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O-8158/Z-8344
 Chuck Parker/Brian Turcotte

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	OLD VICTORIA HOSPITAL LANDS SECONDARY PLAN AND ASSOCIATED OFFICIAL PLAN AMENDMENTS OLD VICTORIA HOSPITAL LANDS ZONING STUDY PUBLIC PARTICIPATION MEETING ON Tuesday, June 17, 2014, not before 7:45 p.m

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Old Victoria Hospital Lands on South Street and lands surrounding the former hospital;

- (a) That the Old Victoria Hospital Lands Secondary Plan, attached hereto as "Appendix "A" **BE ADOPTED**;
- (b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 24, 2014 to amend the Official Plan to;
 - i) amend Chapter 20 - Secondary Plans, **BY ADDING** "Old Victoria Hospital Lands Secondary Plan" to the list of Secondary Plans adopted by Council in Section 20.2 i) of the Official Plan for the City of London;
 - ii) amend Chapter 20 – Secondary Plans, **BY ADDING** Section 20.6 – Old Victoria Hospital Lands Secondary Plan, to the Official Plan for the City of London;
 - iii) amend Schedule B1 – Natural Heritage Features, **TO DELINEATE** the "Woodland" and "Significant Stream Corridor" identified in the SoHo Redevelopment Environmental Impact Study.
 - iv) **TO ADD** the naming and delineation of the "Old Victoria Hospital Lands" to Schedule "D" – Planning Areas.

IT BEING NOTED that the final decisions relating to the protection of the heritage buildings within the Old Victoria Hospital Lands Secondary Plan will be addressed through separate processes, including the evaluation of adaptive reuse viability through the request for proposals process and consultation with LACH ; and,

- (c) That Administration **BE DIRECTED** to initiate the required Zoning By-law amendments to implement the Old Victoria Hospital Lands Secondary Plan which will come back to a future public participation meeting.

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PREVIOUS REPORTS PERTINENT TO THIS MATTER

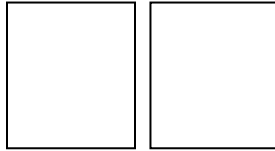
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| June 13, 2011 | Report to the Built and Natural Environment Committee (BNEC) – A report recommending the adoption of the SoHo Community Improvement Project Area and the SoHo Community Improvement Plan (Roadmap SoHo). |
| September 25, 2012 | Presentation to the Investment and Economic Prosperity Committee (IEPC) – A presentation outlining a preferred redevelopment process for the South Street Campus Lands. This process was to be informed by a Master Development Plan, a Phasing Plan and a Disposition Strategy. The presentation also served to identify key next steps in the redevelopment process including the preparation of a Terms of Reference for the Old Victoria Hospital Lands Secondary Plan and the identification of funding sources for supporting servicing studies. |
| June 20, 2013 | Draft Secondary Plan to Planning and Environment Committee (PEC) to get direction for public circulation. |

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended actions will put policies in place which will encourage the conservation of the area’s most important cultural heritage attributes and provide for development which is integrated with the Thames River valley and the surrounding neighbourhood. The Secondary Plan will guide the overall nature and location of development by providing a community structure plan, and give direction to use, intensity and form attributes expected in each of four main character area land use designations.

RATIONALE

1. The recommended Official Plan amendments, to include the text and schedules of the Secondary Plan in the Official Plan, are consistent with the Provincial Policy Statement with respect to building healthy, liveable and active communities; make wise use of land; and provide for a wide range of housing types.
2. The recommended Official Plan amendments, to amend the map schedules and to include the Secondary Plan, meet, or provide the tools to meet, the intent of the Official Plan.
3. The recommended Official Plan amendments, which include the Secondary Plan, represent good planning, because they are based on a comprehensive community structure plan that is premised on the provision of a transit-friendly, walkable community with higher density residential development to provide alternatives to prevent urban sprawl and make better use of existing resources. The Secondary Plan provides for an appropriate mix of land uses and building types to meet the needs of people at different stages of life and with different income levels.



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Aerial Photo Location Map

File No.: O-8158/Z-8344 CP

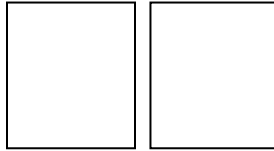
Date Prepared: 2014/05/13 CK

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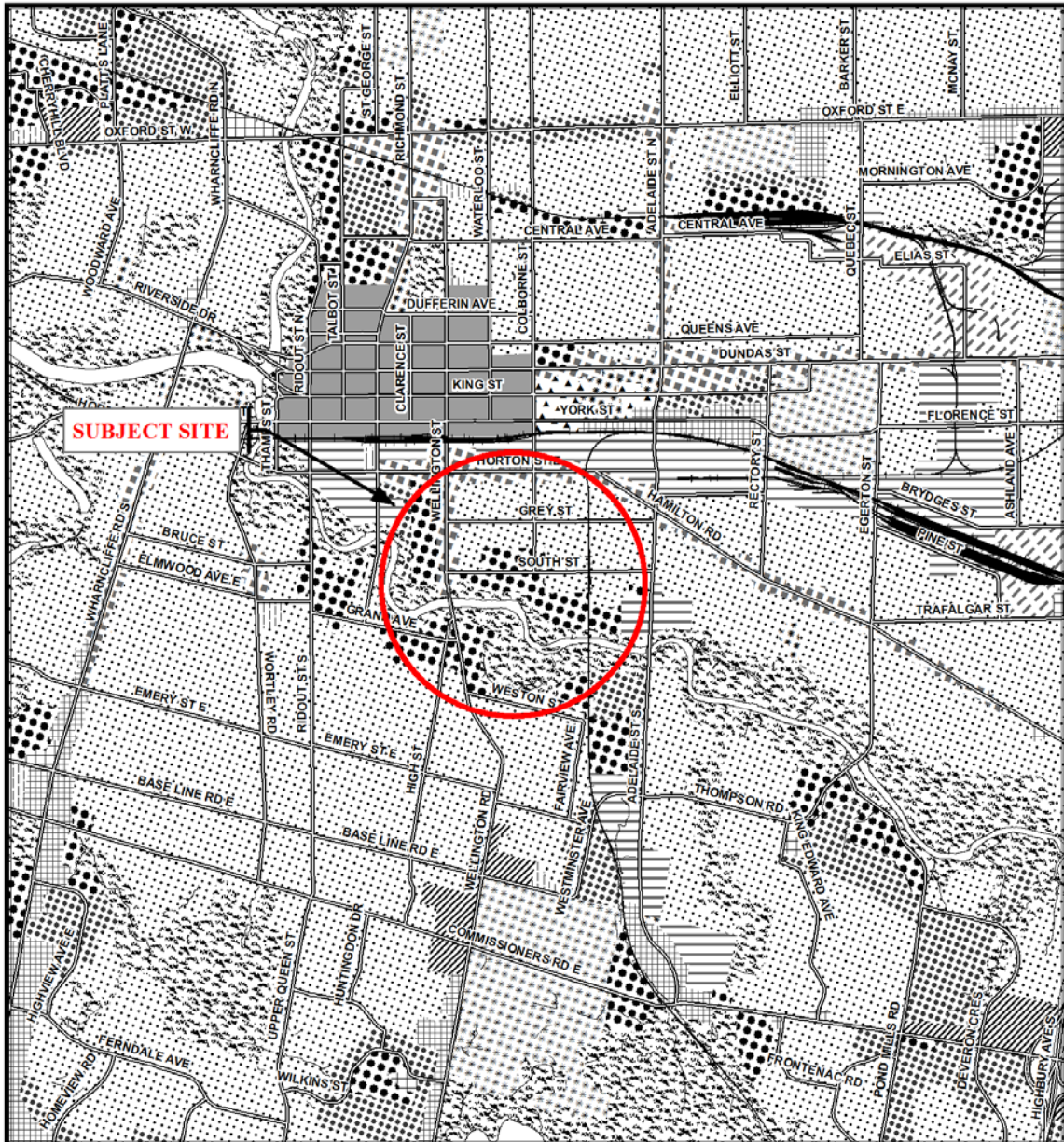


Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London
Photography based on April 2010 flight info.

Note: Parcel linework, when shown, is not for official or legal use.

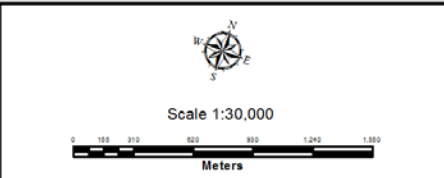


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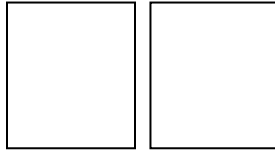
Legend			
	Downtown		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community Facility
	Main Street Commercial Corridor		Open Space
	Auto-Oriented Commercial Corridor		Urban Reserve - Community Growth
	Multi-Family, High Density Residential		Urban Reserve - Industrial Growth
	Multi-Family, Medium Density Residential		Rural Settlement
	Low Density Residential		Environmental Review
	Office Area		Agriculture
	Office/Residential		Urban Growth Boundary

CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
 PREPARED BY: Graphics and Information Services

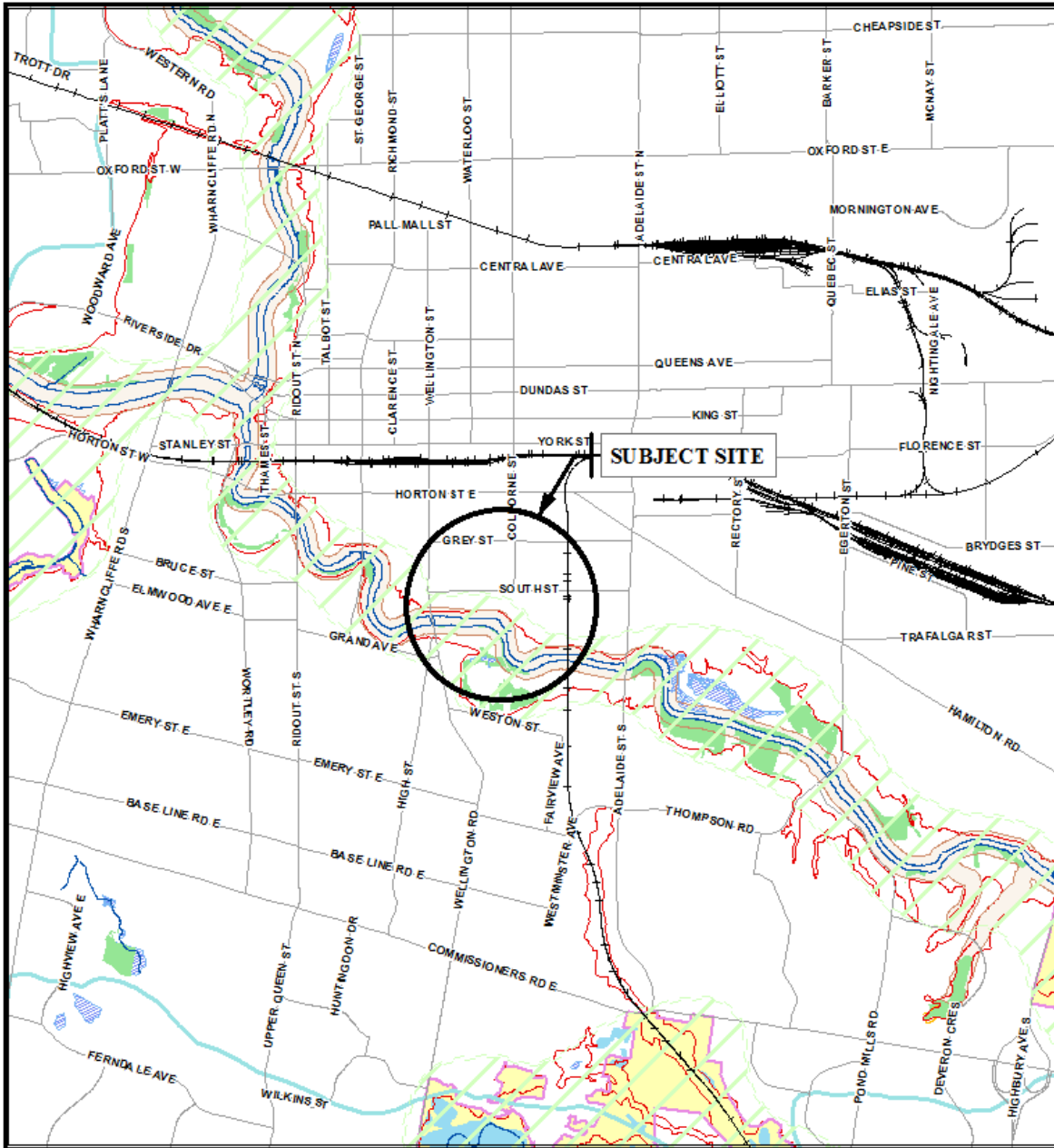


FILE NUMBER: O-8158/Z-8344
 PLANNER: CP
 TECHNICIAN: CK
 DATE: 2014/05/12

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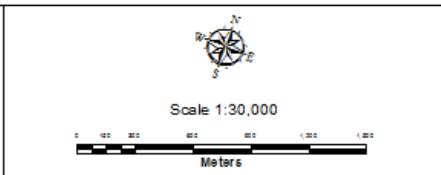


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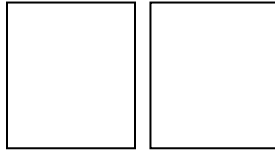


