

20.5.7

Lambeth Neighbourhood



20.5.7 Lambeth Neighbourhood

The Land Use Designations for this neighbourhood are shown on Schedule 6.

i) Function and Purpose

The Lambeth Neighbourhood has a close relationship to the Lambeth Village Core. It includes an existing/ future commercial strip fronting Wharncliffe Road South to support and complement the Village Core, provide the opportunity for mixed-use development and create a major gateway into the community. Existing office conversions on the north side of Wharncliffe Road South immediately north of the Village Core are recognized, and further opportunities for dwelling conversions for office or retail purposes are provided. The longer term redevelopment of these properties for mixed-use residential buildings at a higher residential intensity, with office or commercial uses at grade is encouraged. Policies also provide for the existing and future development of commercial uses on the south side of Wharncliffe Road South between Campbell Street North and the open space corridor immediately north of Savoy Street.

The Neighbourhood is primarily residential. The maintenance and enhancement of existing residential areas, and the development of new residential areas will provide a nearby population base to support the stores and services that make up a healthy and sustainable village core.

New residential development north of Longwoods Road will be of an intensity that is generally higher than achieved in other areas of the city, but is less than the intensity of the Bostwick Neighbourhood. The focus for new development is to be on a mix of low to mid-rise housing forms, ranging from single detached dwellings to low rise apartment buildings within individual subdivisions and throughout the neighbourhood. This is to be achieved by requiring a minimum density of development and encouraging the integration of the permitted range of housing types within individual developments.

South of Longwoods Road, redevelopment and new development will primarily occur at low intensities in keeping with existing development. New medium density residential development will occur between existing development and Dingman Creek.

Where/if the subject lands are within the boundaries of a previously approved Area Plan, the policies of Section 20.5.1.5 of the Plan shall also apply.

ii) Character

The redevelopment and new development in Lambeth, south of Longwoods Road, will reflect the existing character of the Lambeth neighbourhood and will provide a walkable environment with a pedestrian scale. Sites internal to the neighbourhood will continue to be of a low rise height that builds upon the traditional “mainstreet” character in proximity to the Village Core. While most of the built form within established neighbourhoods is already in place, there is an ongoing opportunity to enhance the neighbourhood’s valuable characteristics. In the future, opportunities to strengthen public transit and the use of alternative transportation methods, conserve the ageing building stock, and increase housing choices, while maintaining existing neighbourhood character and enhancing the design of the public realm may exist through appropriate redevelopment.

Office and retail conversions and new mixed-use, medium density residential development along the north side of Wharncliffe Road South, and new commercial development and medium density residential development on the south side of Wharncliffe Road South will support and complement the character of the Village Core, forming part of the major gateway into the community.

The built form of all development will be primarily street oriented on all public rights-of-way.

20.5.7.1 Low Density Residential

i) Intent

The intent of this designation is to provide for low-intensity residential uses consistent with existing and planned development.

ii) Permitted Uses

The primary permitted uses in the Low Density Residential designation of the Official Plan shall apply. New convenience commercial uses and secondary uses shall not be permitted.





iii) Built Form and Intensity

- a) Development shall occur at a minimum density of 15 units per hectare and a maximum density of 30 units per hectare. Building heights shall not exceed four storeys and shall be sensitive to the scale of development in the surrounding neighbourhood.
- b) Built form is to be street-oriented on all public rights-of-way. Specific building setbacks may be considered where a larger setback will support the preservation of existing character and the retention of ageing building stock.
- c) As part of a complete application, the Owner shall clearly demonstrate that the proposed development is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, building height, massing and architectural treatments.
- d) The Urban Design policies of Section 20.5.3.9 of this Plan shall apply.

20.5.7.2 Medium Density Residential

i) Intent

Medium Density Residential development within the Lambeth Neighbourhood is intended to provide for medium intensity residential uses that are consistent with existing and planned development, and complement and support the commercial and service oriented uses of the Lambeth Village Core Neighbourhood. Three areas located to the immediate west of the Village Core, fronting and to the north of Hamlyn Street, and north of the open space corridor along Kilbourne Road, the east side of Colonel Talbot Road, and Campbell Street North, are intended for a mix of multiple-family residential types and forms at slightly higher intensities than is found in more recent suburban neighbourhoods. This is to be achieved by requiring a minimum density of development and encouraging the integration of the permitted range of housing types within individual developments.

On the north-west side of Wharncliffe Road South between the Village Core and Savoy Street, the intent is to provide opportunities to recognize existing single detached dwellings, re-purpose existing housing stock through office and retail conversion, and to transition over a longer period, to intensive forms of residential uses or residential mixed-use forms that contribute to the urban “mainstreet” to the south.

ii) Permitted Uses

With the exception of the lands north-west of Wharncliffe Road South between Campbell Street North and Savoy Street, the primary permitted uses in the Multi-family, Medium Density Residential designation of the Official Plan shall apply,

including low density forms such as semi-detached and duplex dwellings, triplexes and fourplexes, and the conversion of existing single detached homes. Single detached dwellings shall not be permitted within plans of subdivision or cluster development. New convenience commercial uses and secondary permitted uses allowed in the Multi-family, Medium Density Residential designation of the Official Plan shall not be permitted.

On the lands on the north-west side of Whancliffe Road South between Campbell Street North and Savoy Street, south-west of 3967 Savoy Street, the primary permitted uses in the Multi-family, Medium Density Residential designation of the Official Plan shall apply, including low density forms such as single detached, semi-detached and duplex dwellings, triplexes and fourplexes, and the conversion of existing single detached homes. Development of mixed-use forms with small-scale commercial or retail uses on the main floor and residential development above, is encouraged. Such uses may include, but shall not be limited to: convenience commercial uses, eat-in restaurants, day care centres, financial institutions, professional and service offices, medical and dental offices and clinics, personal services, pharmacies, a limited amount and range of retail uses, studios and galleries, specialty food stores, and fitness and wellness establishments.

The conversion of existing dwellings for offices is permitted subject to the policies of Section 3.6.9 i), iv) and vi) of the Official Plan.

