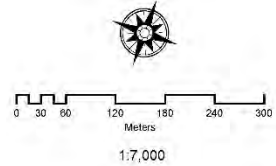
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Schedule "9"



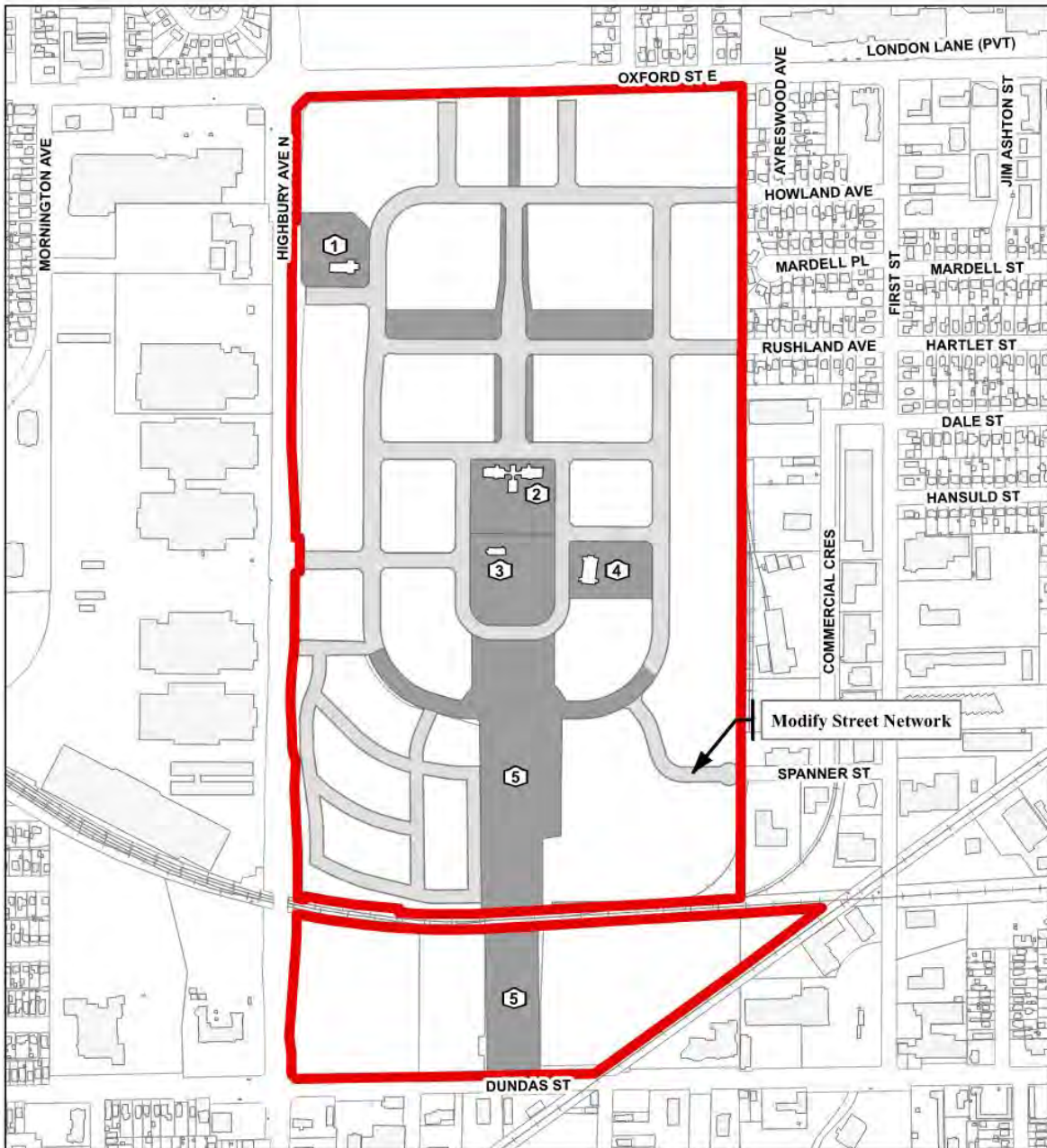
SCHEDULE 6
To
LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN
PEDESTRIAN AND CYCLING NETWORK

In-Boulevard Bike Lane Multi-use Pathway



PROJECT LOCATION
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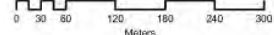
Schedule "10"



SCHEDULE 7
 To
LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN
CULTURAL HERITAGE FRAMEWORK

- ① Horse Stable
 - ② Infirmary Building
 - ③ Chapel of Hope
 - ④ Recreation Hall
 - ⑤ Central Treed Allée
- Buildings to be Conserved*

