

Bill No. 312
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 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.

Mayor

Catharine Saunders
City Clerk

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

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

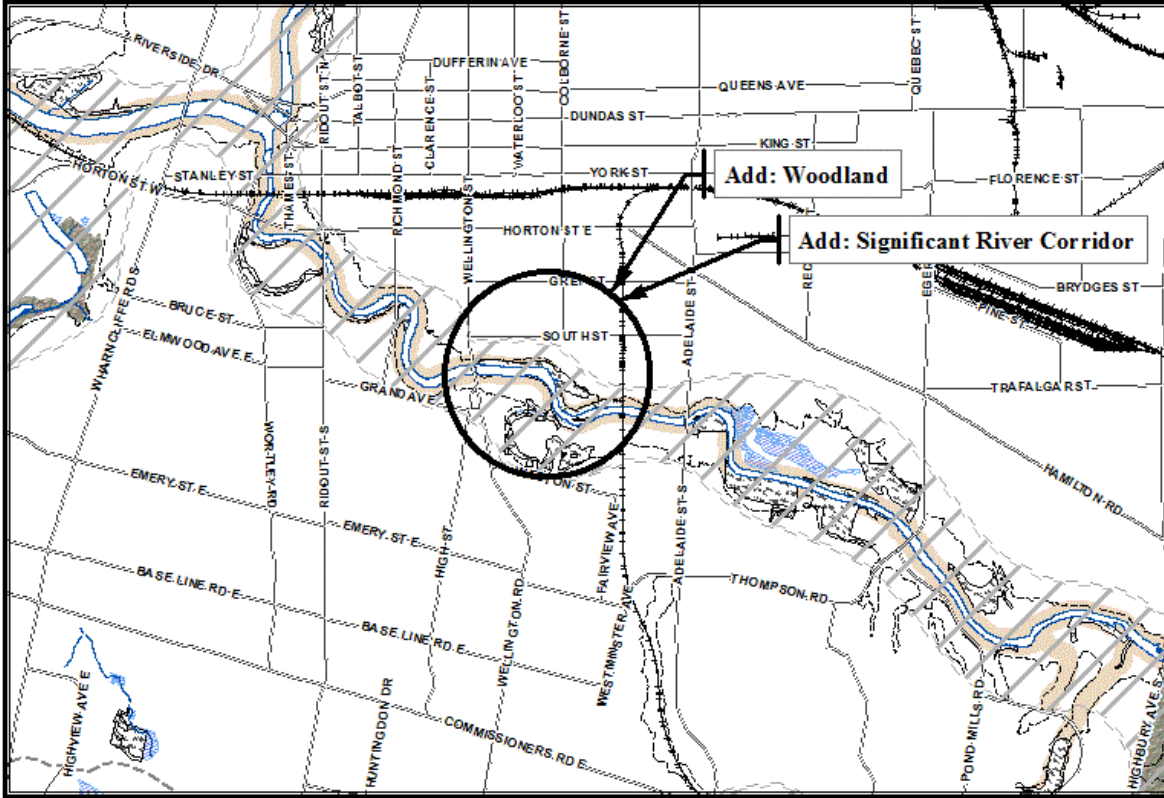
The Official Plan for the City of London is hereby amended as follows:

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

_) 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.

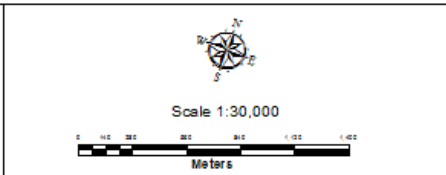
3. Schedule "B1– Natural Heritage Features" is amended by adding the delineation of a "Woodland" and "Significant River Corridor" as indicated on Schedule 1 attached hereto.
4. Schedule "D" – Planning Areas, to the Official Plan for the City of London is amended by delineating the "Old Victoria Hospital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



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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><i>NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.</i></p> <p><i>NOTE 2: Flood Fringe in applying to certain areas of the city is available from the Upper Thames River Conservation Authority.</i></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><i>This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.</i></p> |
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**SCHEDULE 1
TO
OFFICIAL PLAN
AMENDMENT NO. _____**