The conversion of existing dwellings for retail uses is permitted subject to the policies of Section 20.5.7.2 iii) d) of this Plan.

iii) Built Form and Intensity

- a) Development shall occur at a minimum density of 30 units per hectare and a maximum density of 75 units per hectare. Building heights shall be in accordance with Section 3.3.3 i) of the Official Plan.
- b) A residential density exceeding 75 units per hectare (up to 100 units per hectare) may be considered in accordance with Section 3.3.3 ii) of the Official Plan.
- c) New residential development along the north side of Whancliffe Road South, between Campbell Street North and the Wonderland Boulevard neighbourhood:
 - is encouraged to have building floorplates that are designed and constructed in a manner that ensures flexibility and adaptability for potential office or commercial use at grade with residential uses located at, or above, grade. Purpose designed residential





buildings will be permitted to have at-grade commercial or retail uses;

- shall have a built form with a low-rise height, and with a setback and roof line consistent with or complementary to the “village” streetscape character of the Lambeth Village Core;
 - consistent with the relevant Official Plan policies in Sections 3.6.9 and 20.5.7.2 ii), office and retail conversions may involve minor additions to the existing building where these facilitate the use of the building for office or retail purposes. Retention of the general form and character of converted buildings will be required.
- d) The conversion of existing dwellings for retail uses along the north-west side of Wharncliffe Road South, between Campbell Street North and 3967 Savory Street:
- shall be defined as the total or partial conversion of a residential building for retail use. Retail conversions may involve minor additions to the existing building where these facilitate the use of the building for retail uses. Retention of the general form and character of the buildings converted for retail use will be required.
 - will require site plan approval which will be evaluated on the basis of the following criteria:
 - provisions have been made for landscaping, privacy, screening or any other appropriate measures necessary to protect the amenity of adjacent residential properties;
 - the residential appearance of the existing building is maintained and external evidence of the retail use is minimized. Minor additions that are compatible with the external design and appearance of the existing building may be permitted, where necessary, to facilitate the use of the building for retail purposes;
 - the use of common driveways and parking areas to serve adjacent office or retail conversions shall be encouraged. Where access is proposed to be provided through a side yard to a local street, an assessment will be made on the possible negative impacts on adjacent residential uses, and whether access would be more appropriately directed to the main street;
 - provision is made for the on-site manoeuvrability of vehicles so that egress from the site does not require vehicle reversals onto the street; and,
 - conformity with all other applicable provisions of the City’s Site Plan Control By-law.

- permission for retail use shall be retained only as long as the life of the building, and shall not be used as the basis for a redesignation or rezoning of the property for retail use.
- e) The Urban Design policies of Section 20.5.3.9 and the General Residential policies of Section 20.5.4.1 of this Plan shall apply.

20.5.7.3 Commercial

i) Intent

This designation is intended to allow for a range of small-scale highway commercial type uses within a stand-alone or mixed-use form. A street-oriented built form with a high level of design and enhanced landscaping will be required to support the Village Core character and to act as a gateway into the community.

ii) Permitted Uses

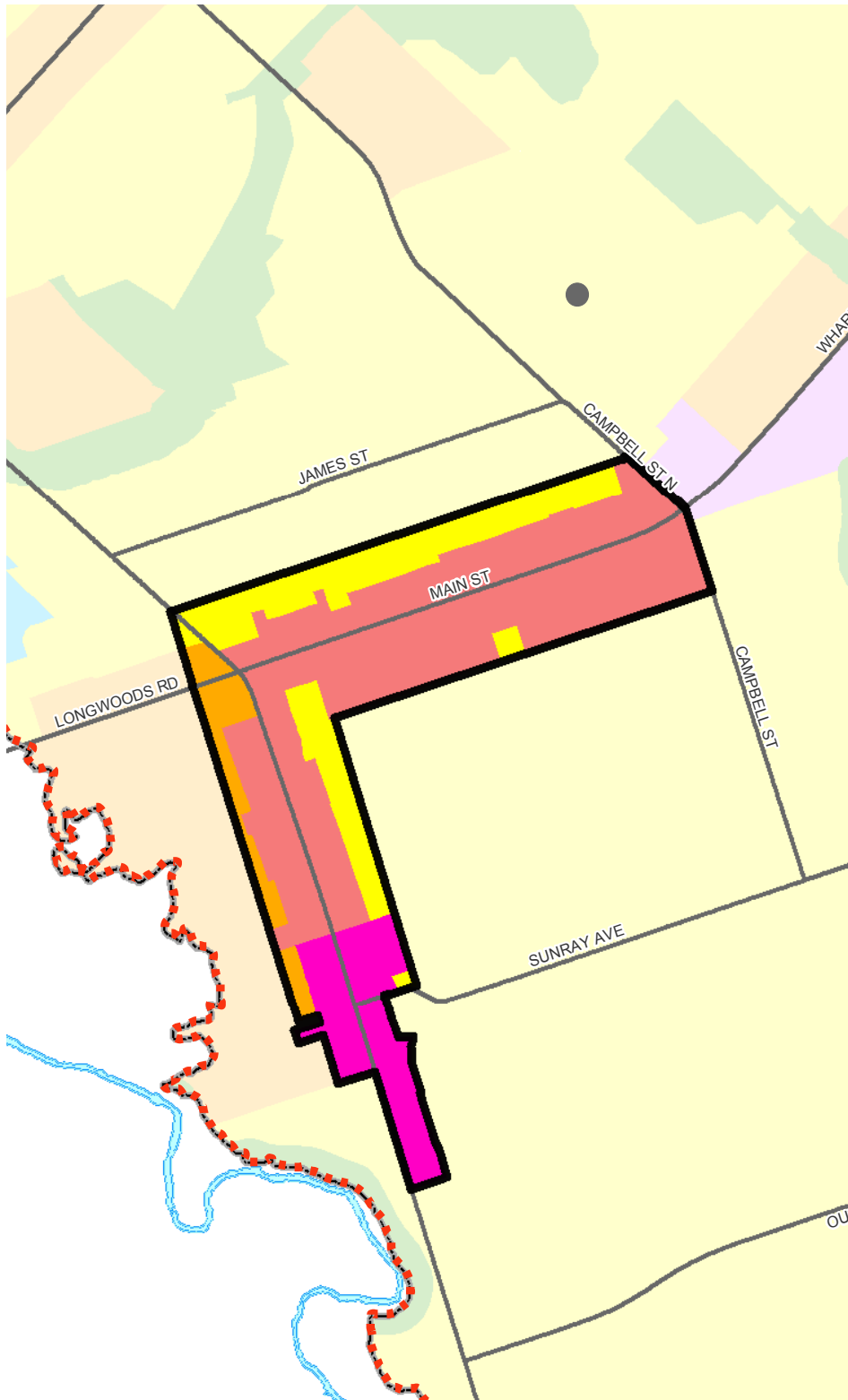
The permitted uses include the primary permitted uses in the Auto-Oriented Commercial Corridor designation of the Official Plan, with the exception of light industrial uses. Small-scale commercial and office uses are preferred, including convenience commercial uses, eat-in restaurants, day care centres, financial institutions, professional and service offices, medical and dental offices and clinics, personal services, pharmacies, a limited amount and range of retail uses, studios and galleries, specialty food stores, and fitness and wellness establishments.