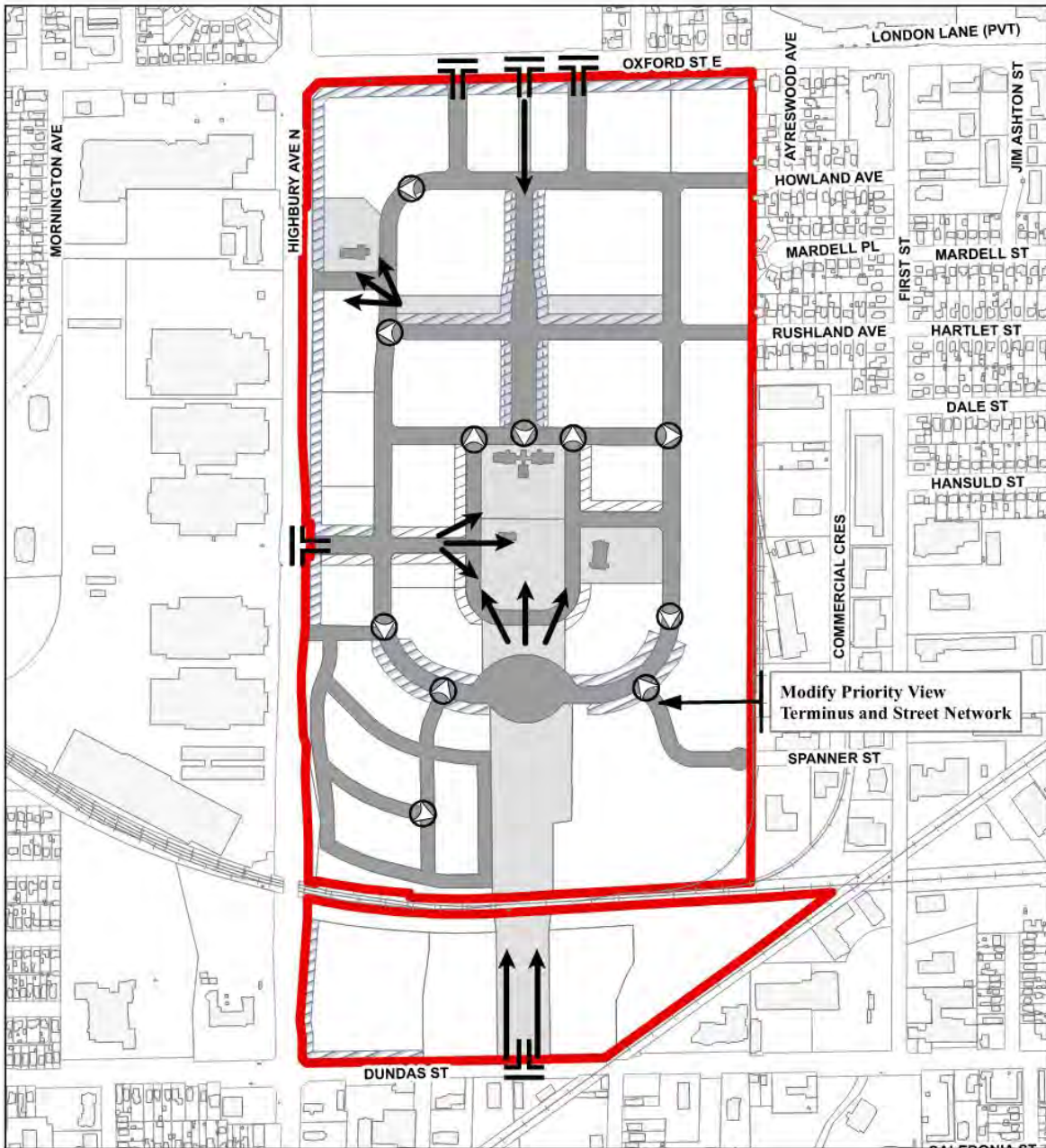
Significant Cultural Heritage Landscape to be Conserved









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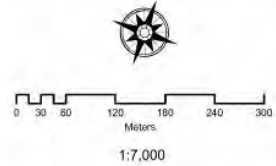
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Schedule "11"