<p>NATURAL HERITAGE SYSTEM</p> <ul style="list-style-type: none"> ESAs Potential ESAs Significant Woodlands Woodlands Unevaluated Vegetation Patches Significant River, Stream, and Ravine Corridors Unevaluated Stream and Ravine Corridors Provincially Significant Wetlands Locally Significant Wetlands Unevaluated Wetlands Potential Naturalization Areas Potential Upland Corridors Ground Water Recharge Areas 	<p>NATURAL HAZARDS</p> <ul style="list-style-type: none"> Maximum Hazard Line <p><small>NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.</small></p> <p><small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small></p> <p>Base Map Features</p> <ul style="list-style-type: none"> Railways Water Courses/Ponds Streets (refer to Schedule "C") Conservation Authority Boundary Subwatershed Boundary Big Picture Meta-Cores and Meta-Corridors
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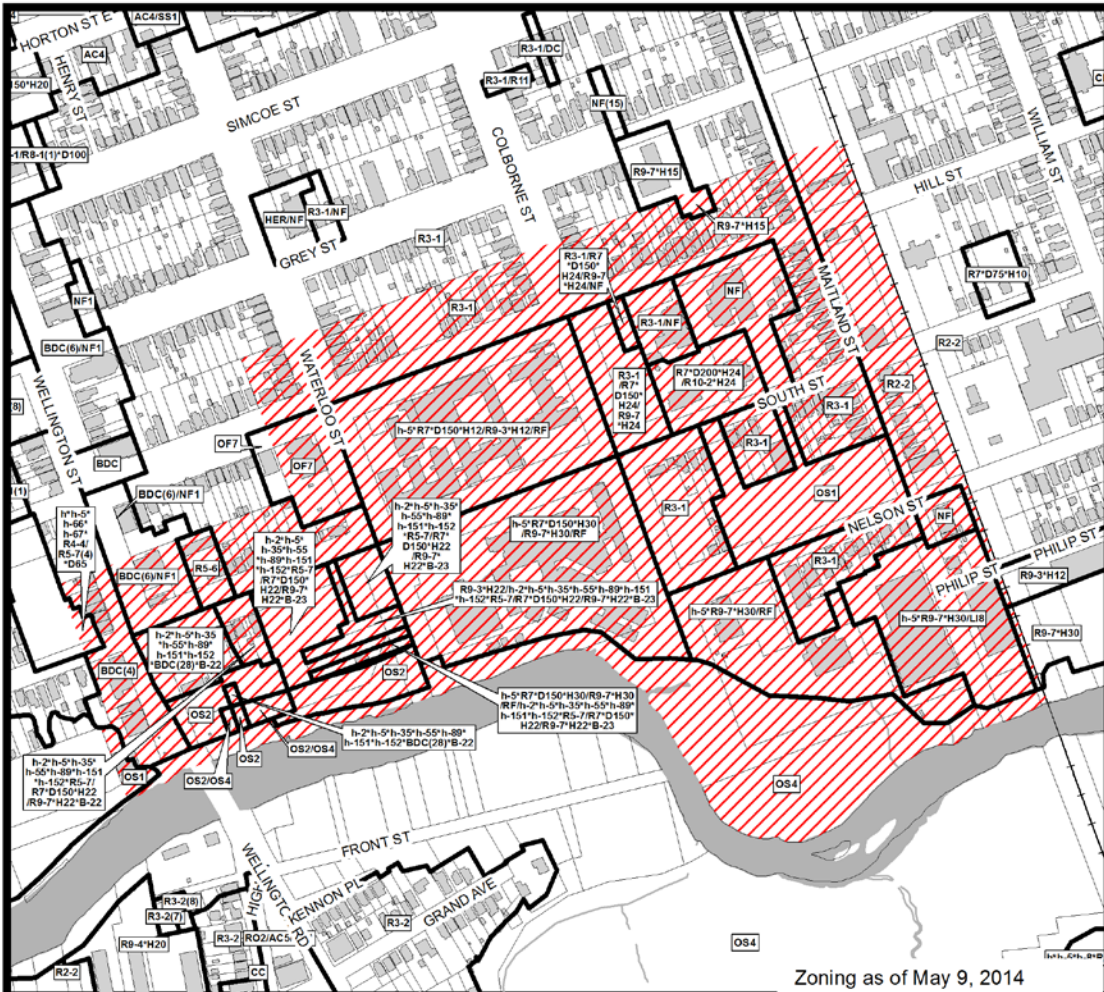
CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE B1
 - NATURAL HERITAGE FEATURES -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: O-8158/Z-8344
 PLANNER: CS
 TECHNICIAN: CK
 DATE: 2014/05/28



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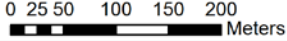


Zoning as of May 9, 2014

COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-1, OF7, NF, R2-2, OS1, OS2, OS4, R5-6, OS2/OS4, R3-1/NF, R9-7*H15, BDC(4), BDC(6)/NF1, h-5*R9-7*H30/RF, R3-1/R7*D150*H24/R9-7*H24/NF, R3-1/R7*D150*H24/R9-7*H24, R7*D200*H24/R10-2*H24, h-5*R7*D150*H30/R9-7*H30/RF, h-5*R7*D150*H12/R9-3*H12/RF, h-2*h-5*h-35*h-55*h-89*h-151*h-152*R5-7/R7*D150*H22/R9-7*H22*B-23, h-5*R7*D150*H30/R9-7*H30/RF/h-2*h-5*h-35*h-55*h-89*h-151*h-152*R5-7/R7*D150*H22/R9-7*H22*B-23, h-5*R9-7*H30/LI8 h-2*h-5*h-35*h-55*h-89*h-151*h-152*BDC(28)*B-22, h-2*h-5*h-35*h-55*h-89*h-151*h-152*BDC(28)*B-22, h-h-5*h-66*h-67*R4-4/R5-7(4)*D65 R9-3*H22/h-2*h-5*h-35*h-55*h-89*h-151*h-152*R5-7/R7*D150*H22/R9-7*H22*B-23, h-2*h-5*h-35*h-55*h-89*h-151*h-152*R5-7/R7*D150*H22/R9-7*H22*B-22

1) LEGEND FOR ZONING BY-LAW Z-1

- | | | |
|---|-----------------------------|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | OR - OFFICE/RESIDENTIAL | AG - AGRICULTURAL |
| R2 - SINGLE AND TWO UNIT DWELLINGS | OC - OFFICE CONVERSION | AGC - AGRICULTURAL COMMERCIAL |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | R0 - RESTRICTED OFFICE | RRC - RURAL SETTLEMENT COMMERCIAL |
| R4 - STREET TOWNHOUSE | OF - OFFICE | TGS - TEMPORARY GARDEN SUITE |
| R5 - CLUSTER TOWNHOUSE | RF - REGIONAL FACILITY | RT - RAIL TRANSPORTATION |
| R6 - CLUSTER HOUSING ALL FORMS | CF - COMMUNITY FACILITY | |
| R7 - SENIOR'S HOUSING | NF - NEIGHBOURHOOD FACILITY | "h" - HOLDING SYMBOL |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | HER - HERITAGE | "D" - DENSITY SYMBOL |
| R9 - MEDIUM TO HIGH DENSITY APTS. | DC - DAY CARE | "H" - HEIGHT SYMBOL |
| R10 - HIGH DENSITY APARTMENTS | | "B" - BONUS SYMBOL |
| R11 - LODGING HOUSE | | "T" - TEMPORARY USE SYMBOL |
| DA - DOWNTOWN AREA | OS - OPEN SPACE | |
| RSA - REGIONAL SHOPPING AREA | CR - COMMERCIAL RECREATION | |
| CSA - COMMUNITY SHOPPING AREA | ER - ENVIRONMENTAL REVIEW | |
| NSA - NEIGHBOURHOOD SHOPPING AREA | | |
| BDC - BUSINESS DISTRICT COMMERCIAL | OB - OFFICE BUSINESS PARK | |
| AC - ARTERIAL COMMERCIAL | LI - LIGHT INDUSTRIAL | |
| HS - HIGHWAY SERVICE COMMERCIAL | GI - GENERAL INDUSTRIAL | |
| RSC - RESTRICTED SERVICE COMMERCIAL | HI - HEAVY INDUSTRIAL | |
| CC - CONVENIENCE COMMERCIAL | EX - RESOURCE EXTRACTIVE | |
| AS - AUTOMOBILE SERVICE STATION | UR - URBAN RESERVE | |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | | |

CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES ZONING BY-LAW NO. Z.-1 SCHEDULE A  THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS	FILE NO: O-8158/Z-8344 CP
	MAP PREPARED: 2014/05/12 CK
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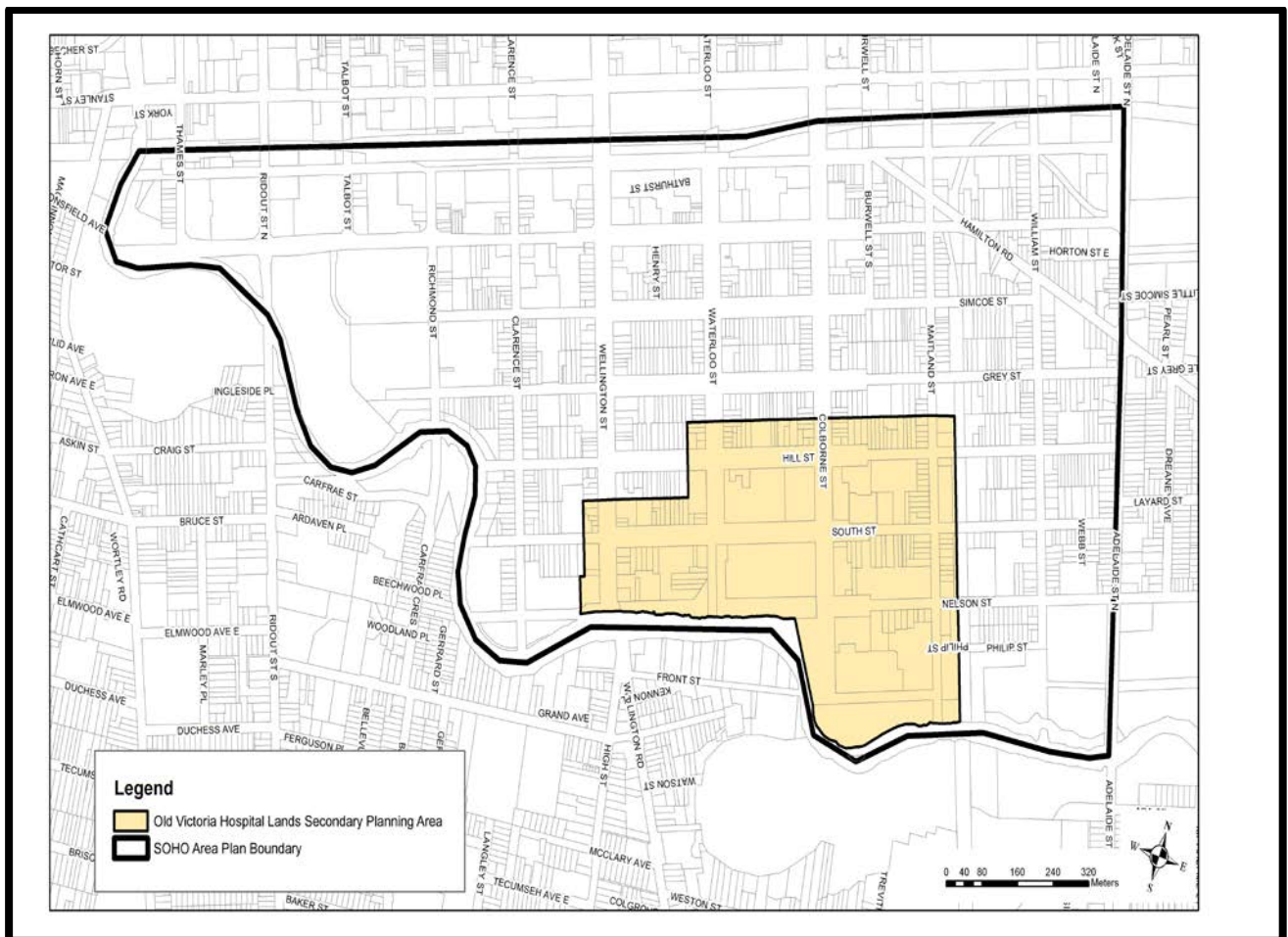
BACKGROUND

The Secondary Plan Process

On June 20th, 2011 Municipal Council adopted a by-law pursuant to Section 28 of the *Planning Act* designating lands generally bounded by the Canadian National Railway to the north, Adelaide Street North to the east, and the Thames River (South Branch) to the south and west as a Community Improvement Project Area. Council also adopted “Roadmap SoHo”, a Community Improvement Plan for the Community Improvement project Area (see Figure 1).

Figure 1

SOHO Community Improvement Plan Area and the Old Victoria Hospital Lands Secondary Plan Study Area



The product of an extensive, community-led planning process, “Roadmap SoHo” advanced a distinct and progressive vision for the neighbourhood. That vision stated;

“Our SoHo will be a vibrant and healthy urban neighbourhood that celebrates its rich sense of community and heritage. With its unique links to the Downtown and the Thames River, SoHo will be a great place to live, work, shop and play!”

To promote the long-term sustainability of the area and stimulate re-investment and neighbourhood capacity building, Roadmap SoHo outlined a number of key economic, social and environmental strategies.

One of these initiatives was the preparation of a Secondary Plan for the redevelopment of the Old Victoria Hospital lands. The Secondary Planning Area, as conceptually defined in the SoHo Community Improvement Plan, included those lands bound by Wellington Street to the west, Maitland Street to the east, Hill Street to the north, and the Thames River to the south (see Figure 1 above).

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The Secondary Plan would provide a detailed land use plan and policies to implement the community vision set out in Roadmap SoHo. Further, the Plan would serve as the policy basis for the review of future amendment applications within the study area.

On December 10th, 2012 the Corporation of the City of London retained the services of The Planning Partnership for the purpose of preparing a Draft Secondary Plan and Official Plan Amendment for the Old Victoria Hospital Lands.

On January 30th and 31st, 2013 City staff met with the consulting team to undertake a visual analysis of the study area. These meetings served to identify key natural, physical and built elements of the study area. Opportunities and constraints, as they pertained to the realization of the community vision were also discussed.

To assist in the preparation of the Draft Secondary Plan, a series of public workshops were convened. These workshops, which were not Statutory Public Meetings under the *Planning Act*, included:

Public Workshop #1 – “Developing A Vision”:

On January 30th, 2013, approximately 100 people attended a “Visioning” Workshop” (hosted by City of London staff and The Planning Partnership) at the former South Street Victoria Hospital. Interestingly, this Workshop was the last “public event” to be held at the site before its closure. Following a brief “orientation and process presentation” by City staff and the consulting team, session participants were invited to create a “visual demonstration” of their preferred neighbourhood. This activity involved the selection and placement of photos portraying different examples of various community structure elements (buildings; uses; streetscapes; parks; and urban spaces, etc.) onto a “plan” of the study area.

Public Workshop #2 – “Considering our Options”:

On April 3rd, 2013, approximately 60 people attended a Public Workshop to review and discuss three preliminary land use options for the Secondary Planning Area. These options, which were informed by the “visual demonstration” charrette included:

- **Option A, the South Street Promenade** – a low density residential land use scenario building on the historic significance of the Hospital facility and the streetscape along the north side of South Street between Waterloo and Colborne Street;
- **Option B, the Four Corners** – a medium density residential land use scenario building on the idea of a significant mixed-use centre at the intersection of Colborne and South Streets; and,
- **Option C, the Riverview Promenade** – a high density residential land use scenario celebrating the importance and presence of the Thames Valley Corridor in the neighbourhood.

On April 17th, 2013 City staff also met with the executive of the SoHo Community Association to discuss the various land use options advanced at the April 3rd, 2013.

On June 20, 2013 the Draft Secondary Plan was submitted to Planning and Environment Committee (PEC) and direction was given by Council on June 25, 2013 to circulate the Draft Plan to the public, agencies and other City departments. The liaison and Draft Plan were sent September 6, 2013. A follow-up e-mail was subsequently sent as well as the recent Notice of Public Meeting.