iii) Built Form and Intensity

- a) The maximum total Gross Floor Area for specific uses within each building shall be 300 square metres. Consideration of individual uses up to 500 square metres may be considered as part of a Zoning By-law Amendment.
- b) The built form shall be of a low-rise height, and have roof lines consistent with or complementary to the “village” streetscape character of Lambeth.
- c) Buildings within the designated area shall be designed to form a well defined and continuous street edge with high quality architectural features.
- d) The Urban Design Policies of Section 20.5.3.9 of this Plan shall apply.



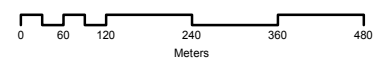




**Schedule 7
To
Southwest Area Secondary Plan**

***Lambeth Village
Core Neighbourhood
Land Use Designations***

-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary



PROJECT LOCATION:
 ...p_areastudies\SouthwestAreaStudy\RevisedAreaStudy_April_2014\
 SecondaryPlan\projects\Schedule7_LambethVillage_colour_8x11.mxd

20.5.8

Lambeth Village Core Neighbourhood

20.5.8 Lambeth Village Core Neighbourhood

The Land Use Designations for this neighbourhood are shown on Schedule 7.

i) Function and Purpose

The Village Core is located in Lambeth, along a major traffic route through the community. It comprises lands with frontage on either side of Main Street between Campbell Street and Colonel Talbot Road, and on either side of Colonel Talbot Road between Main Street extending south beyond Sunray Avenue. This area serves as a central community focal point, and will provide a neighbourhood level of service within comfortable walking distance of most residents of Lambeth and other nearby Neighbourhoods. This area will allow for the development of live-work residential uses, and promote a pedestrian-oriented main street environment. In addition, this area will provide for a mix of uses and civic functions, such as public/private gathering spaces, and act as a focus for the community. Within the Village Core Neighbourhood, an emphasis shall be placed on maintaining and enhancing high quality architectural design to provide an identifiable character. The Village Core Neighbourhood is identified as an area to be recognized as a potential Heritage Conservation District.

The Village Core designation is made up of two sub-areas, as follows:

- a) Main Street Lambeth North; and,
- b) Main Street Lambeth South

ii) Character

The Village Core Neighbourhood is to be a walkable urban mixed-use “mainstreet” with a pedestrian scale. Structures along Main Street and Colonel Talbot Road will be street oriented and of a low to mid-rise height. Public rights-of-way in the Village Core Area will be of a traditional village character, primarily designed to support walking and street oriented retail. Boulevards will consist primarily of hard surface treatment and



provide opportunities for landscaping, such as street trees and furniture, to create a vibrant village main street context.

iii) Applications To Expand, Add or Modify

Applications to add or to expand the Village Core designation will be evaluated based on the following criteria, in addition to all other policies included in this Secondary Plan:

- a) A demonstrated demand/need to extend or add to the designation, considering the supply of land within the designation that is not currently developed;
- b) A location that is contiguous with the existing Main Street Lambeth designations;
- c) A location that will benefit the natural heritage features as the major focal point for the community; and,
- d) Where applicable, Planning Impact Analysis Policies in Section 4.5 of the Official Plan shall apply.

20.5.8.1 Main Street Lambeth North

i) Intent

This designation is intended to allow for the continuation of the existing “mainstreet” development pattern, while allowing for a transition from Main Street and part of Colonel Talbot Road to the internal portions of the community. Mixed-use buildings will be encouraged, but stand-alone residential uses will be permitted. A street-oriented building form will be required to support the Village Core Neighbourhood. This designation applies to lands that have frontage on Main Street or Colonel Talbot Road within the Neighbourhood. It is not the intent that new “mainstreet” development extend significantly beyond the existing commercial boundaries, regardless of the existing depth of the development lands. Lands designated Low Density Residential and Medium Density Residential on either side of the Main Street Lambeth North and South designations, will be subject to the relevant policies of the Lambeth and North Lambeth Residential Neighbourhoods.

ii) Permitted Uses

Permitted uses within the Main Street Lambeth North designation, shall permit those uses in the Main Street Commercial Corridor designation of the Official Plan, and the residential uses permitted in the Multi-Family, Medium Density Residential designation of the Official Plan, with the exception of single-detached, semi-detached and duplex dwellings. Non-residential uses to be established on previously undeveloped sites shall be restricted to the ground floor of a residential mixed-use building. Stand-alone non-residential uses shall not be permitted on previously undeveloped lands. Stand-alone residential uses will be permitted.





iv) Built Form and Intensity

- a) New residential development shall not exceed a maximum density of 75 units per hectare. Building heights shall not exceed three storeys and shall be sensitive to the scale of development in the surrounding neighbourhood.
- b) New residential developments shall have building floorplates that are designed and constructed in a manner that ensures flexibility and adaptability for potential office or commercial use at grade with residential uses located at, or above, grade.
- c) The built form shall have a setback and roof line consistent with the “village” streetscape character of the Lambeth Village Core.

v) Transportation

- a) It is intended that the primary mode of transportation within the Community will be by walking or cycling. Residential parking will not be allowed within the front yard of any buildings within the Main Street designation. A limited amount of residential parking should be provided in the rear yard of mixed-use developments for the associated residential component of these uses. Business parking will be directed to on-street locations.

20.5.8.2 Main Street Lambeth South

i) Intent

The intent of this designation is to provide for residential and non-residential uses that are not in a mixed-use format and are generally developed at a smaller scale than within the Main Street Lambeth North designation.

ii) Permitted Uses

Permitted uses in the Main Street Lambeth South designation on the west side of Colonel Talbot Road shall include primarily those residential uses permitted in the Multi-Family, Medium Density Residential designation of the Official Plan. A range of small-scale commercial uses and conversion of existing buildings for non-residential small-scale uses is also permitted.