PREPARED BY: Graphics and Information Services



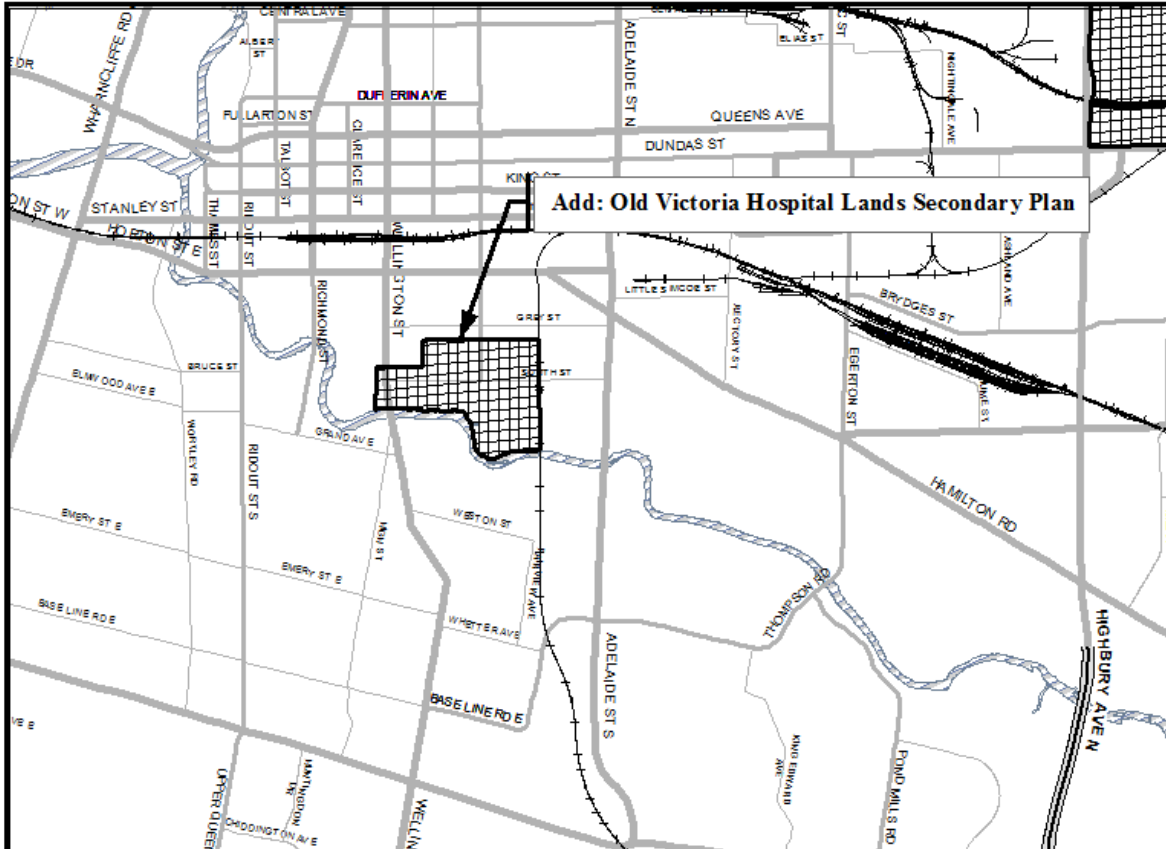
FILE NUMBER: O-8158/Z-8344

PLANNER: CP

TECHNICIAN: CK

DATE: 2014/05/29

AMENDMENT NO:



Legend

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

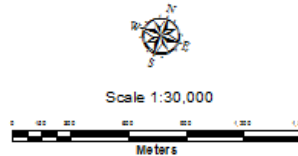
Base Map Features

- 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. _____

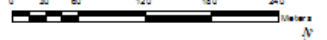
PREPARED BY: Graphics and Information Services



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

OFFICIAL PLAN AMENDMENT
No.

LOCATION MAP



Prepared by:
Geomatics & Information Services
Planning Division
Corporation of the City of London
based on April 2019 flight data
Planymaps\geomatics_CPI\locationmaps