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Background Studies

The Old Victoria Hospital Lands Secondary Plan is based on and supported by a number of background servicing studies. These studies have all been completed and reviewed by the appropriate agencies. These included;

Background Study	Completion Date
Traffic Impact Study	May, 2013
Water Servicing Study	July, 2013
Storm, Drainage and SWM Servicing and Capacity Study	July, 2013
Sanitary Servicing and Capacity Study	June, 2013
Environmental Impact Study	July, 2013
Cultural Heritage Resource Study	August, 2013
Hydro-Geotechnical Evaluation	September, 2013

The Secondary Plan was reviewed and amended based on the findings and recommendations of the various background studies.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

The Agency/City Department liaison and Draft Plan were sent September 6, 2013. A follow-up e-mail was sent May 9, 2014. In response, the City received the comments from the following agencies and City Departments. Full comments are appended to this report following the public comments. Only comments received after the liaison date are included. Previous comments on the Draft Secondary Plan and Background Studies were forwarded to the consultant and were considered during preparation of the Draft Secondary Plan.

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|--|-------------------|
| 1. Transportation Advisory Committee (TAC) | October 1, 2013 |
| 2. Ministry of Municipal Affairs and Housing (MAH) | October 7, 2013 |
| 3. Upper Thames River Conservation Authority (UTRCA) | October 8, 2013 |
| 4. City of London Transportation Division | October 23, 2013 |
| 5. Ministry of the Environment (MOE) | October 24, 2013 |
| 6. Ministry of Tourism, Culture and Sport (MTCS) | October 31, 2013 |
| 7. London Transit Commission (LTC) | December 18, 2013 |
| 8. Architectural Conservancy of Ontario (ACO) | May 9, 2014 |
| 9. CN Rail | May 13, 2014 |

PUBLIC LIAISON:	On September 6, 2013 Notice of Application was sent to 410 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on September 19, 2013. Planning staff also e-mailed individuals on our project e-mail list and also posted all notices, draft reports and background studies on the City website at http://www.london.ca/business/Planning-Development/secondary-plans/Pages/OldVicHospital.aspx . A "Possible Land Use Change" sign was also posted on the site.	Eleven (11) replies were received
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Nature of Liaison: The amendments will change the Official Plan by adding the Old Victoria Hospital Lands to Section 20 and incorporating the Secondary Plan to guide the redevelopment of the subject lands, and provide new schedules to address detailed land use designations, community structure elements and building heights. The Secondary Plan may contain specific policies pertaining to: a community vision; land use; urban design and amenity; transportation; servicing and utilities; and implementation mechanisms.

The proposed new policies may include special policies for the “Main Street Commercial Corridor”, “Low Density Residential”, Multi-Family, Medium Density Residential”, “Multi-Family, High Density Residential”, and “Open Space” designations and the creation of new “Mixed Use”, “Servicing and Utility” and “Transportation” policies of the Official Plan for the study area.

The City may also consider possibly changing: the Official Plan Land Use designations on **Schedule “A” FROM** “Main Street Commercial Corridor” “Low Density Residential”, Multi-Family High Density Residential” and “Open Space” designations **TO** “Main Street Commercial Corridor”, “Low Density Residential”, “Multi-Family Medium Density Residential”, “Multi-Family High Density Residential” , Office Area, Office Residential, Community Facility and “Open Space” designations to change or realign the designations on some of these lands; possible changes to the limit of the “Maximum Hazard Line” and “Significant River, Stream and Ravine Corridor” features shown on **Schedule “B1”** to implement the findings of the required Environmental Impact Study; possible changes to the limit of the “Riverine Erosion Hazard Limit for Confined Systems” feature shown on **Schedule “B2”** to implement the findings of the required background studies; and, possibly changing **Schedule “D”** of the Official Plan to identify the Old Victoria Hospital Lands Secondary Plan Area.

Change Zoning By-law Z.-1 to amend/apply Residential R3, Residential R4, Residential R5, Residential R7, Residential R8, Residential R9, Residential R10, Neighbourhood Facility (NF), Community Facility (CF), Regional Facility (RF), Office (OF), Business District Commercial (BDC), Open Space (OS1 and OS4) and Heritage (HER) Zones and make possible changes to the Bonusing and Holding Zone Provisions in the By-law.

Responses: Of the 11 responses, 10 provided supportive comments. One letter of support was received from the SoHo Community Association supporting the Plan and the efforts of staff on community engagement and trying to improve the area.

There were two requests; one owner requested that 19 of the properties should be included in the study area boundary (7 were included) and second request that the City should encourage adaptive reuse of the identified heritage buildings.

Two concerns were raised; one that the new high density residential proposed in the area not be government subsidized housing and the other ,if more pedestrians are envisioned then safer crossing points be provided on Wellington Street

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ANALYSIS

An Overview of the Secondary Plan

The Old Victoria Hospital Lands Secondary Plan is based on achieving the vision and principles established in the SoHo Community Improvement Plan. As such, the vision and principles of the Secondary Plan call for a community that is:

- desirable, vibrant and diverse;
- green and integrated;
- creative and leading edge;
- connected;
- safe, healthy and balanced;
- historically and culturally enriched; and,
- anchored in pride and sense of place.

In addition to the above, the Plan advances a series of fundamental planning and urban design principles which serve as an organizing framework for policy and the primary considerations in the review and approval of applications in the Secondary Plan area. These principles include:

- Place-making which is a multi-faceted approach to the planning, design and management of public spaces including streetscapes, in combination with buildings and the private realm;
- Transit and pedestrian-oriented development which promotes connectivity, mobility and accessibility within and between neighbourhoods, employment lands, parks and open spaces;
- Design excellence in the public and private realm which calls for a comprehensive approach to design and design coordination between private and public realms;
- Natural and cultural heritage features and functions; and,
- Key community “building blocks” referred to in the Secondary Plan as the “Four Corners”, “South Street Promenade” and Riverfront Promenade”.

In support of this planning framework, goals, objectives and policies are advanced specific to: land use; urban design; transportation; servicing and utilities; and implementation.

The Old Victoria Hospital Lands Secondary Plan anticipates, and provides for, the development of an additional 1,500 to 2,000 dwelling units over a “...*long-term planning horizon*...” Inherent to the Secondary Plan is the notion of flexibility. This flexibility acknowledges the vision of the community, the fluidity of the market place, and the unique position the Corporation of the City of London enjoys as it pertains to the development, phasing and disposition of its significant public holdings in the Plan area.

Important Components of the Secondary Plan

There are three significant components or themes in this Secondary Plan; the historical importance of the hospital to the City and the heritage attributes reflected in the buildings that housed that facility; the importance of the Thames River valley and the importance of the sensitive integration of any new development with the existing neighbourhood. A description of each component is provided below.

1) The Importance of Heritage

To date a number of reports have been prepared by consultants on the heritage significance of the individual hospital buildings. This has resulted in three reports to the Planning and Environment Committee (PEC);

1. **September, 2011:** 10th Report of the London Advisory Committee on Heritage with respect to the Cultural Heritage Report relating to the buildings in the South Street Hospital Complex.
2. **December 12, 2011:** South Street Hospital Complex -Heritage Issues.
3. **January 16, 2012:** Decommissioning the South Street Hospital Public Participation Meeting.

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Aerial Photo - Victoria Hospital (circa 1960) (Courtesy – UWO Archives)

The Provincial Policy Statement, 2.6.1, states: *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.* The former Victoria Hospital complex along South Street between Waterloo and Colborne forms a collection of buildings, each of which is listed as a Priority 1 property on the City's Inventory of Heritage Resources. The *Ontario Heritage Act* provides the tools for conserving identified heritage attributes of properties.

To understand clearly what this legacy contains, the City has authorized various studies related to the cultural heritage of the site. This includes the initial 2011 Tausky Report, subsequent building condition assessments for two buildings by Allan Avis Architecture in 2012 and, more recently, additional building condition assessments by SJMA Architects in 2013 for two additional buildings. Both the London Advisory Committee on Heritage (LACH) and the public have been extensively consulted regarding the potential redevelopment of the former hospital site and the potential and challenges applicable to the preservation of the cultural heritage legacy there.

The Tausky report identified 8 specific buildings on the former site that merited listing on the *City of London Inventory of Heritage Resources* as either Priority 1 or 2 properties and, further, suggested that the streetscape north of South Street, within the former complex, be given consideration for designation either as a cultural heritage landscape or as heritage conservation district.

In October, 2011, the LACH provided information to Municipal Council noting the Tausky Report's findings and commenting that it would be appropriate to consider how the South Street complex could be placed in the context of the medical and social history of London. It recommended that several buildings, or specific portions of them, be retained, including the streetscape on the north side of South Street as a possible cultural heritage landscape or heritage conservation district and further noted that the SoHo area had been identified as having the potential for study as a heritage conservation district according to the SoHo Community Improvement Plan.

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At its meeting on January 31, 2012, Municipal Council resolved:

- that it did not oppose the demolition of the Main Hospital Building, the Pastoral Care Building, the Isolation Building and the Surgical Building but requested that art deco façade elements of the Main Building be retained and reused in a future building to be constructed on the site;
- that the Colborne Building and War Memorial Children’s Hospital Building be protected until the feasibility of restoring either building could be adequately assessed through a request for proposal process with a report to follow related to mothballing costs; and,
- that funding be allocated to assess the building condition of both the former Nurses’ Residence and the former Medical School Building on the north side of South Street.

On the basis of this report and pursuant to the agreement between the City and LHSC, the first phase of demolition of buildings on the south side of South Street, with the exception of the Colborne building, was anticipated to proceed in 2014, saving the art deco elements of the Main Building. As of May, 2014, the demolition has been underway for several months now.

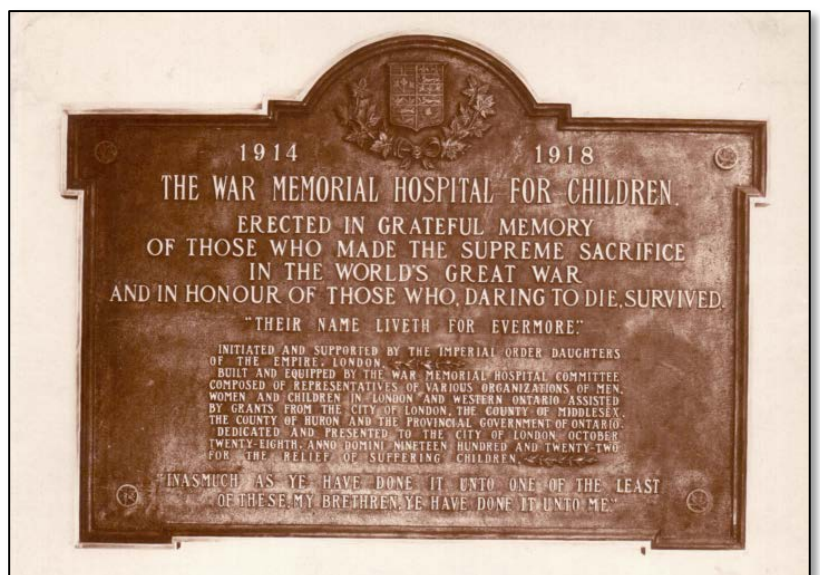
The City has been informed by the hospital that the Art Deco components of the main building on the south side of South Street are to be used by the hospital at another location and will not be available for use at the Old Victoria Hospital site.

Cultural Heritage Legacy Summary

In terms of built heritage resources, four buildings have been identified as potentially worthy of retention and adaptive repurposing: the Colborne Building, the War Memorial Children’s Hospital Building, the Gartshore Nurses Residence and the Health Services Building. Each building, separately, may meet the criteria for designation under Section 29, Part IV, of the Ontario Heritage Act.

Retention of the **Colborne Building** is a visible reminder of the older “pavilion style” hospital complex dating to the establishment of Victoria Hospital in the mid-1890s to complement the original London General Hospital built in 1875. The Colborne Building was notable for its combination of what was then known as the Paying Patients’ Pavilion and the first purpose built Children’s hospital in the city’s history. It was designed by Hubert Carroll McBride who skillfully integrated later additions and the building, with its distinctive buff brick, remains a landmark on the corner of South Street and Colborne Streets and complements the more recent Children’s Hospital Building on the north.

The **War Memorial Children’s Hospital** retains significance for a number of reasons: its long-use as the Children’s Hospital; its intended use as a “Memorial” to the fallen of World War I as commemorated by the fundraising efforts spearheaded by the Independent Order of the Daughters of the Empire and several other local organizations; and, its memorial design elements by the local architectural firm, Watt and Blackwell. The second phase of its construction was intended to acknowledge and honour the “heroes” of World War II.



The cultural heritage legacy of this building is further enhanced by its landmark status on the corner, and, historically, by the fact, that a room in the basement of this building witnessed the first use of Cobalt -40 Radiation Therapy in the world.

In the centre of the complex of buildings on the north side of South Street stands the former **Gartshore Nurses Residence**, a tribute to the legacy of thousands of nurses who received their formal training there and to the philanthropic efforts of Colonel William Gartshore, a benefactor who raised funds to expand the original size of the building creating its H- shape.

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O-8158/Z-8344
Chuck Parker/Brian Turcotte

This building, too, features architectural features that link it to its adjacent buildings on the north side.

At the west end of the block, is the former **Medical School Building** designed by Watt and Blackwell for Western University, an historic association from 1920- 1965. It, too, retains important architectural detailing complementing both the Nurses Residence and the War Memorial Children’s Hospital.

Collectively, the buildings on the north side of South Street form a distinctive grouping which are complemented by the wide street and significant front setbacks of both the Nurses Residence and War Memorial Hospital buildings.

Both the LACH and staff have previously suggested that the art deco elements of the Main Building on the south side of South Street be retained and used elsewhere on the site. These elements are important not only for their reflection of the art deco style but, more importantly, for their connection to the estate of Elsie Perrin Williams whose funds allowed for the construction of what became the north wing of the Main Building. However, as indicated above, the Hospital intends to keep them and use these architectural elements elsewhere.

Adaptive Repurposing

It should be noted that the cultural heritage legacy of the four buildings identified above may be found in the exterior architectural details or within the central portions of the original buildings constructed in the 1920s. The legacy of much of the cultural heritage significance of the former site can be captured with the retention of attributes visible in the original portions of these buildings. The removal of later additions may add to the redevelopment potential of the site. Further, the building condition assessments carried out by heritage familiar architectural firms identify all four of these properties as “structurally robust” and capable of adaptive repurposing although it is noted that heat, ventilation, electrical and plumbing services would require updating. The preservation, to some degree, of the original structures would not only retain cultural heritage features but would also develop, in a real manner, the notion of environmental sustainability, a stated principle of both the Secondary Plan and the Provincial Policy Statement.