Permitted uses in the Main Street Lambeth South designation on the east side of Colonel Talbot Road, shall include permitted uses in the Main Street Commercial Corridor designation of the Official Plan, but shall develop at a smaller scale than the uses in the Main Street Lambeth North designation. The portion of the remnant school block located adjacent to Colonel Talbot Road, may redevelop with non-residential uses. The east (rear) portion of the remnant school block shall redevelop with residential uses as permitted in the “Low Density Residential” designation of the Official Plan and develop at a scale and height that is compatible

with the existing residential uses located to the east of the remnant school site.

The range of small-scale commercial and office uses permitted for those lands located within the Main Street Lambeth South designation, may include such uses as:

- a) professional and service offices;
- b) medical/ dental offices;
- c) personal service establishments;
- d) retail stores;
- e) convenience stores;
- f) studios and galleries;
- g) day care centers;
- h) small-scale restaurants;
- i) specialty food stores; and,
- j) fitness and wellness establishments.

iii) Built Form and Intensity

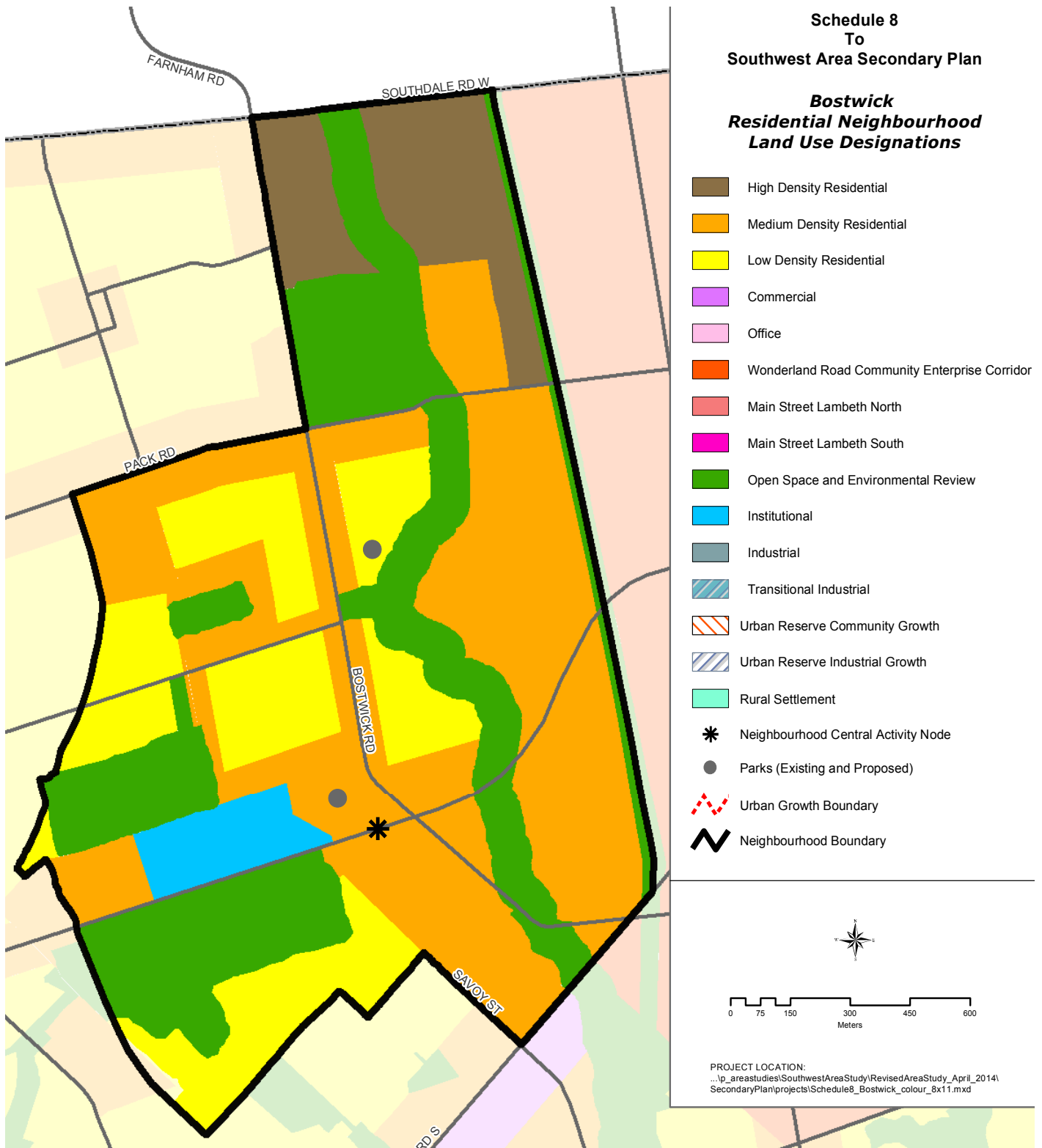
- a) New residential development shall not exceed a maximum density of 75 units per hectare. Building heights shall not exceed three storeys and shall be sensitive to the scale of development in the surrounding neighbourhood.
- b) The built form shall have a setback and roof line consistent with the “village” streetscape character of the Lambeth Village Core.

iv) Transportation

- a) It is intended that the primary mode of transportation within the Village Core Neighbourhood Community will be by walking or cycling. Residential parking will not be allowed within the front yard of any buildings within the Main Street designation. Parking should be provided in the rear yard of residential developments. Business parking will be permitted in the rear yard, and will be directed to on-street locations, where possible.







20.5.9

Bostwick Residential Neighbourhood

20.5.9 Bostwick Residential Neighbourhood

The Land Use Designations for this neighbourhood are shown on Schedule 8.

i) Function and Purpose

The Bostwick Neighbourhood will provide for residential development with the highest intensity of all of the Residential Neighbourhood Areas in the Southwest Planning Area, to support activities in the Wonderland Boulevard Neighbourhood. The focus for new development is to be on a mix of low to mid-rise housing forms, ranging from single detached dwellings to low rise apartment buildings within individual subdivisions and throughout the neighbourhood. It is intended that the collector and local road network will provide access across the Open Space corridor and the Hydro corridor to create safe and convenient linkages to the Wonderland Corridor for a variety of transportation modes.

Higher intensity mid-rise, transit-oriented development is encouraged along portions of the arterial road network to support the provision of transit services as detailed in Section 20.5.4.1 iv) of the General Residential policies.