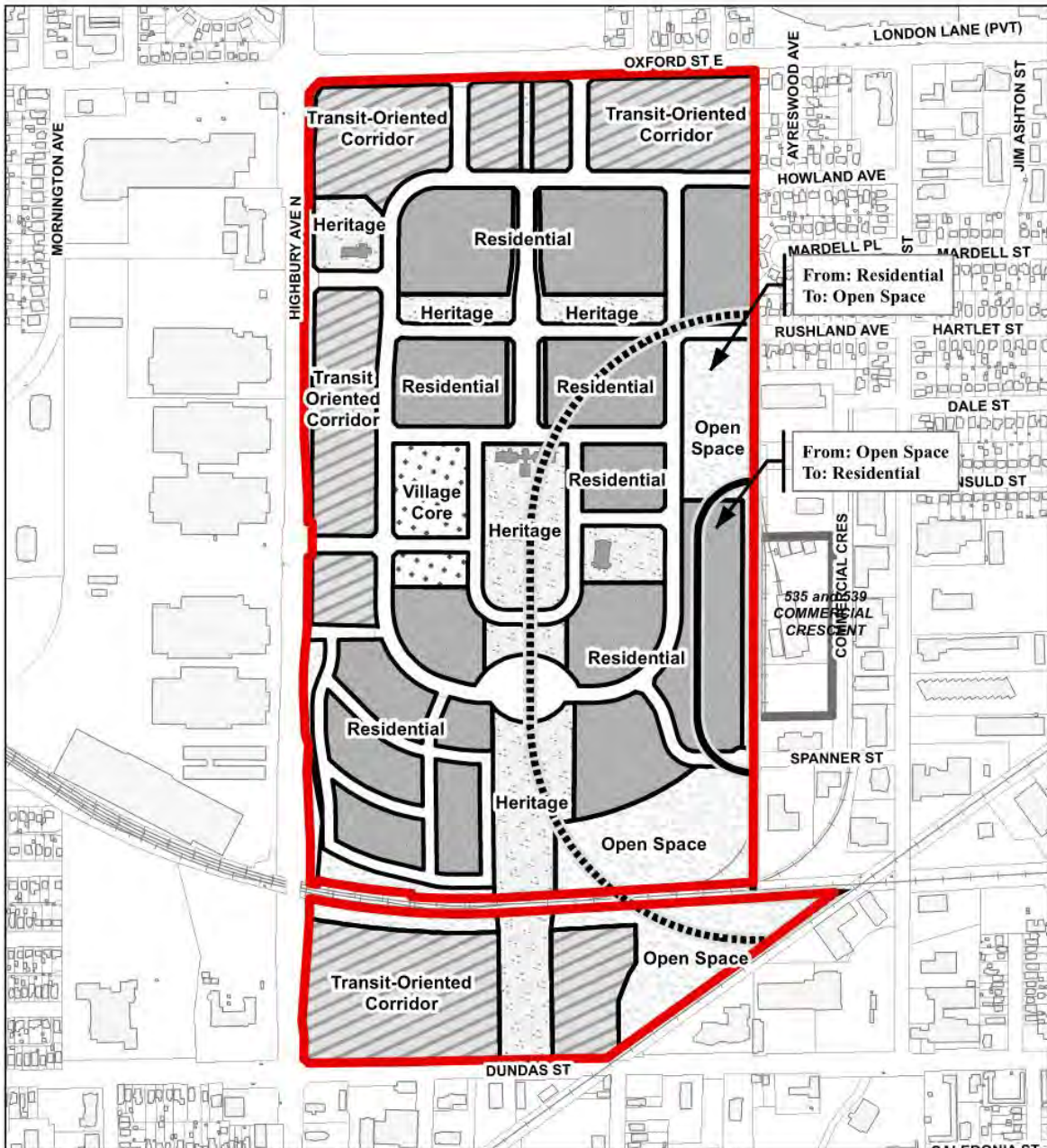
SCHEDULE 8
To
LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN
URBAN DESIGN PRIORITIES

- | | | | |
|---|----------------------------|---|-----------------------|
|  | Restricted Driveway Access |  | Significant Vista |
|  | Limited Driveway Access |  | Gateway |
|  | Priority View Terminus |  | Possible Future Roads |





PROJECT LOCATION:
E:\Planning\Projects\g_ana\plans\LPH_SecondaryPlan\
PlanningDept\Maps\Sched8\projects\UrbanDesign_B&W.mxd

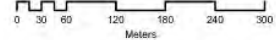
Schedule "12"



**SCHEDULE 9
To
LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN
POTENTIAL NOISE AND VIBRATION IMPACT AREA**

-  75 Metre Area of Influence for Vibration
-  300 Metre Area of Influence for Noise

NOTE: Residential and other sensitive landuses subject to feasibility analysis in accordance with Section 4.3 of the Secondary Plan



1:7,000

PROJECT LOCATION:
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Schedule "13"