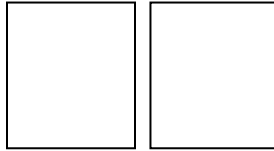
Preliminary cost estimates for any adaptive reuse have been prepared through the Building Conditions Assessment Reports for the Health Services Building and the Nurses Residence on the north side of South Street. The preliminary cost estimates are \$20-25 million and \$17-21 million; respectively, depending on whether they are ultimately used for residential or commercial purposes. It is important to recognize that these buildings were each built for specific institutional purposes. Their hallways, common areas, and individual room sizes may pose challenges in adapting to non-institutional uses. It will be important to understand the marketability of these buildings for adaptive re-use relative to the costs for their effective repurposing. Questions remain unresolved regarding how many of these buildings can reasonably be adaptively re-used. A detailed business model would have to be prepared for each building to identify actual adaptive reuse costs. There are plans to release a request for expressions of interest for the adaptive re-use of the Colborne Building and the War Memorial Children’s Hospital to understand the market opportunity for adaptive re-use. This will provide guidance on the viability and extent of heritage building retention that can be accommodated on the Old Victoria Hospital Lands.

Recommendations

Planning staff recommend that the retention of all, or portions exhibiting heritage attributes, of the four key heritage buildings described, through a more detailed business model and request for proposals process for any adaptive reuse of the existing buildings. It is further recommended that this report, including the SJMA building assessment reports, be tabled and made available for comment by the London Advisory Committee on Heritage.

2) The Importance of the Thames River

The Thames River is an important natural and cultural resource in the City of London, serving as the focus for development in London’s early development. The south branch of the Thames River flows past the Old Victoria Hospital lands but historically there has been very little connection between the two. Through the implementation of this Secondary Plan more intensive



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residential development will be focused along the Thames River and be better connected to it through the development of a riverfront promenade and new development fronting onto the river.

The Old Victoria Hospital had few pedestrian connections to the Thames River. The Thames Valley Parkway trail system currently ends on the north side at Wellington Street, loops over the bridge and then continues on the south side of the River to Adelaide Street where it crosses over the bridge to the north side and continues on past Highbury Avenue. The link between Wellington and Adelaide on the north side could not be completed because of land acquisition issues. Through the redevelopment of these lands the Thames Valley Parkway system can be completed through these lands and be better integrated with the neighbourhood.

In addition, historically, there was no clear pedestrian connection **into** the neighbourhood. There was one dirt path which traversed a gravel parking lot but no sidewalks to connect neighbourhood pedestrians to the trail system. The Secondary Plan contains policies which encourage that these connections be included as part of the development process. Wellington, Waterloo, Colborne and Maitland Streets, and their associated sidewalks, would have direct connections to the Thames Valley Parkway.

3) The Importance of Integration with the Existing Neighbourhood

It is proposed that potentially 1500 new residential units will be added to the area over the next 10-20 years. Surrounding the Old Victoria Hospital lands is a viable single family residential neighbourhood which has recently gone through a community improvement plan exercise. There was considerable input received from the neighbourhood. One of the requests was that a Secondary Plan be completed for the former hospital lands, a request that is currently being fulfilled through this process.

The Secondary Plan provides for a transition in height from the south (Thames River) from higher to lower as you move north, closer to the neighbourhood to minimize impacts of shadowing, wind and traffic. The latter should be less of an issue because the secondary plan's emphasis is on encouraging walking and cycling.

Although housing forms may be different, it is intended that the new development would add to the existing SOHO neighbourhood, not be an entirely separate neighbourhood.

Is the Old Victoria Hospital Lands Secondary Plan consistent with the 2014 Provincial Policy Statement (PPS)?

Yes, the Secondary Plan is consistent with a number of sections of the PPS including;

- Building Strong Healthy Communities - *"Intensify development on existing services"* – Sections 1.1.3.1, 1.1.3.3, and 1.1.3.4.
- Housing – Section 1.4.3▪
- Public Spaces, Recreation, Parks, Trails and Open Space – Section 1.5.1
- Infrastructure and Public Service Facilities – Section 1.6.1., and 1.6.2.
- Long Term economic prosperity – Section 1.7.1
- Cultural Heritage and Archaeology – Section 2.6.

Major Remaining Issue

The future of the four heritage buildings is the last remaining planning issue to resolve. As discussed above, there is sufficient justification to retain all, or parts, of the four buildings but cost/physical constraints/viability is still a question. Staff believe that the priority of importance of the four buildings is 1. Colborne Building, 2. War Memorial Childrens Hospital, 3 Nurses Residence Building, and 4. Health Services Building. However, there are costs associated with maintaining these buildings until a viable repurposing is found for them, and until development occurs on the non-heritage portions of the properties. Reports indicate that the buildings are suitable for adaptive reuse but require extensive service upgrades. The result of the request for expression of interest process described above, will be the strongest indicator of the feasibility and market interest of these opportunities.

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In addition, London Health Sciences Centre (LHSC) has requested that the City expedite the process so that the buildings can be decommissioned within a shorter time frame. Both the Secondary Plan and Development Plan are on a condensed timeline so this can occur expeditiously.

Old Victoria Hospital Development Plan

In October 2012 Council, on the advice of the Investment and Economic Prosperity Committee (IEPC) approved the preparation of servicing studies to prepare a plan for the “*phasing of development and “marketing information and potential financial benefits to the community”*. A report is expected to be submitted to (IEPC) on June 9, 2014.

This parallel process, currently being undertaken by the City, reviews possible development scenarios on the Old Victoria Hospital Lands, after properties are transferred to the City from the LHSC following practical completion of the decommissioning and demolitions. The Secondary Plan provides policy direction more specific than that found in the Official Plan. It offers a community structure and identifies key features of the lands and development intent for prospective development proponents.

Zoning Study

The Secondary Plan provides the character area designations and community structure plan to provide the policy basis for future changes in the neighbourhood. The Zoning By-law provides the specifics on permitted uses, height and maximum density permitted on individual properties.

The existing zoning (see zoning schedule in report) on the Old Victoria Hospital Lands is very complex, relying primarily on pre-zoning to indicate the permitted uses, height and density of development. Planning staff want to change the approach to one which permits a certain minimum level of development and then bonuses additional density and height in return for public benefits such as heritage conservation, design excellence, public open space, underground parking, energy efficiency (LEED), affordable housing, neighbourhood resident amenities, etc. The City has used bonusing periodically since the approval of Zoning By-law Z-1 in the early 1990’s, particularly in the Downtown.

To date, new zoning has not been developed to implement the Secondary Plan. Once the secondary plan has been approved by Council, Planning staff will begin the process of developing zoning to implement the Plan.

PREPARED BY:	SUBMITTED BY:
W.J. CHARLES PARKER , M.A. SENIOR PLANNER -URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

June 6, 2014
cp

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**O-8158/Z-8344
Chuck Parker/Brian Turcotte**

Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
Susan Richer 415 South Street M. Husansky 218 South Street	Catherine Morrissey 105 Clarence Street Tanya Park 300 South Street, President- SoHo Community Association
Maria Kress 396 Hill Street Janet Beck 370 Simcoe Street	Gord Mayhew 79 Wellington Street Patrick John Ambrogio 475 and 497 Grey Street, 449/453/459 Grey Street, 514 and 520 South Street
Tony Chahal 151 Waterloo Street Cleveland and Noella Granger 457 South Street	Sandra Miller

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O-8158/Z-8344
Chuck Parker/Brian Turcotte

Public Comments

Turcotte, Brian

From: Tanya Park [Redacted]
Sent: Wednesday, September 11, 2013 10:00 PM
To: Turcotte, Brian
Subject: Old Victoria Hospital Lands

Follow Up Flag: Follow up
Flag Status: Flagged

response

Hello Brian,

I hope this finds you well.

I want to take this opportunity to congratulate you on this proposed ammendment to the official plan.

You've done a remarkable job of striking a perfect balance of all the feedback you were given by the community. I am thrilled with the extension of the Thames Valley Corridor and the creation of two neighbourhood parks.

In addition, the gradual stepdowns from high to medium to low densities is almost perfect.

The vision the neighbourhood presented you with will certainly swing London around to face our beautiful riverfront and hopefully pay it the respect it deserves.

Thanks to you and your staff for all of your hard work Brian.

The SoHo Communitu Assocoation will send an offical letter after our meeting next week. The purpose of this particular email is to express my opnion as a homeowner of a property within the boundary of the plan.

Tanya Park
300 South St.

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O-8158/Z-8344
Chuck Parker/Brian Turcotte

Turcotte, Brian

From: Gord Mayhew, Spectrum ~~gord.mayhew@spectrumcommunications.com~~
 Sent: Monday, September 23, 2013 9:58 AM
 To: Turcotte, Brian
 Subject: File # 0-8158

Follow Up Flag: Follow up
 Flag Status: Flagged

public response

City of London Planning Department.
Attention Brian Turcotte

Reference File # 0-8158, Old Victoria Hospital Lands Secondary Plans

Dear Brian.

I am the owner of property located at 79 Wellington St, Owned by my company Spectrum Communications. I have reviewed the Notice of Amendment to the Official Plan and am concerned about the plan proposing Multi Family High Density Residential Housing. Although not stated this plan will also include some government subsidized low income rental properties.

I would like to object to this being contained in the plan. Have we not destroyed the downtown area enough with the welfare office at Richmond and Dundas. Crime in the neighborhood where my business is located is already very high. My business has experiences many break-ins and prostitution and murders is ongoing in the area. There is too much of this already in the area.

What should be proposed is upscale condo's in this area. This area needs is something to counter the negative effects of the Ontario Housing already in the area.

Yours truly

Gordon Mayhew

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O-8158/Z-8344
Chuck Parker/Brian Turcotte



SohoLondon.ca
Soho.london.ca@gmail.com

September 25, 2013

The City of London Planning Division,
P.O. Box 5035,
300 Dufferin Ave,
London, ON,
N6A 4L9,

Attn: Brian Turcotte

*Public
Hosp St*

Regarding: The Old Victoria Hospital Lands Secondary Plan (File # O-8158)

The SoHo Community Association has reviewed the application by the City of London to amend the Official Plan, and we are in favour of the proposed changes.

By adopting this secondary plan we feel that the City of London, and the Planning Department have accurately responded to community input from our workshop sessions held earlier in the year. The land use designations that the planning department have suggested for the area are a good fit with the feedback we heard on the night of the workshops, and they fit well with the overall goals of the Community Improvement Plan, completed in June of 2011. The opinions on land use by community members on the night of the workshops, along with the guidance of our planning department will have long

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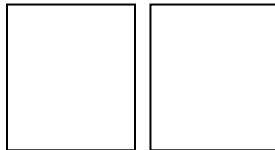
**O-8158/Z-8344
Chuck Parker/Brian Turcotte**

term impacts on our community; we feel the decisions made in this plan will improve and strengthen the neighborhood.

Additionally we'd like to thank the City of London, the Planning and Environment Committee, and especially the Planning Department for engaging in the planning processes around the Community Improvement Plan, and this Secondary Plan. The resources provided to these files are considerable, and the community is appreciative of the efforts of the City of London to improve and strengthen our downtown neighborhood. Thanks for your professionalism and for all your efforts!

Sincerely,

Tanya Park
President
The SoHo Community Association



O-8158/Z-8344
Chuck Parker/Brian Turcotte

Parker, Charles

From: Yanchula, Jim
Sent: Tuesday, April 15, 2014 5:01 PM
To: Parker, Charles
Subject: OVH Sec Plan FYI

Welcome to the "South Street team", FYI.

From: Fleming, John M.
Sent: Monday, March 10, 2014 8:20 PM
To: Sandra Miller; Menard, Don; Turcotte, Brian; Macbeth, Travis; Yanchula, Jim; Barrett, Gregg; Galloway, Sean; Tomazincic, Michael; McNeely, Heather
Subject: RE: Follow-up to our Sidewalk Chat

Hi Sandra:

Plugging away here on ReThink, so it was very nice to get your email. Thank you for taking the time to send it through. "A city cant demolish its way to success" I love that quote!

The Wallis House looks very beautiful – lets hope we can get to success such as this for the Colborne Building and Children’s Warm Memorial Hospital. I’m passing your note along to our Heritage and South Street team. Its useful to have in our quiver for when the discussion heats up again.

Thanks for the inspiration.
Best,
John



John Fleming, MCIP, RPP
Managing Director, Planning and City Planner
City of London
Planning Division
T: (519) 661-2500 ext. 5343 | F: (519) 661-5397 | E: jmflemin@london.ca



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Join us as we ReThink London. [Visit our website](#) to discover how you can participate.
Email: ReThink@London.ca | Twitter: [@ReThinkLdn](https://twitter.com/ReThinkLdn) | Facebook: [ReThink London](https://www.facebook.com/ReThinkLondon)

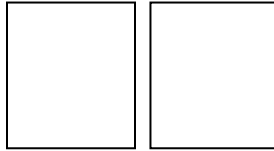
From: Sandra Miller [REDACTED]
Sent: Monday, March 10, 2014 7:35 PM
To: Fleming, John M.
Subject: Follow-up to our Sidewalk Chat

Hi John

Nice to run into you with Mike on Saturday - hope you didn't spend the whole weekend at the office!

I'm following up to our sidewalk chat about the adaptive re-use possibilities of the some of those historic old buildings at South Street (and McCormick's, Children's Museum / Riverview School, etc). When I see the local growth in condo sales and I hear the passion of people who want to save and re-purpose old buildings it seems like one of the natural options. Those big windows, the unique historic buildings, the high ceilings - all the features that make these buildings appealing and special places for condos, studios, retirement homes, cafes, offices, shops, etc.

This is the former 1875 hospital building where I lived in Ottawa before moving to London for grad school - I was one of the 'first generation' loft condo buyers in 1995, the development quite unexpectedly sold out in ONE weekend. I've love architecture since I was a kid but this building launched my heritage journey. :-)
http://en.wikipedia.org/wiki/Wallis_House



O-8158/Z-8344
 Chuck Parker/Brian Turcotte

Parker, Charles

From: Menard, Don
Sent: Monday, April 28, 2014 12:10 PM
To: Parker, Charles
Cc: Yanchula, Jim
Subject: FW: Community use for Nurses Residence and Children's War Memorial Building

FYI

Don

From: Tanya Park [REDACTED]
Sent: Monday, April 28, 2014 11:23 AM
To: Delta McNeish; Laurie Bursch; Debra Martin; Peter Karas; derrick mcburney; Jason Rip; Sheryl; Marie Claire Bilyk; Megan Walker; Stephen Harding; Menard, Don; W. Russell; Mark D Woodward; Ruth Douthwright
Subject: Community use for Nurses Residence and Children's War Memorial Building

Hello Everyone;

I want to have a discussion about how various community groups and the City of London could benefit from the retention of the old Nurses Residence and the Children's Memorial War Buildings on South Street (across the street from South Street Hospital.)