Where/if the subject lands are within the boundaries of a previously approved Area Plan, the policies of Section 20.5.1.5 of the Plan shall also apply.

ii) Character

The residential areas will develop as traditional suburban neighbourhoods, with characteristics similar to those found in the older areas of the city, reflecting a compact development, a diversity of building types, and walkable amenities to enhance the day to day living experience. Access to Medium Density Residential areas between the Open Space and Hydro corridors and the Wonderland Boulevard Neighbourhood area will be via local road connections to Wonderland Road South, or from new collector and local roads to be developed within the Bostwick Neighbourhood.



20.5.9.1 Low and Medium Density Residential

i) Intent

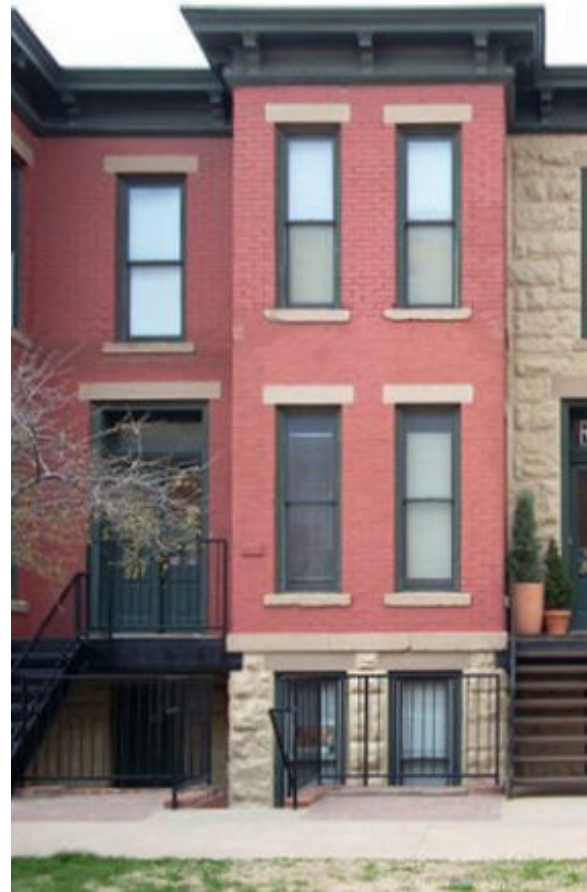
The intent of the Low and Medium Density Residential designations is to encourage a mix of housing types, forms and intensities throughout the Bostwick Neighbourhood and within individual developments, at an intensity that is higher than is found in more recent suburban neighbourhoods, and also higher than the other Neighbourhood Areas within the Southwest Secondary Planning Area. This is to be achieved by requiring a minimum density of development and encouraging the integration of the permitted range of housing types within individual developments.

ii) Permitted Uses

The primary permitted uses in the Multi-family, Medium Density Residential designation of the Official Plan will be permitted in the Low and Medium Density Residential designations, including low density forms such as single detached, semi-detached and duplex dwellings, triplexes and fourplexes. In addition to residential development, a limited range of convenience and personal service commercial uses, small-scale eat-in restaurants, civic and institutional uses such as parks, schools and churches, and live-work uses may be permitted within the Medium Density Residential Designation.

iii) Built Form and Intensity

- a) Within the Low Density Residential designation, residential development shall have a minimum density of 25 units per hectare and a maximum density of 40 units per hectare. Building heights shall not exceed four storeys.
- b) Within the Medium Density Residential designation, new residential development shall have a minimum density of 35 units per hectare and a maximum density of 75 units per hectare. Building heights shall not exceed six storeys and shall be sensitive to the scale of development in the surrounding neighbourhood.
- c) A residential density exceeding 75 units per hectare (up to a maximum of 100 units per hectare) may be considered in accordance with Section 3.3.3 ii) of the Official Plan.





- d) The policies of Section 20.5.4.1 iv) of this Plan shall apply to development adjacent to portions of the arterial road network within this Neighbourhood.
- e) To support a mixed-use community centre facility, the Medium Density Residential Designation will allow for increased residential density and a high-rise height without an Official Plan Amendment provided that the building allows for a mix of residential and limited retail uses integrated with the development of a public community facility, and shall be located at the intersection of two arterial roads. High quality design, including setbacks, building orientation, landscaping, and pedestrian scale and orientation shall also be required.
- f) The Urban Design policies of Section 20.5.3.9 of this Plan shall apply.

20.5.9.2 High Density Residential

i) Intent

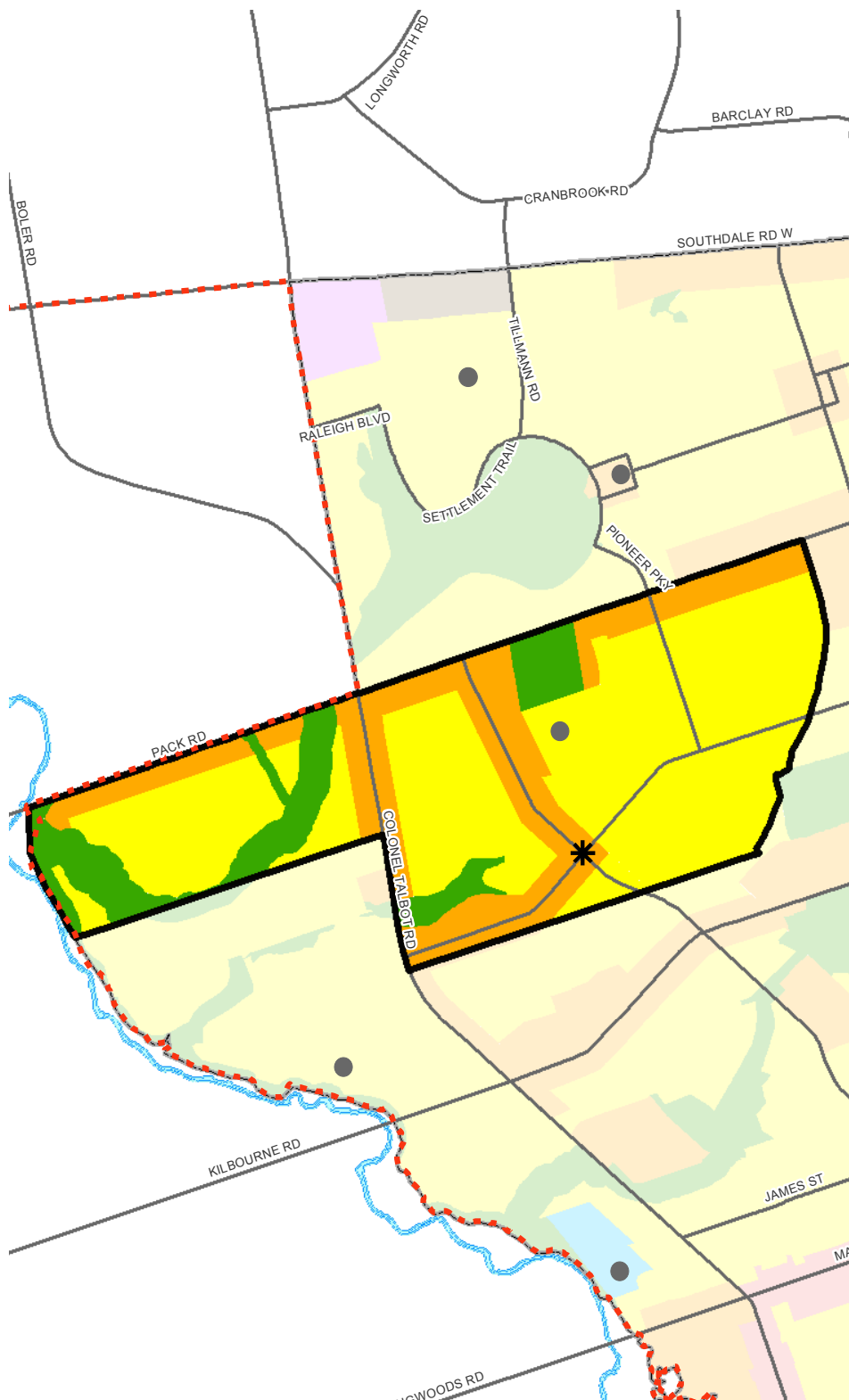
The High Density Residential designation provides for transit-oriented, mid-to high-rise, residential development that may be mixed use in nature.

ii) Permitted Uses

Permitted uses in the High Density Residential designation shall include mid-rise to high-rise apartment buildings, apartment hotels, nursing homes, rest homes, and homes for the aged. Convenience commercial uses and secondary permitted uses, including community centres, allowed in the High Density Residential designation of the Official Plan may be permitted within these areas.

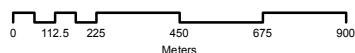
iii) Built Form and Intensity

- a) New development may be permitted to a maximum density of 150 units per hectare and a maximum building height of 12 storeys, subject to further urban design review at the site plan approval stage.
- b) The Urban Design policies of Section 20.5.3.9 and the General Residential policies of Section 20.5.4.1 of this Plan shall apply.
- c) Notwithstanding Section 20.5.9.2(iii)(a), Sections 3.4.3(ii) and (iv) of the Official Plan shall apply.



**Schedule 9
To
Southwest Area Secondary Plan
*North Lambeth
Residential Neighbourhood
Land Use Designations***

-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary



PROJECT LOCATION:
 ...lp_areastudies\SouthwestAreaStudy\RevisedAreaStudy_April_2014\
 SecondaryPlan\projects\Schedule9_NorthLambeth_colour_8x11.mxd

North Lambeth, Central Longwoods and South Longwoods Residential Neighbourhoods

20.5.10 North Lambeth, Central Longwoods and South Longwoods Residential Neighbourhoods

The Land Use Designations for these neighbourhoods are shown on Schedules 9, 10 and 11, respectively.

i) Function and Purpose

The North Lambeth, Central Longwoods and South Longwoods Neighbourhoods will provide for residential development of an intensity that is generally higher than achieved in other areas of the city, but is less than the intensity of the Bostwick Neighbourhood. The focus for new development is to be on a mix of low to mid-rise housing forms, ranging from single detached dwellings to low rise apartment buildings within individual subdivisions and throughout the neighbourhood.

Higher intensity mid-rise , transit oriented development is along portions of the arterial road network within these Neighbourhoods to support the provision of transit services as detailed in Section 20.5.4.1 iv) of the General Residential policies.

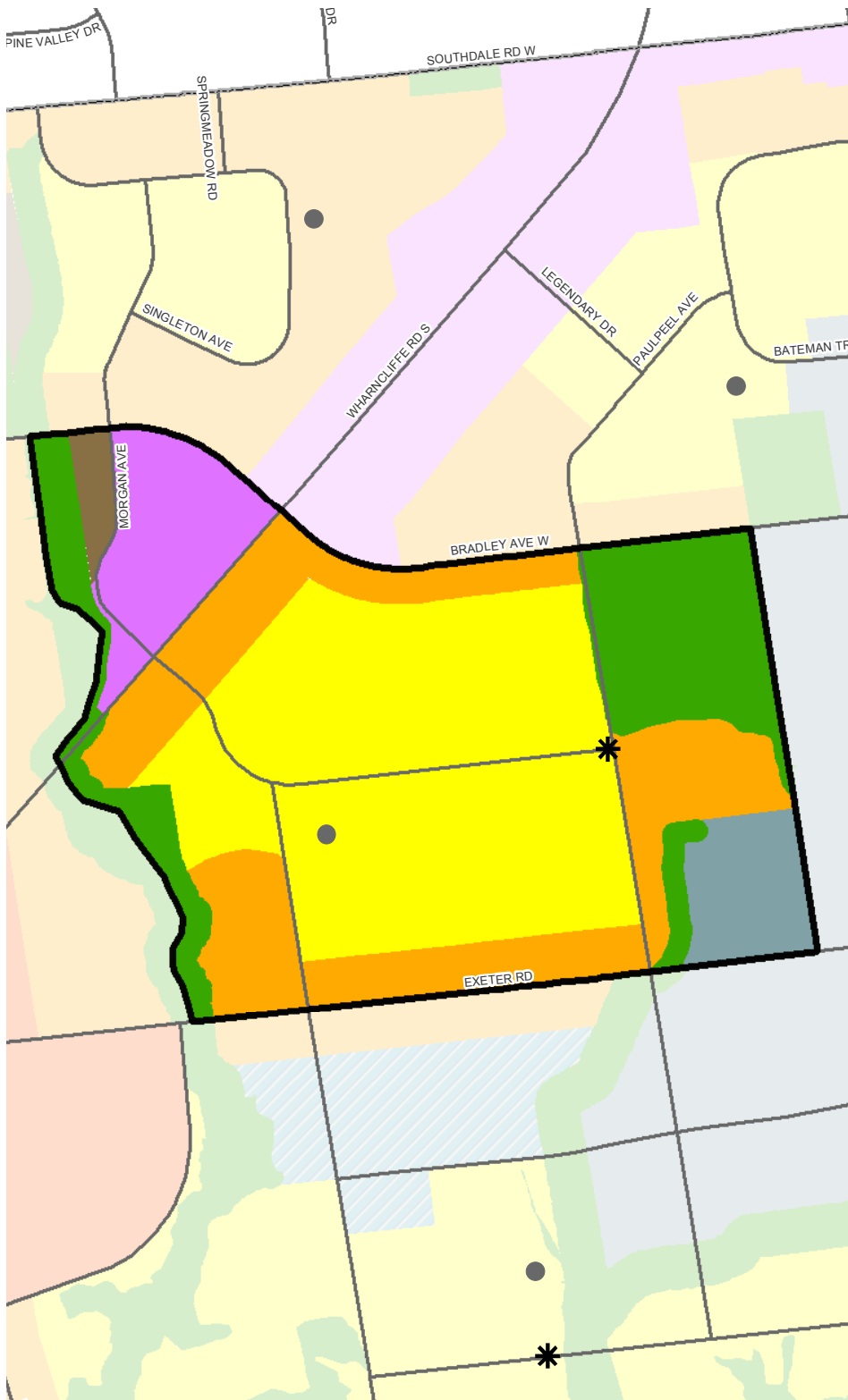
Within the South Longwoods and Central Longwoods Residential Neighbourhoods, it is anticipated that the existing industrial park and other industrial lands fronting on Exeter Road will transition over time to residential uses. Existing industrial uses are permitted.