Inside the Nurses Residence there is a gymnasium which is currently utilized by a local Martial Arts School. There is a great deal of potential for community groups, and the city of London if we were to retain these buildings, in addition to this, it could be a source of revenue for the city..

Ideas for usage that have occurred to me thus far:

- Black Box Theatre for small local theatre companies.
- Community Kitchen to expand the work of Beth Emmanuel Church's Thursday night community meals.
- Satellite office space for organizations who have outgrown their current facilities, but cannot justify moving their operations to larger facilities.
- An actual community center in London's core.

I am sure if we put our collective heads together we can produce a brilliant plan to present council with.

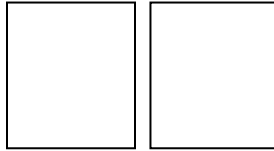
I feel it is extremely important that we put emphasis on the fact that the retention of these buildings means a new revenue source for the city. (In order for this to be an attractive proposition for the city, it will have to be a money maker.)

I would like to have a meeting later this week to have a preliminary discussion. I want to host the meeting at my home Thursday May 1 @ 7pm.

If you cannot attend, but would like to be involved, please don't hesitate to say so and we'll make sure you stay in the loop.

Tanya Park

If you want to innovate, to change an enterprise or a society, it takes people willing to do what is not expected. --Jean Ribould



O-8158/Z-8344
 Chuck Parker/Brian Turcotte

Parker, Charles

From: Fleming, John M.
Sent: Tuesday, May 20, 2014 6:49 PM
To: Parker, Charles; Yanchula, Jim; Tomazincic, Michael
Subject: FW: South Street Hospital- Nurses Residence and Children's War Memorial Building

FYI

From: Tanya Park [REDACTED]
Sent: Tuesday, May 20, 2014 4:27 PM
To: Halwa, Andrea; McNaughton, Andrea; Morrison-Wize, Rebekah
Cc: Fleming, John M.; Menard, Don; Fontana, Joe; Bryant, Judy; Buchanan, Jennifer
Subject: South Street Hospital- Nurses Residence and Children's War Memorial Building

Hello all;

A few weeks ago I lead a community discussion about what uses the community could suggest for the Children's War Memorial Building, and the old Nurses Residence on South Street.

At the table we had the Rev. Delta Mc Neish from Beth Emmanuel Church, Faith Coutes from the Palace Theatre, Steven Harding a local historian, Laurie Bursch- a Brickenden Adjudicator, myself and Alice Gibb from the SoHo Community Association.

We had a productive conversation where our mandate was to find a use for these buildings that would fulfill the cultural requirements of our Community Improvement Plan.

Our suggestion is for these spaces to be multifunctional. The primary function would be a local Dance Theatre, the secondary functions would be office space, rehearsal and community space, and a community kitchen, arts collective, and incubator for social innovation.

We have requested a tour of each of these facilities and are waiting to hear back from London Health Science Centre for a date.

A week after this discussion took place, it was brought to our attention that the London Children's Museum needs a new home. I reached out to the Museum's site selection committee and they are going to join us for the tour of the buildings.

Having the Children's museum in this building would be a fantastic addition to the neighbourhood, and would fit in nicely with the cultural aspects of our CIP. This would also be a poetic transformation of a building where children were once healed, to one where children will be educated.

As a member of staff at the Palace Theatre I receive countless requests from local Dance companies searching for an affordable venue. The Palace is affordable, but it is also heavily booked throughout the year, and we cannot accommodate every request. Based on this shallow sample, I understand that there is a demand for affordable dance venues in the city of London.

I am seeking your help and insight so that we can present our City Council with a viable business plan that will benefit our community and the city of London as a whole.

I welcome all input and suggestions, and I thank you for your time.

Respectfully,

Tanya Park

E-mail: tanya@tanypark.ca
Phone: 519.719.1221
Web: www.tanypark.ca

Home: 300 South St.
 London ON

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O-8158/Z-8344
Chuck Parker/Brian Turcotte

Agency/City Department Comments

Mail and email correspondence received with respect to the Secondary Plan Process from October 8, 2013 to May 9, 2014.

UPPER THAMES RIVER
CONSERVATION AUTHORITY
"Inspiring a Healthy Environment"

October 8, 2013

City of London - Planning Division
 206 Dundas Street
 P.O. Box 5035
 London, ON N6A 4L9

Attention: Brian Turcotte

The Thames
 A Canadian
 Heritage River

*UTRCA comments
 Oct 8/13*

Dear Mr. Turcotte:

Re: File O-8158 UTRCA Comments on Old Victoria Hospital Lands Secondary Plan & Technical Studies

The Upper Thames River Conservation Authority (UTRCA) has reviewed The *City of London Old Victoria Hospital Lands Secondary Plan* dated June 3, 2013 prepared by the Planning Partnership. We have also reviewed the following technical studies in support of the plan:

1. *Preliminary Geotechnical Investigation and Slope Stability Assessment SOHO Lands Blocks 2 to 6 South Street & Colborne Street London, Ontario* dated August 1, 2013 prepared by Terraprobe.
2. *SoHo Redevelopment Environmental Impact Study* dated September 2013, prepared by Natural Resource Solutions Inc.

The Authority offers the following comments.

Old Victoria Hospital Lands Secondary Plan

1. In Section 1.3, various initiatives are identified including - create gathering spaces along the Thames River abutting the OVHL, create observation deck overlooking the Thames River and create riverfront promenade. These initiatives must be located outside of the hazard lands which are comprised of the stable top of slope and the 6 metre erosion access allowance as well as the proposed ecological buffer. Furthermore, the lands being considered for these initiatives are regulated by the UTRCA and Section 28 approvals will be required for any development or site alteration proposed in this area.
2. On page 7 under natural heritage, we would suggest that that the vegetation in the corridor is also important for wildlife habitat as well as the stability of the slope. The UTRCA supports the intent to preserve and enhance the existing vegetation in the Thames Valley Corridor.
3. Repeated reference is made to an urban park/riverfront promenade "along the top of the valley" and which will serve "as a transition from the natural areas associated with the Thames Valley Corridor to the SoHo neighbourhood". The promenade is to consist of a series of small parks with gathering areas. Again, we recommend that this park/promenade be located outside of the hazard lands and the ecological buffer.

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O-8158/Z-8344
 Chuck Parker/Brian Turcotte

UTRCA Comments
Old Victoria Hospital Lands Secondary Plan

4. On page 12, *Adjacency to the Thames Valley Corridor*, we concur that the natural features should be integrated into the neighbourhood character and the open system. However appropriate protection and/or a buffer are needed for the natural heritage system which will be impacted by the intensified development that is being proposed via this Secondary Plan on the lands to the north.
5. In Section 4.1 e) it is indicated that "stormwater management facilities including stormwater management ponds and all municipal facilities and outlets shall be permitted on lands in any land use designation". We recommend that this wording be revised to qualify that the location of SWM facilities cannot have a negative impact on the natural heritage system and should be consistent with UTRCA policy.
6. On page 25, reference is made to upgrading the District Park that is located in the lower flood plain. What types of upgrades are being considered? Again, approvals pursuant to Section 28 of the Conservation Authorities Act may be required.
7. Figure 6 Section C-C identifies the *current top of bank*. The UTRCA has identified a number of outstanding concerns with the draft geotechnical study that need to be addressed. The hazard lands include the stable top of slope and the 6 metre erosion access allowance and as indicated, development is not permitted on the hazard lands. Does the area identified as Thames Valley Parkway on this figure include the ecological buffer?
8. On page 31 it is indicated that the riverfront promenade will be continuous decorative paving from building face to the UTRCA regulation limit. Will this account for the hazard lands and the ecological buffer? Based on Figure 6 in the EIS, there are areas where the proposed ecological buffer extends beyond the hazard lands and potentially beyond the regulation limit.
9. Section 6.2.2, a) and c) appear to be identical and there is not b).
10. In Section 7.3 Local Roads it is indicated that a new road is proposed between Waterloo and Colborne Streets "along the top of the Thames Valley Corridor" in the UP TVC Buffer. As indicated in Section 5.9 c) any development including a road proposed in this area will be subject to UTRCA policies and approvals.

Preliminary Geotechnical Investigation and Slope Stability Assessment SOHO Lands Blocks 2 to 6

1. The subject lands are located along the South Branch of the Thames River and the meander belt axis may be within proximity of the area located between cross sections D-D and E-E as shown on Figure 3. The MNR Technical Guide for River and Stream System Erosion Hazard Limit dated 2002 recommends that for an unconfined system as shown on Figure 96 of the manual that an allowance for the flooding hazard limit OR a meander belt allowance which may be 20 times the bankful channel width centered over the meander belt axis be provided. Please explain why the meander belt has not been considered in the analysis.
2. In Section 4 it is noted that the earth fill is thickest near the slope crest and sometimes extends down to the slope toe. Please provide details of the fill on the slope and how this material was considered in the Long Term Stable Slope (LTSS) and the Factor of Safety (FOS) analyses.
3. High groundwater levels have been noted in Boreholes 113 and 118. Please explain the affects of the groundwater level on the LTSS and the FOS and how this was incorporated into the FOS analyses.
4. In Section 4.3 reference is made to a few minor erosion scarps that were observed on the site. The minor ones range from 0.3 to 0.6 metres in height but there is also a 2 metre high erosion scarp. Please consider the affects of the minor scarps on the proposed LTSS and FOS when determining the 6 metre erosion access limit.

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O-8158/Z-8344
Chuck Parker/Brian Turcotte

UTRCA Comments
Old Victoria Hospital Lands Secondary Plan

Thank you for the opportunity to comment on the plan .If you have any questions regarding our comments, please contact the undersigned at extension 293. Our staff would be pleased to meet to discuss our comments.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY



Christine Creighton
Land Use Planner
CC/cc

c.c. Sent via e-mail:

City of London – Jim Yanchula, Manager, Community Planning & Design
Andrew MacPherson, Manager, Parks Planning & Design

UTRCA – Jeff Brick, Coordinator, Hydrology & Regulatory Services
Mark Snowsell, Land Use Regulations Officer

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O-8158/Z-8344
Chuck Parker/Brian Turcotte



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

November 6, 2013

B. Turcotte
Senior Planner

Re: Old Victoria Hospital Lands Secondary Plan

At its meeting held on October 1, 2013, the Transportation Advisory Committee (TAC) reviewed and received a Notice, dated September 10, 2013, from B. Turcotte, Senior Planner, with respect to an application relating to the Old Victoria Hospital Lands Secondary Plan. The TAC asked that the Senior Planner be advised that the Thames Valley Parkway (TVP) in Schedule B: Community Structure be extended west of Wellington Road; it being noted that the map shows the TVP extending from Maitland Street to east of Wellington Street. (3/7/TAC)

Heather Lysynski

Heather Lysynski
Committee Secretary
/hal



The Corporation of the City of London
Office 519-661-2500 ext. 4856
Fax 519-661-4892
www.london.ca

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O-8158/Z-8344
 Chuck Parker/Brian Turcotte



MEMO

To: B. Turcotte
 Planning Department

From: A. Couvillon
 Transportation Planning & Design Division

Date: October 23, 2013

Re: Old Victoria Hospital Secondary Plan

File:

The Transportation Planning & Design Division has reviewed the Draft Old Victoria Hospital Secondary Plan and has the following comments.

- The transportation impact assessment (TIA) undertaken for the plan recommends that South St and Grey St be converted to two-way streets. This will require a number of changes including;
 - The conversion of Grey St to two-way operation will require the reconstruction of the center median landscape island on Wellington St so a left turn lane can be constructed, reconstruction of Grey St at Wellington St to add an eastbound through lane near the intersection, the addition of traffic signal heads, the elimination of some on-street parking, additional stop signs and pavement markings at all-way stops along Grey St, new traffic signal heads at Colborne St, sign changes and a left turn lane on Adelaide St.
 - The conversion of South St to two-way operation will require the removal of some parking spaces along South St, new stop signs and pavement markings at all-way stops, sign changes and a left turn lane on Adelaide St. It is also recommended that westbound through and left turns be restricted at Wellington St due to poor sight lines created by the Wellington St bridge. This will eliminate the need for traffic signals at the intersection of South St and Wellington St but require the construction of various islands to restrict these movements.

It should also be noted that funding for these works has not been identified in any budget.

- Generally, existing transportation infrastructure will be able to accommodate traffic generated by the proposed uses identified in the secondary plan. The Wellington St corridor will become constrained from the growth of traffic and some minor improvements will be required.
- The implementation of Bus Rapid Transit (BRT) as recommended in the London 2030 Transportation Master Plan (TMP) will have an impact on the cross-section of the Wellington St corridor and transit routes in the area. This will impact the secondary plan in the Wellington St areas.
- The plan recommended the use of rear lanes for access to property. These lanes should be privately owned and maintained.

The proposed window street permitting frontage onto Thames River must align at the easterly limit of the street opposite Nelson Street.

Andy Couvillon, C.E.T.,
 SENIOR TRANSPORTATION TECHNOLOGIST

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MTCS Comments Re Old Victoria Hospital Lands Secondary Plan and OPA With Responses

Main Points in Ministry Comments

1. 2011 Cultural Heritage Assessment Report (Tausky Report) did not consider the value of the site as a whole cultural heritage landscape including plantings, landscaping and pathways.
2. Only 1 of 3 options appears to depict the retention of more than two heritage buildings.
3. OVHL Secondary Plan (P.8) indicates a cultural heritage resource study was to be completed by August, 2013 but staff indicates no cultural heritage studies beyond the 2011 report are currently underway.
4. Based on consultants' recommendations, suggest the evaluation of the OVHL Secondary plan lands through an HIA/Conservation Plan to address missing/needed cultural heritage resource study focussing on a cultural heritage landscape rather than focussing on individual properties.
5. OVHL Secondary Plan lands are an area of archaeological potential and an assessment is recommended.

Comments in Response:

1. The Tausky report may not have been charged with a specific mandate to assess the site as a cultural heritage landscape but was charged with "determining the cultural heritage of the site as a whole including the listed properties on either side of the street, noting the heritage attributes and other character defining elements as found and prioritizing elements/buildings most worthy of preservation" and "to outline "key elements/buildings requiring conservation and protection." The protection of all or parts of a potential cultural heritage landscape can be achieved through designation under Part IV or Part V of the Heritage Act. The Tausky report identified specific buildings that might warrant Part IV protection including an entire streetscape on the north side of South Street for which consideration was recommended as being suitable for identification as a cultural heritage landscape. A further recommendation suggested a form of interpretation be installed to commemorate the history and importance of the hospital site. Interior plantings, landscaping and pathways, with the exception of the underground tunnel complex, are not a major feature of the former Victoria Hospital site. The significance of the South Street Avenue boulevard has been recognized in the consultants' recommendations.

The reference to the Provincial Policy Statement was, in part, the justification for the City requesting the cultural heritage assessment prepared by Tausky along with policies in the City's Official Plan. In some ways, this report should be seen as a Heritage Impact Assessment which identified a number of recommendations against which the OVHL consultant study and area plans can be measured.

2. The consultants' report did identify only 1 of 3 options as retaining more than two heritage buildings. On Page 7 of the Planning Partnership document is the statement "it is the intent of the Secondary Plan to preserve and incorporate heritage buildings identified for preservation in the Cultural Heritage Assessment. Staff have urged the retention of three buildings on the north side of South Street and have requested building condition reports to buttress the adaptive

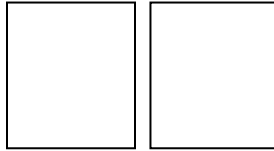
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reuse of two of those buildings in addition to the two already identified. Further, it is uncertain yet whether elements of the art deco main entrance can be preserved for inclusion in a later development.

3. It is not clear as to why the OVHL Secondary Plan would make the comment that a cultural heritage resource study was to be completed by August 2013, unless it is a reference to the building condition assessments requested for the former Nurses Residence and the former Medical Offices Building. These condition reports are in preparation; however, their completion date is schedule for the end of October, early November as the study only began in August.
4. This would be a repetition of the report already completed by Tausky. See Point 1 above.
5. It is not clear as to the basis for this recommendation. According to the archaeological potential mapping on- line on the City of London website, no major potential is shown other than for small areas near the river or near the end of Colborne Street. Presumably, this is related to the disturbed nature of the ground as a result of ongoing demolitions, builds, renovations over the years since the founding of Victoria Hospital. While it may be informative to conduct further archaeological investigation it probably can't be mandated under the current Archaeological Master Plan for the City of London. It should be noted that the AMP at present does not address the need for archaeological assessments of previously disturbed lands.





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 Chuck Parker/Brian Turcotte

VARIOUS MINISTRY COMMENT

Turcotte, Brian

From: Shantz, Tyler (MAH) <Tyler.Shantz@ontario.ca>
Sent: Thursday, October 31, 2013 5:07 PM
To: Turcotte, Brian
Cc: Oliver, Scott (MAH); Young, Penny (MTCS)
Subject: RE: City File # O-8158 - Old Victoria Hospital Lands Secondary Plan and OPA - RE: Request for Comments

Dear Mr. Turcotte,

In addition to the comments already received from MAH, MNR, and MOE on the above noted application, the Ministry of Tourism, Culture and Sport (MTCS) offers the following comments for your consideration:

The Ministry of Tourism, Culture and Sport has an interest in the conservation of cultural heritage resources, including archaeological resources, built heritage resources and cultural heritage landscapes. MTCS reviewed the OVHL Secondary Plan and has comments on the draft document and associated 2011 Cultural Heritage Assessment.

To begin, PPS policy 2.6.1 sets out direction that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

To date, the 2011 Cultural Heritage Resource Assessment report was prepared for the buildings within the South Street Hospital Complex, which is within the area covered by the Old Victoria Hospital Lands Secondary Plan and OPA. In this report it indicates the property has eight buildings with cultural heritage value or interest as per the *Ontario Heritage Act*. It also states that the buildings on the South Street Hospital Complex "are all part of a specialized architectural and social venue, and thus are usefully regarded not only as individual entities, but also as a designed cultural landscape..." (Tausky 2011, p. 6-7). Despite this statement, however, the assessment report does not appear to have considered the value of the site as a whole as a cultural heritage landscape. This approach would also consider individual landscape elements, e.g. plantings, landscaping, and pathways. It is unclear as to why this cultural heritage assessment did not evaluate the South Street Hospital Complex as a cultural heritage landscape.

Eight buildings and the streetscape along the north side of South Street between Colborne and Waterloo Street were recommended for conservation (in addition to a number of other recommendations) within the South Street Hospital Complex. However, only one of the 3 options presented (Option A) within the Old Victoria Hospital Lands Secondary Plan appears to depict more than two heritage buildings remaining.

To address policy 2.6.1, the PPS issued under the authority of the *Planning Act* defines "conserved" as the "identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage value, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment."

The Heritage Impact Assessment (HIA) is a tool to help identify the cultural heritage value of any individual built heritage resources or cultural heritage landscapes that are located within or near the project area. Additionally, the report provides recommendations on how to avoid, limit or mitigate impacts to these resources. Generally an HIA includes:

1. Historical research, site analysis and evaluation
2. Identification of the significance and heritage attributes of the property
3. Description of the proposed development / site alteration
4. Measurement of impacts
5. Consideration of alternatives, mitigation and conservation methods

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- 6. Implementation and monitoring schedules
- 7. Summary statement and conservation recommendations

The MTCS *Info Sheet #5: Heritage Impact Assessments and Conservation Plans* further outlines how an HIA and/or Conservation Plan may assist with ensuring significant cultural heritage landscapes are conserved.

Within the section "The Status of Supporting Background Studies" on pg. 8 of the OVHL Secondary Plan, it indicates that a "Cultural Heritage Resource Study" was to be completed by August 2013, as part of the background servicing studies to inform and support the Secondary Plan. City staff have indicated no cultural heritage studies beyond the 2011 report are currently underway.

Within the "Vision + Principles" section of The Planning Partnership report for the OVHL Secondary Plan, the report (p. 7) states: "The physical planning and design of the area has, in large part, been shaped by the hospital. Its legacy can be seen in the number of historic buildings along South Street and Colborne Street. Future development should recognize this important legacy." And this is further detailed in these recommendations: "As such, it is the intent of this Secondary Plan to:

- ✓ • Preserve and incorporate heritage buildings identified for preservation in the Cultural Heritage Assessment, 2011, within new development blocks and within new buildings, where possible.
- ✓ • Given the legacy of the hospital, consideration may be given to creating a heritage conservation district that links this area to the wider community via South Street and Colborne Street. This notion could be further articulated through public art elements that recognize the historic uses of the area..." (Planning Partnership 2013, p.7).

Therefore, MTCS recommends that the OVHL Secondary Plan lands are evaluated through an HIA/Conservation Plan to address the missing/needed cultural heritage resource study noted above as a cultural heritage landscape rather than focussing solely on individual properties that have cultural heritage value or interest. This HIA/Conservation Plan could then inform and support policies that better address the significant cultural heritage resources within the OVHL Secondary Plan and OPA.

Also note that the OVHL Secondary Plan lands are an area of archaeological potential therefore an archaeological assessment by an *Ontario Heritage Act* licensed archaeologist is recommended and the archaeological assessment report is to be forwarded to MTCS for review.

These form the Ministry of Tourism, Culture and Sport's comments on the Draft Old Victoria Hospital Lands Secondary Plan and OPA for the City of London. In the event that the draft policies are modified, we would be pleased to provide further comment.

Should you have any questions on the above, please feel free to contact the undersigned.

Regards,

Tyler Shantz on behalf of Penny Young

Penny Young
Heritage Planner
Ministry of Tourism, Culture and Sport
penny.young@ontario.ca
416.212.4019

Tyler Shantz
Planner

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O-8158/Z-8344
Chuck Parker/Brian Turcotte

Ministry of Municipal Affairs and Housing
Municipal Services Office – Western
695 Exeter Road, 2nd Floor
London ON N6E 1L3
Tel: 519 873-4695
E-mail: Tyler.Shantz@Ontario.ca

From: Shantz, Tyler (MAH)
Sent: October 24, 2013 11:32 AM
To: bturcott@london.ca
Cc: Oliver, Scott (MAH)
Subject: RE: City File # O-8158 - Old Victoria Hospital Lands Secondary Plan and OPA - RE: Request for Comments

Dear Mr. Turcotte,

In addition to the comments provided on October 7, 2013 by the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources on the above noted application, the Ministry of Environment (MOE) offers the following comments for your consideration:

MOE has reviewed the Secondary Plan and associated documents and has no major issues or concerns with the application. They note that the document is well written and quite comprehensive from an environmental protection and management perspective.

All of the required site contamination investigations were completed in May-June 2011, culminating in the filing of a number of Records of Site Condition for various properties. The Records of Site Condition affirm that the properties are suitably "clean" for residential purposes.

With respect to stormwater management, MOE has some concern about potential "leap-frogging" of other City initiatives, primarily the city-wide Pollution Prevention Control Plan, which, among other things, focuses on addressing combined sewer overflows in wet weather conditions. MOE will continue coordinating with the City on this matter.

MOE has some concern with Section 9.8 of the OVHL Secondary Plan, as it appears that the City is proposing that public agencies follow/comply with the Plan in the exercise of their responsibilities. From MOE's perspective, this would require the issuance of Environmental Compliance Approvals required for water, sanitary, and stormwater management works.

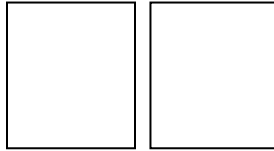
MOE recommends that the completion of a master planning process under the Municipal Class Environmental Assessment would be a practical, cost-effective, and efficient way to plan for roads, water, wastewater, and stormwater management works, which require Environmental Compliance Approvals and may require a Class Environmental Assessment for each if planned separately.

We appreciate the opportunity to provide comments on this application and we trust that these comments will be of assistance.

If you require any further assistance, please do not hesitate to contact me.

Regards,

Tyler Shantz
Planner



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Chuck Parker/Brian Turcotte

Ministry of Municipal Affairs and Housing
Municipal Services Office – Western
695 Exeter Road, 2nd Floor
London ON N6E 1L3

Tel: 519 873-4695
E-mail: Tyler.Shantz@Ontario.ca

From: Shantz, Tyler (MAH)
Sent: October 7, 2013 5:52 PM
To: bturcott@london.ca
Cc: Oliver, Scott (MAH)
Subject: RE: City File # O-8158 - Old Victoria Hospital Lands Secondary Plan and OPA - RE: Request for Comments

Dear Mr. Turcotte,

Further to the circulation of the application to amend the City of London Official Plan to adopt the Secondary Plan for the Old Victoria Hospital Lands (City File # O-8158), we have circulated this application for comment in accordance with the One Window System to:

- Ministry of Municipal Affairs and Housing (MAH),
- Ministry of Natural Resources (MNR),
- Ministry of Tourism, Culture and Sport (MTCS), and
- Ministry of Environment (MOE).

As of October 7th, we have received comments from MAH and MNR. We are awaiting comments from MTCS and MOE and will provide you with their comments as soon as we receive them. Until then, we offer the following comments from MAH and MNR for your consideration.

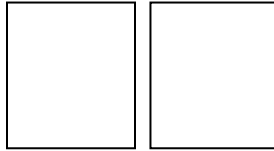
MAH reviewed the application in light of the Provincial Policy Statement, 2005 (PPS) and would like to offer the following comments:

Settlement Areas

PPS policy 1.1.3.1 speaks to directing growth to settlement areas and promoting their vitality and regeneration. Policy 1.1.3.3 requires planning authorities to identify and promote opportunities for intensification and redevelopment within settlement areas with suitable existing or planned infrastructure and public service facilities. Policy 1.1.3.4 recommends that public health and safety be maintained through appropriate development standards for intensification and redevelopment. Policy 1.1.3.8 requires that planning authorities establish phasing policies to ensure the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

These policies are addressed in the Old Victoria Hospital Lands (OVHL) Secondary Plan in the following manner:

The Secondary Plan area is located within the City of London settlement area, which has existing infrastructure and public service facilities. The Secondary Plan sets out goals and objectives for the intensification and redevelopment of the OVHL to guide the transformation of the area from a disused hospital complex and adjacent neighbourhoods to a thriving urban community. The Secondary Plan speaks to the provision of safe and attractive residential areas, the staging of development appropriately over a long-term planning horizon, and the provision of infrastructure and public service facilities prior to or in coordination with development.



Housing

Policy 1.4.3 requires planning authorities to provide for an appropriate range of housing types and densities to meet projected requirements by:

- establishing and implementing minimum targets for the provision of housing which is affordable;
- directing the development of new housing towards locations where infrastructure and public service facilities are or will be available;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of public transit and other alternative transportation; and
- establishing development standards for residential intensification and redevelopment which minimizes the cost of housing and facilitate compact form, while maintaining public health and safety.

This policy is addressed in the OVHL Secondary Plan in the following manner:

The OVHL Secondary Plan sets out a minimum target of twenty-five percent (25%) of all new residential development within the area to meet the Provincial definition of affordable housing. It directs new housing towards areas where infrastructure and public service facilities are currently located and are planned to be expanded as demand increases. Objectives in the Secondary Plan seek to create a pedestrian oriented community comprised of residential areas, and to provide opportunities for a variety of housing types, retail/commercial uses, employment opportunities, and community facilities. The proposed residential densities in the Secondary Plan will help promote the efficient use of land, resources, infrastructure and public service facilities, and support the use of public transit and active transportation. The Secondary Plan sets out policy direction for safe, functional, and attractive residential areas to accommodate approximately 1,500 to 2,000 new dwelling units over a long-term planning horizon.

Public Spaces, Parks, and Open Space

PPS policy 1.5.1 recommends that healthy active communities be promoted by planning public streets, spaces, and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement; by providing a full range and equitable distribution of publicly-accessible built and natural settings for recreation; and by providing opportunities for public access to shorelines.

This policy is addressed in the OVHL Secondary Plan in the following manner:

The OVHL Secondary Plan sets out policy direction for street and block patterns that allow for a network of sidewalks, bicycle routes, multi-use paths, and on-road bicycle lanes. High quality streetscapes, sidewalks with rolled curbs, mid-block pedestrian connections, and traffic calming strategies, as proposed in the Secondary Plan, will help to create a more safe and desirable pedestrian environment. The Secondary Plan also speaks to providing public access to the Thames Valley Corridor by means of a riverfront promenade, an extension of the Thames Valley Parkway, and a series of vista parks. Neighbourhood parks within the Low-Rise Residential designation must be a minimum size of 0.25 hectares and have significant frontage onto public roads.

Infrastructure and Public Service Facilities

PPS policy 1.6.1 requires that infrastructure and public service facilities be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs. It also requires that planning for infrastructure and public service facilities be integrated for planning for growth. Policy 1.6.2 recommends that existing infrastructure and public service facilities should be optimized.

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These policies are addressed in the OVHL Secondary Plan in the following manner:

The OVHL Secondary Plan sets out policy direction for the siting of community facilities and emergency service facilities to serve the needs of residents, as well as for the provision of these service facilities as the population of the neighbourhood grows. The Secondary Plan also encourages the multi-functional, shared use of public lands and buildings.

Sewage and Water

Policy 1.6.4.1 requires that planning for sewage and water services promote the efficient use of existing municipal sewage services and municipal water services; ensure that these systems are sustainable, financially viable, and protect human health and the natural environment; and integrate servicing and land use considerations at all stages of the planning process. Policy 1.6.4.2 recommends that intensification and redevelopment within settlement areas should be serviced by existing municipal sewage services and municipal water services, where feasible.