Where/if the subject lands are within the boundaries of a previously approved Area Plan, the policies of Section 20.5.1.5 of the Plan shall also apply.

ii) Character

The residential areas will develop as traditional suburban neighbourhoods, with characteristics similar to those found in the older areas of the City of London, reflecting a compact development, a diversity of building types, and walkable amenities to enhance the day-to-day living experience.

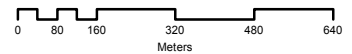




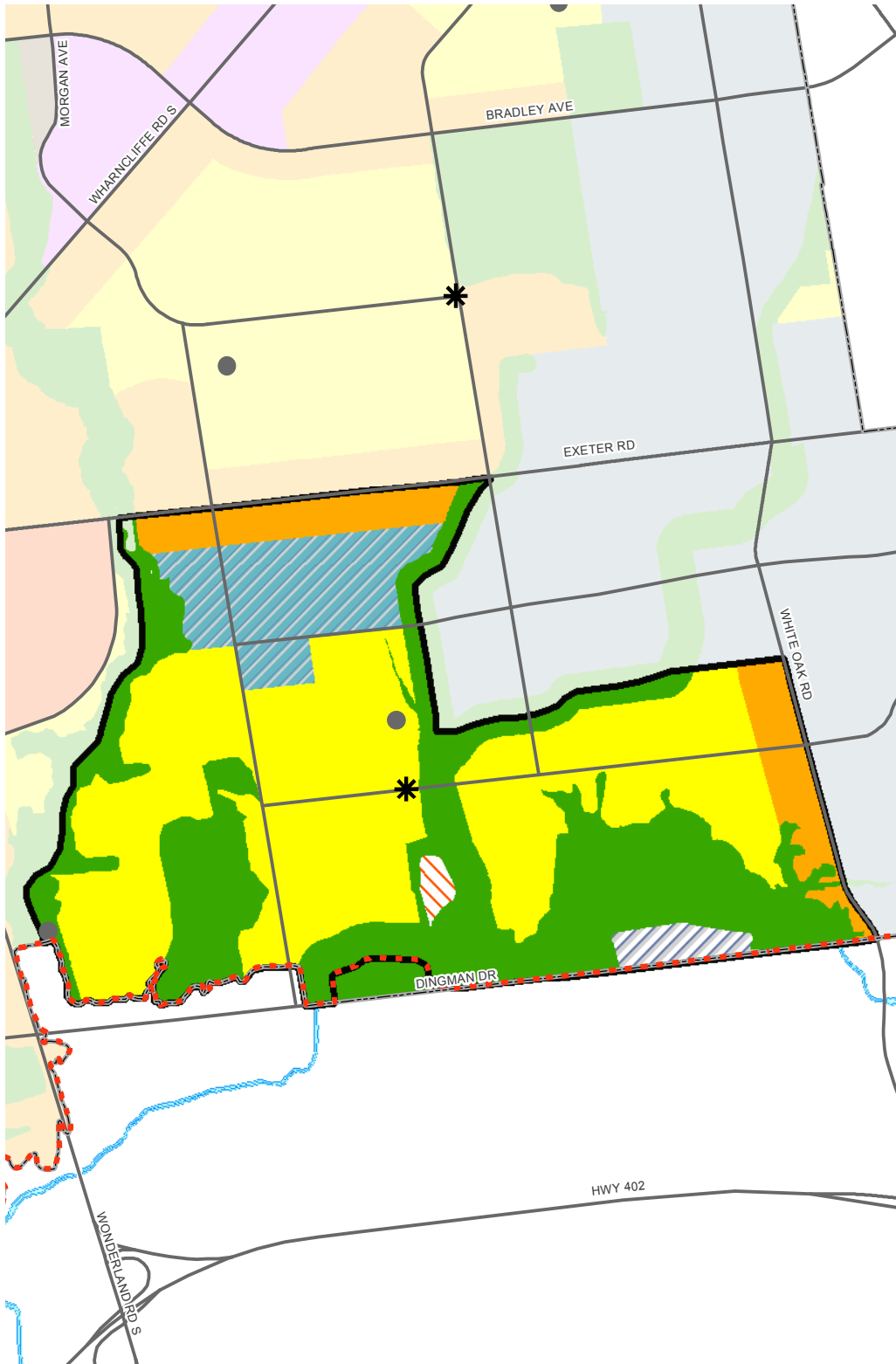
**Schedule 10
To
Southwest Area Secondary Plan**

**Central Longwoods
Residential Neighbourhood
Land Use Designations**

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Office
- Wonderland Road Community Enterprise Corridor
- Main Street Lambeth North
- Main Street Lambeth South
- Open Space and Environmental Review
- Institutional
- Industrial
- Transitional Industrial
- Urban Reserve Community Growth
- Urban Reserve Industrial Growth
- Rural Settlement
- Neighbourhood Central Activity Node
- Parks (Existing and Proposed)
- Urban Growth Boundary
- Neighbourhood Boundary