These policies are addressed in the OVHL Secondary Plan in the following manner:

The OVHL Secondary Plan area is currently fully serviced. The Secondary Plan seeks to ensure that services, including water, sanitary sewer, and stormwater management are in place and operative prior to or in coordination with the development of the land. To protect the environment, the City requires an EIS to be completed to its satisfaction where any of these facilities and/or developments are proposed adjacent to Natural Heritage System components. On behalf of the City, AECOM prepared a South Street and Wellington Street Servicing Strategy, dated June 7, 2013.

As an aside, we note that under subsection 5.5 a) of the OVHL Secondary Plan there is a statement that high-rise apartment buildings "shall be on municipal services". Peculiarly, the other residential designations put forth by the Secondary Plan do not contain such a statement. It would be helpful if you could explain why this statement would not be better located under subsection 5.1 a) 'General Land Use Designations' to provide policy direction for development on municipal services for all designations.

Transportation Systems

PPS policy 1.6.5.4 recommends the promotion of a land use pattern, density and mix of land uses that minimize vehicle trips and support public transit and other alternative transportation.

This policy is addressed in the OVHL Secondary Plan in the following manner:

The OVHL Secondary Plan speaks to supporting the City's transit system through a network of active transportation facilities to further promote walking, cycling, and the use of public transit. The Secondary Plan sets out policy direction for mixed-use development in key locations of the community and highly interconnected network of roads and lanes that provide for ease of access, orientation, and safety for pedestrians, cyclists, and vehicles.

Long-Term Economic Prosperity

PPS policy 1.7.1 recommends that economic prosperity be supported by optimizing land, resources, infrastructure, and public service facilities and by enhancing the vitality and viability of downtowns and mainstreets.

This policy is addressed in the OVHL Secondary Plan in the following manner:



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As noted above, the Second Plan supports the economic prosperity by optimizing land, resources, infrastructure, and public service facilities through its policy direction that supports intensification and redevelopment, while enhancing the vitality and viability of the downtown.

Recognizing that the City of London is responsible for determining significant valleylands and significant wildlife habitat, MNR would like to provide the following comments:

Environmental Impact Study

The Ministry of Natural Resources (MNR) has briefly reviewed the SOHO Redevelopment Environmental Impact Study (September 2013).

Snapping turtle nesting habitat has been confirmed in an area with mineral soil west of Waterloo Rd. The report indicates that turtles also nest in sandy areas located within the Wellington Valley Park or the cultural woodland (CUW1) (page 56).

Note: The confirmed nest west of Waterloo was approx. 13m from the dripline with an identified nesting area occurring up to 40m from drip line.

The EIS recommends a 10m buffer from the dripline for a length of at least 100m for future nesting area with a planted 2m buffer between the developed area. The EIS states, "This will create better nesting habitat than what is currently available" (page 63). It is unclear how this statement is being justified as those current conditions exist on site at this time and the turtle did not choose to nest there.

Suitable nesting areas contain exposed mineral soil and adequate exposure to sunlight to afford adequate egg development and historically it would appear that this particular snapping turtle has determined that this distance from the dripline (13 m+) affords these suitable conditions. Thus, the identified buffer in the EIS may not be suitable and has the potential to eliminate any suitable nesting habitat from this section of the study area.

Additionally, the high density development of the area within 2m of the nest area will significantly increase nest predation from raccoons, skunks, etc. and intrusions from off-leash dogs, regardless of regularity of garbage pickup and off-leash by-laws, without some sort of exclusionary barrier/nest protection devices. Similar concerns/impacts would occur within the ecological buffer recommended adjacent to the dripline at Wellington Valley Park where turtles nest in sandy areas.

MNR recommends that garbage receptacles be installed away from the turtle nesting area to avoid attracting subsidized predators to the nesting area.

Also, a 10 m buffer from dripline likely does not provide adequate forest edge habitat for the eastern wood-peewee. It should also be noted that protection to nests and eggs of birds wild by nature (with a few exceptions) is also afforded through the *Fish & Wildlife Conservation Act* (as well as the *Migratory Birds Convention Act*) and further that this includes birds utilizing ground orientated nests. The EIS only references the *Migratory Birds Convention Act*.

Given the intensity of the development proposed, a greater level of protection is recommended to the natural areas. It is MNR's opinion that insufficient mitigation has been afforded the above mentioned features. MNR recommends more appropriately sized and protected areas exclusive to turtle nesting at either end of study lands (west of Waterloo and in the Wellington Valley Park) which could also be utilized by forest edge/open area wildlife such as eastern wood-peewee. There should be total avoidance of any development including trails into these set aside areas. MNR would recommend in fact exclusionary measures incorporated given the anticipated increased volume of residents, their pets and animals attracted to human activity i.e. racoons, skunks.

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Species at Risk

With respect to species at risk, MNR would like to provide the following comments:

The report states that Chimney Swift was observed foraging over Wellington Valley Park and that Chimney Swift may be nesting within the chimneys associated with the old hospital buildings (page 29). It should be noted that if any old hospital buildings are proposed to be demolished or the associated chimneys are to be renovated/capped, MNR should be contacted regarding potential impacts to Chimney Swift.

There is a discrepancy between Table 2 and Table 3. Table 2 states that there is suitable foraging habitat present within the subject site, but Table 3 states that NRSI did not observe Chimney Swift (contradictory to page 29) and that no habitat is present on site. Please clarify.

Table 3 states that Wood Thrush is protected through the Endangered Species Act, 2007 (ESA 2007). Please note that Wood Thrush is not listed under the ESA 2007.

Given that minimal surveys were completed for some species (e.g. Queensnake) and no surveys were completed for species at risk bats, it is not appropriate to state that the suggested development, including vegetation removal, will be relatively low impact. In addition, it is not entirely clear throughout the EIS how much vegetation will be removed. Please clarify the extent of vegetation removal.

The EIS states that trail development and lookouts may be incorporated into the buffers or even within the natural features if done in an ecologically sensitive manner. Please note that there can still be impacts to species by increasing foot traffic through the area, increasing harassment by dogs, etc.

As the report states, if any cavity trees are proposed for removal for any part of the development, MNR should be consulted regarding species at risk bats.

The EIS appears to focus on the promenade and trail system, but it does mention that the Colborne storm sewer is to be restored or replaced. Will this require any in water work, as the Thames River is known to contain species at risk fish and mussels, as well as critical habitat? Please clarify.

We appreciate the opportunity to provide comments on this application and we trust that these comments will be of assistance. As noted above, we are awaiting comments from MTCS and MOE and will provide you with their comments as soon as we receive them.

If you require any further assistance, please do not hesitate to contact me.

Regards,

Tyler Shantz
Planner, Municipal Services Office – Western

Ministry of Municipal Affairs and Housing
695 Exeter Road, 2nd Floor
London ON N6E 1L3

Tel: 519 873-4695
E-mail: Tyler.Shantz@Ontario.ca

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O-8158/Z-8344
Chuck Parker/Brian Turcotte

December 18, 2013

Brian Turcotte
Senior Planner
Community Planning and Urban Design
City of London
300 Dufferin Ave. P.O. Box 5035
London, Ontario, N6A 4L9

LTC comments

Re: Old Victoria Hospital Lands – Secondary Plan

London Transit has reviewed the Secondary Plan for the Old Victoria Hospital lands and provides the following comments.

As part of the implementation of Bus Rapid Transit (BRT), a route review will be completed examining the existing system network and how it will function with BRT in place or not in place. While the Route 1 Kipps Lane/Thompson Road bus currently travels through the Victoria Hospital lands, the route structure review could modify this section of the Route 1 Kipps Lane/Thompson Road.

Within the Secondary Plan, a strong emphasis has been placed on streetscaping and design, it is therefore requested that in locations where a transit stop exists, care is taken as to not create barriers or unsafe stop locations.

London Transit will have more specific site plan comments as redevelopment of the Old Victoria Hospital Lands development continues.

If you have any questions, or require additional information, please do not hesitate to contact myself at 519-451-1340 ext. 327.

Sincerely,

Paul Dubniak
Manager of Planning Services /A

cc. J. Ford

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O-8158/Z-8344
Chuck Parker/Brian Turcotte

December 18, 2013

Brian Turcotte
Senior Planner
Community Planning and Urban Design
City of London
300 Dufferin Ave. P.O. Box 5035
London, Ontario, N6A 4L9

LTC comments

Re: Old Victoria Hospital Lands – Secondary Plan

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Within the Secondary Plan, a strong emphasis has been placed on streetscaping and design, it is therefore requested that in locations where a transit stop exists, care is taken as to not create barriers or unsafe stop locations.

London Transit will have more specific site plan comments as redevelopment of the Old Victoria Hospital Lands development continues.

If you have any questions, or require additional information, please do not hesitate to contact myself at 519-451-1340 ext. 327.

Sincerely,

Paul Dubniak
Manager of Planning Services /A

cc. J. Ford

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O-8158/Z-8344
Chuck Parker/Brian Turcotte

Unit 39
250 North Centre Rd
London, On N6G 5A4

May 9th, 2014

Dear Sir or Madam:

Old Victoria Hospital Lands and Buildings

I would like to take this opportunity to convey to you the London Region Architectural Conservancy Ontario's position on the retention of heritage buildings on the site of the old Victoria Hospital's grounds in London.

We have been following the possible development plans for this site and feel very strongly that certain buildings and/or facades and architectural features should be conserved for posterity. Victoria Hospital is regarded as a place of innovation as well as being a long-established health facility and is recognised as such throughout this city and the province. Thus it is an important cultural heritage landscape which represents our past, present and future.

The *Old Victoria Hospital Secondary Plan – Report to the Planning and Environment Committee* (June 20, 2013) incorporates the *Cultural Heritage Assessment: Buildings in the South Street Hospital Complex* (May, 2011) by Nancy Tausky. In this report Nancy identifies:

- A. South St, south side: the Colborne Building; the Northeast Pavilion; and the Pastoral Care Building and
- B. South St, north side: the War Memorial Children's Hospital south wing; the Nurses' residence south wing; and the Health Services Building

as being assigned Priority 1 on the Inventory of Heritage Resources.

It was Nancy's view that the entire streetscape along the north side of South St be conserved if at all possible as a significant cultural heritage landscape.

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The ACO London Region strongly supports these recommendations and would like to re-iterate that in particular the Colborne Building, the War Memorial Children's Hospital, the Nurses' Residence and the Medical Building be conserved for future citizens' of London increased appreciation of heritage architecture as applied to institutional/public buildings which in turn salute their shared cultural past. Innovation should not spell destruction. We are all aware that buildings can be and are very successfully adapted, re-purposed and re-used for the benefit of our communities and that conservation is an environmentally-friendly goal which should be actively pursued.

Thank you for your attention.

Yours sincerely,

Maggie Whalley, President, ACO London Region

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Railway Properties

1 Administration Rd
Concord, ON L4K 1B9
Telephone: 514-399-7627
Fax: 514-399-4296

CN requests that the following policies be included in municipal land use planning policy documents:

1. Municipal Council acknowledges the importance of the rail infrastructure and recognizes its critical role in long-term economic growth and the efficient and effective movement of goods and people. Council shall ensure the continued viability and ultimate capacity of the rail corridors and yards (if applicable) is protected and shall identify and support strategic infrastructure improvements such as targeted grade separations.
2. Sensitive land uses will not be encouraged adjacent or in proximity to rail facilities.
3. All proposed residential or other sensitive use development within 300 metres of a railway right-of-way will be required to undertake noise studies, to the satisfaction of the Municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified. All available options, including alternative site layouts and/or attenuation measures, will be thoroughly investigated and implemented if practicable to ensure appropriate sound levels are achieved, particularly with respect to the 55 dBA outdoor living area criterion.
4. All proposed residential or other sensitive use development within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction Municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.
5. All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Municipality in consultation with the appropriate railway. Where applicable, the Municipality will ensure that sightline requirements of Transport Canada and the railways are addressed.
6. Implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms, to the satisfaction of the Municipality and the appropriate railway.
7. New residential development or other sensitive land uses will not be permitted within 300 metres of a rail yard (if applicable).

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8. All residential development or other sensitive land uses located between 300 m and 1000 m of a rail yard will be required to undertake noise studies, to the satisfaction of the Municipality and the appropriate railway, to support its feasibility of development and, if feasible, shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.

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Railway Properties

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CN requests that the following provisions be included in municipal land use planning regulatory documents:

1. A minimum building setback for residential and other sensitive land uses from a railway right-of-way is 30 metres in conjunction with a 2.5 metre high earthen berm (with 2.5 to 1 side slopes, adjoining and parallel to the railway right-of-way with returns at the ends). In absence of a safety berm, a 120 metres setback is required. *

** The 30 m setback and 2.5 m high earthen berm requirement is for Principal Main Lines. For Secondary Main Lines, the requested setback is 30 m but the minimum berm height is 2.0 m. For Principal Branch Lines, the requested setback is 15 m and the minimum berm height is 2.0 m.*

2. A 1.83 metre chain link security fence is required along the mutual property line with the railway right-of-way, to be installed and maintained at the Applicant/Owner's own expense.
3. Any future residential development adjacent to the railway right-of-way will require approval from the railway for noise and vibration mitigation measures.
4. New residential development or other sensitive land uses will not be permitted within 300 metres of a rail yard (if applicable).

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PRINCIPAL BRANCH LINE REQUIREMENTS

- A. Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 15 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.0 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
- B. The Owner shall engage a consultant to undertake an analysis of noise. At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 4.0 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
- C. Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ±3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
- D. The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.
- E. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
- F. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
- G. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
- H. The Owner shall enter into an Agreement stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
- I. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

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**Bibliography of Information and Materials
O-8158/Z-8344**

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, April 1, 2014.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Correspondence: (all located in City of London File No. O-8158/Z-8344)

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to the Old Victoria Hospital Lands on South Street.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 24, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – June 24, 2014
Second Reading – June 24, 2014
Third Reading – June 24, 2014

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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add “Old Victoria Hospital Lands Secondary Plan” to the list of Adopted Secondary Plans in Section 20.2. i) of the Official Plan for the City of London;
2. To add Section 20.6 - Old Victoria Hospital Lands Secondary Plan to Chapter 20 – Secondary Plans, of the Official Plan for the City of London;
3. To add the delineation of a “Woodland” and “Significant River Corridor” to Schedule B1 – Natural Heritage Features, to the Official Plan for the City of London; and,
4. To add the naming and delineation of the “Old Victoria Hospital Lands” to Schedule “D” – Planning Areas.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to the Old Victoria Hospital lands located on South Street and surrounding properties in the City of London.

C. BASIS OF THE AMENDMENT

The preparation of the Old Victoria Hospital Lands Secondary Plan was undertaken on the basis of the Community Plan Process Guidelines adopted by Council and Official Plan Amendment No. 501, adopted by Council on May 30, 2011, which permits the completion of Secondary Plans that can be adopted as part of the Official Plan.

The City of London was responsible for carrying out the necessary background studies (except for the Hazardous Materials Reports undertaken by LHSC), undertaking further public consultation through community meetings following the SOHO Community Improvement Plan process and satisfying certain planning requirements and criteria as set out in the Terms of Reference adopted by Council. The background studies, community and agency input, options and proposed policies were, in turn, reviewed and assessed by municipal staff in the context of the *Provincial Policy Statement* and the City of London Official Plan, and used in the finalization of the Secondary Plan. This background work forms the basis and rationale for amendments to Official Plan Schedules “B1” and “D” to address land use changes and delineate the secondary plan area.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area. The Secondary Plan consists of text which provides specific policies for each character area, and both a Character Area and Urban Structure Plan Schedule. Appendices are attached to provide more background.

D. THE AMENDMENT

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

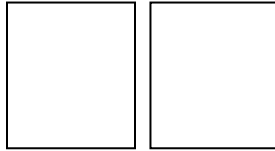
1. The following is added to Section 20.2 – List of Adopted Secondary Plans, of the Official Plan for the City of London;

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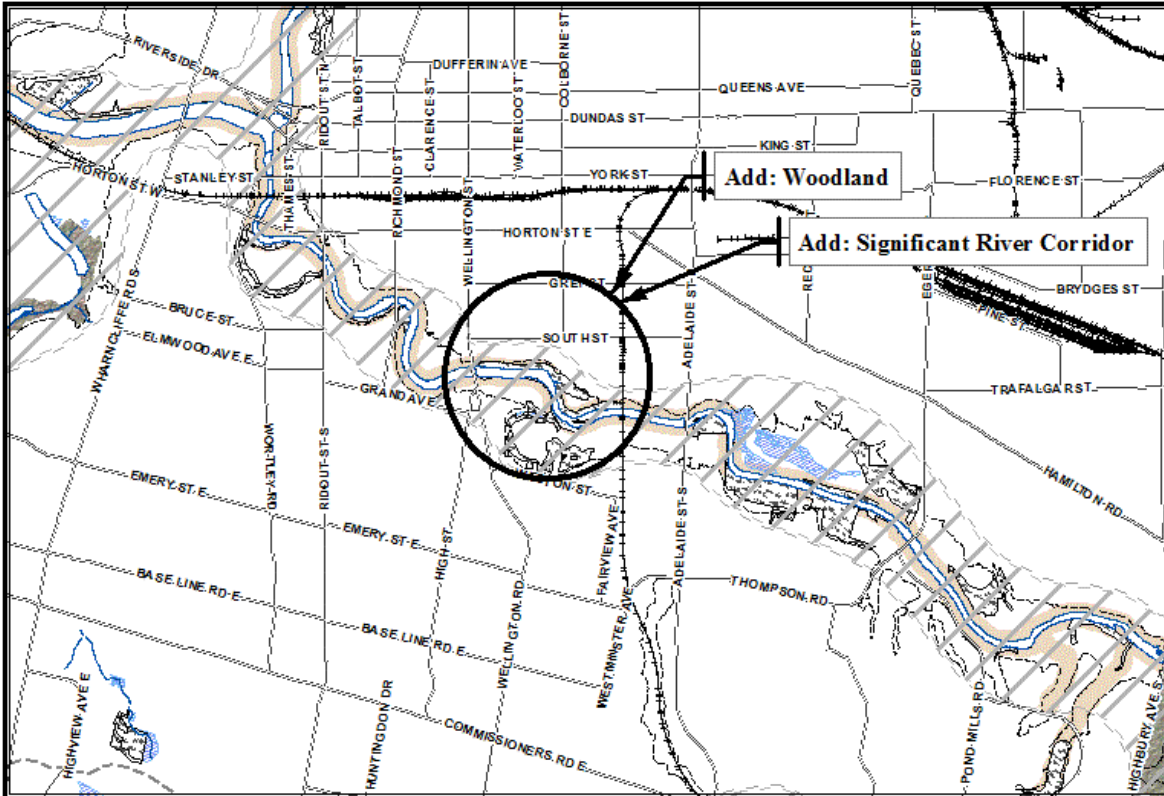
_) Old Victoria Hospital Lands Secondary Plan

2. Chapter 20 – Secondary Plans, of the Official Plan for the City of London is amended by adding a new section, 20.6 Old Victoria Hospital Lands Secondary Plan, attached hereto as Schedule 3.
3. Schedule “B1– Natural Heritage Features” is amended by adding the delineation of a “Woodland” and “Significant River Corridor” as indicated on Schedule 1 attached hereto.
4. Schedule “D” – Planning Areas, to the Official Plan for the City of London is amended by delineating the “Old Victoria Hospital Lands” as indicated on Schedule 2 attached hereto.



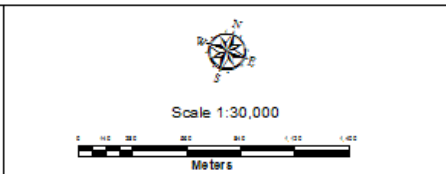
O-8158/Z-8344
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AMENDMENT NO:



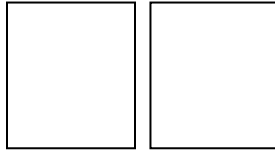
<p>NATURAL HERITAGE SYSTEM</p> <ul style="list-style-type: none"> ESAs Potential ESAs Significant Woodlands Woodlands Unevaluated Vegetation Patches Significant River, Stream, and Ravine Corridors Unevaluated Stream and Ravine Corridors Provincially Significant Wetlands Locally Significant Wetlands Unevaluated Wetlands Potential Naturalization Areas Potential Upland Corridors Ground Water Recharge Areas 	<p>NATURAL HAZARDS</p> <ul style="list-style-type: none"> Maximum Hazard Line <p><small>NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping is available from the Conservation Authority having jurisdiction.</small></p> <p><small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small></p> <p>Base Map Features</p> <ul style="list-style-type: none"> Railways Water Courses/Ponds Streets (refer to Schedule "C") Conservation Authority Boundary Subwatershed Boundary Big Picture Meta-Cores and Meta-Corridors <p><small>This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.</small></p>
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**SCHEDULE 1
 TO
 OFFICIAL PLAN**
 AMENDMENT NO. _____
 PREPARED BY: Graphics and Information Services



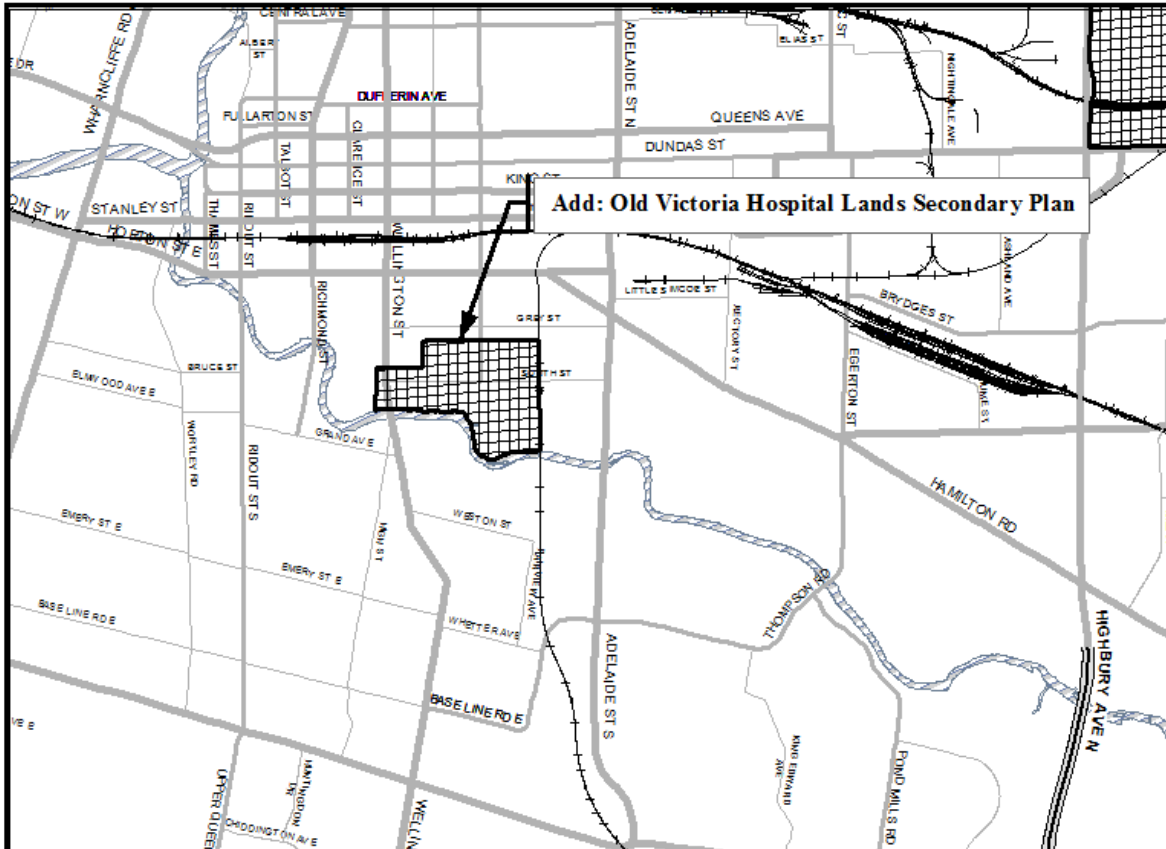
FILE NUMBER: O-8158/Z-8344
 PLANNER: CP
 TECHNICIAN: CK
 DATE: 2014/05/29

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid\amendments\oz-8158_z-8344\mxd\scheduleB1_b&w_8x11.mxd



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AMENDMENT NO:



Legend

- Planning Areas
- Planning Area Name
- Secondary Plans
- Extensions to Existing Communities
- Urban Growth Boundary

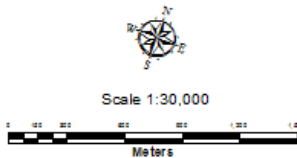
Base Map Features

- Streets (refer to Schedule C)
- Secondary Collectors
 - Primary Collectors
 - Arterials
 - Freeways/Expressways
 - Railways
 - Rivers/Streams

This is an excerpt from the Planning Division's working consolidation of Schedule D to the City of London Official Plan, with added notations.

**SCHEDULE 2
 TO
 OFFICIAL PLAN
 AMENDMENT NO. _____**

PREPARED BY: Graphics and Information Services

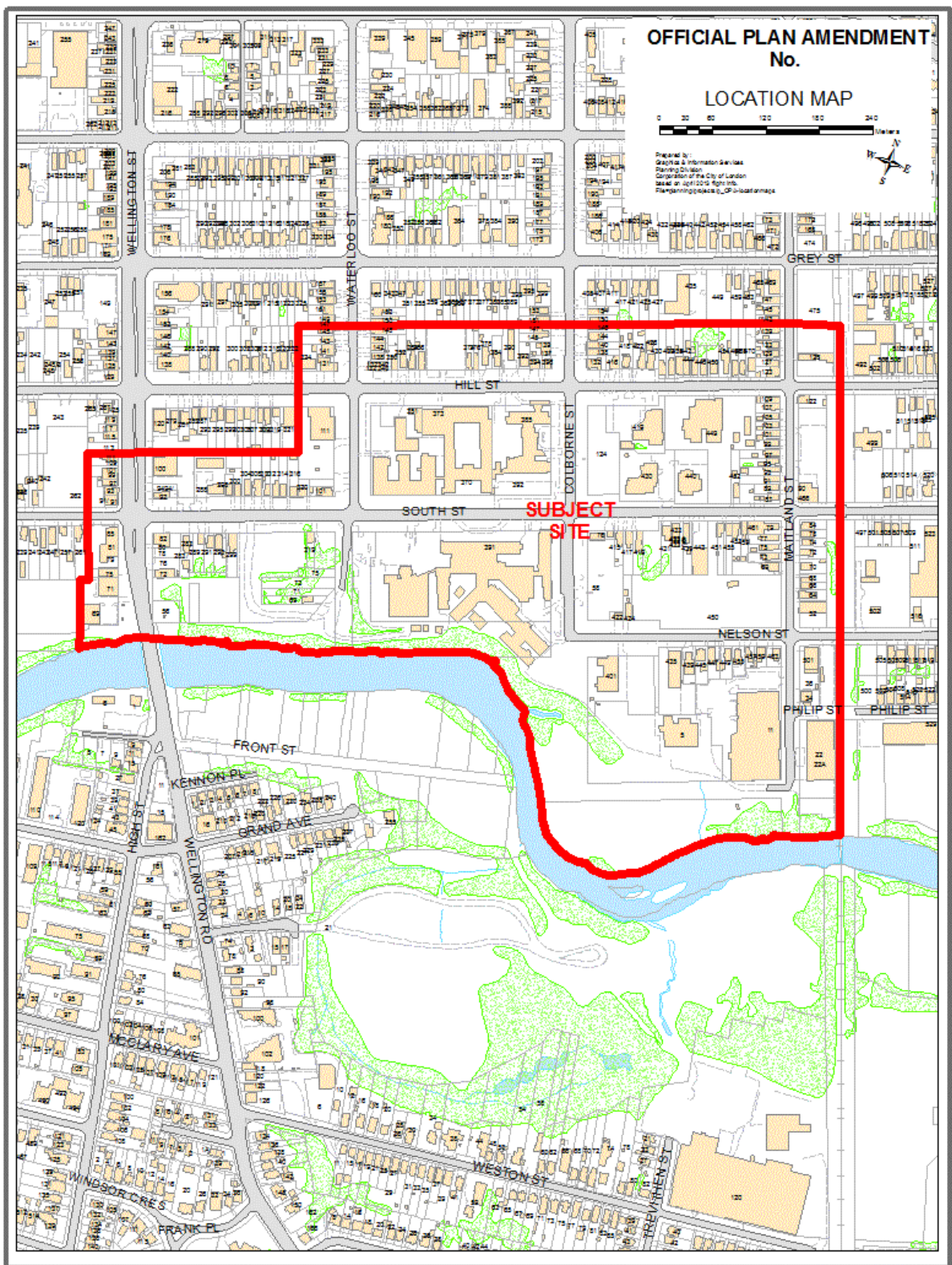


FILE NUMBER: O-8158/Z-8344
 PLANNER: CP
 TECHNICIAN: CK
 DATE: 2014/05/30

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid\amendments\oz-8158_z-8344\mxds\schedule_D_b&w_8x11.mxd

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Chuck Parker/Brian Turcotte



Agenda Item # Page #

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Schedule 3

Section 20.6
Old Victoria Hospital Lands Secondary Plan
June, 2014