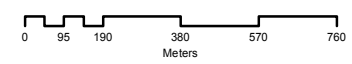
PROJECT LOCATION:
...lp_areastudies\SouthwestAreaStudy\RevisedAreaStudy_April_2014\SecondaryPlan\projects\Schedule10_CentralLongwoods_colour_8x11.mxd



**Schedule 11
To
Southwest Area Secondary Plan**

***South Longwoods
Residential Neighbourhood
Land Use Designations***

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Office
- Wonderland Road Enterprise Corridor
- Main Street Lambeth North
- Main Street Lambeth South
- Open Space and Environmental Review
- Institutional
- Industrial
- Transitional Industrial
- Urban Reserve Community Growth
- Urban Reserve Industrial Growth
- Rural Settlement
- Neighbourhood Central Activity Node
- Parks (Existing and Proposed)
- Urban Growth Boundary
- Neighbourhood Boundary



PROJECT LOCATION:
 ...lp_areastudies\SouthwestAreaStudy\RevisedAreaStudy_April_2014\SecondaryPlan\projects\Schedule11_SouthLongwoods_colour_8x11.mxd

20.5.10.1 Low and Medium Density Residential

i) Intent

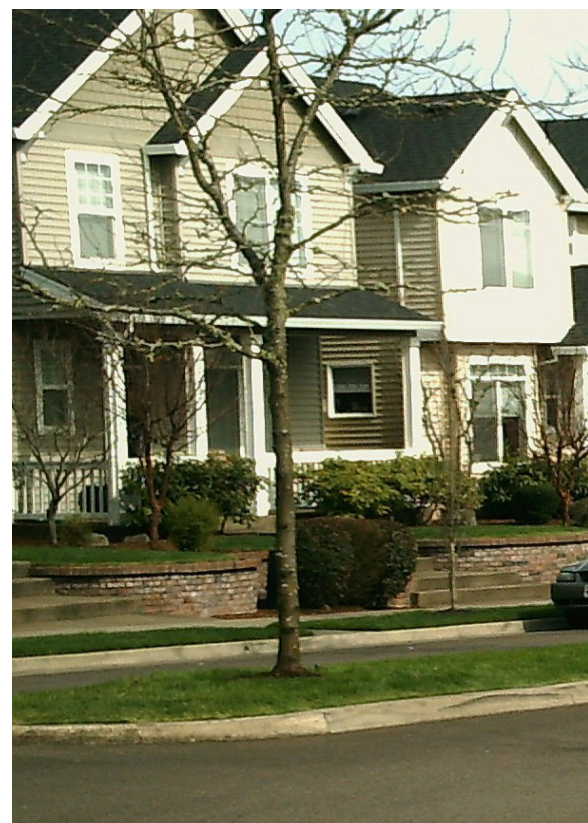
The intent of the Low and Medium Density Residential designations is to encourage a mix of housing types, forms and intensities throughout the North Lambeth, Central Longwoods and South Longwoods Neighbourhoods and within individual developments, at an intensity that is higher than is found in more recent suburban neighbourhoods. This is to be achieved by requiring a minimum density of development and encouraging the integration of a range of housing types within individual developments.

ii) Permitted Uses

The primary permitted uses in the Multi-family, Medium Density Residential designation will be permitted in the Low and Medium Density Residential designations, including low density forms such as single detached, semi-detached and duplex dwellings, triplexes and fourplexes. In addition to residential development, a limited range of convenience and personal service commercial uses, small-scale eat-in restaurants, civic and institutional uses such as parks, schools and churches, and live-work uses may be permitted within the Medium Density Residential Designation.

iii) Built Form and Intensity

- a) Within the Low Density Residential Designation, residential development shall have a minimum density of 18 units per hectare and a maximum density of 35 units per hectare. Where appropriate densities lower than 18 units per hectare may be permitted without an amendment to this Plan where the proposed densities have been adequately justified. Building heights shall not exceed four storeys and shall be sensitive to the scale of development in the surrounding neighbourhood.
- b) Within the Medium Density Residential Designation, residential development shall have a minimum density of 30 units per hectare and a maximum density of 75 units per hectare.
- c) The policies of Section 20.5.4.1 iv) of this Plan shall apply to development adjacent to portions of the arterial road network within these Neighbourhoods.
- d) To support a mixed-use community centre facility, the Medium Density Residential Designation will allow for increased residential density and a high-rise height without an Official Plan Amendment provided that the building allows for a mix of residential and limited retail uses integrated with the development of a public community facility, and shall be located at the intersection of two arterial





roads. High quality design, including setbacks, building orientation, landscaping, and pedestrian scale and orientation shall also be required.

- e) The Urban Design policies of Section 20.5.3.9 of this Plan shall apply.

20.5.10.2 High Density Residential

The policies of Section 3.4 of the Official Plan shall apply.

20.5.10.3 Transitional Industrial

i) Intent

The Transitional Industrial designation is intended to accommodate a potential shift in market demand from industrial to residential uses over the long term, while allowing the existing uses and properties in this area to develop and evolve for Light Industrial uses over the shorter term. These lands are not considered to be employment lands under the Provincial Policy Statement.

The longer term intent would be to achieve a mix of residential uses as described in Section 20.5.10.1 i), above.

ii) Permitted Uses

- a) The primary permitted uses in the “Light Industrial” designation of the Official Plan shall be limited to light industrial uses that are located within enclosed buildings, require no outdoor storage; and are unlikely to cause adverse effects with respect to such matters as air, odour or water pollution, dust, or excessive vibration and noise levels. These include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and contractor’s shops that do not involve open storage. Office uses and retail outlets subject to policy 7.5.3 of the Official Plan, which are ancillary to any of the above uses, are also permitted.
- b) All uses adding, emitting, or discharging a contaminant into the natural environment that are required to obtain a Certificate of Approval from the Ministry of the Environment as required by the Environmental Protection Act and associated Regulations are discouraged. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London’s Waste Discharge By-law.



- c) Applications for new industrial development will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the policies of Section 7.6 - Planning Impact Analysis, of the Official Plan.
- d) Where lands are transitioning from industrial to residential use, the permitted uses in the Medium Density Residential designation, as set out in Section 20.5.10.1, are permitted.

iii) Built Form and Intensity

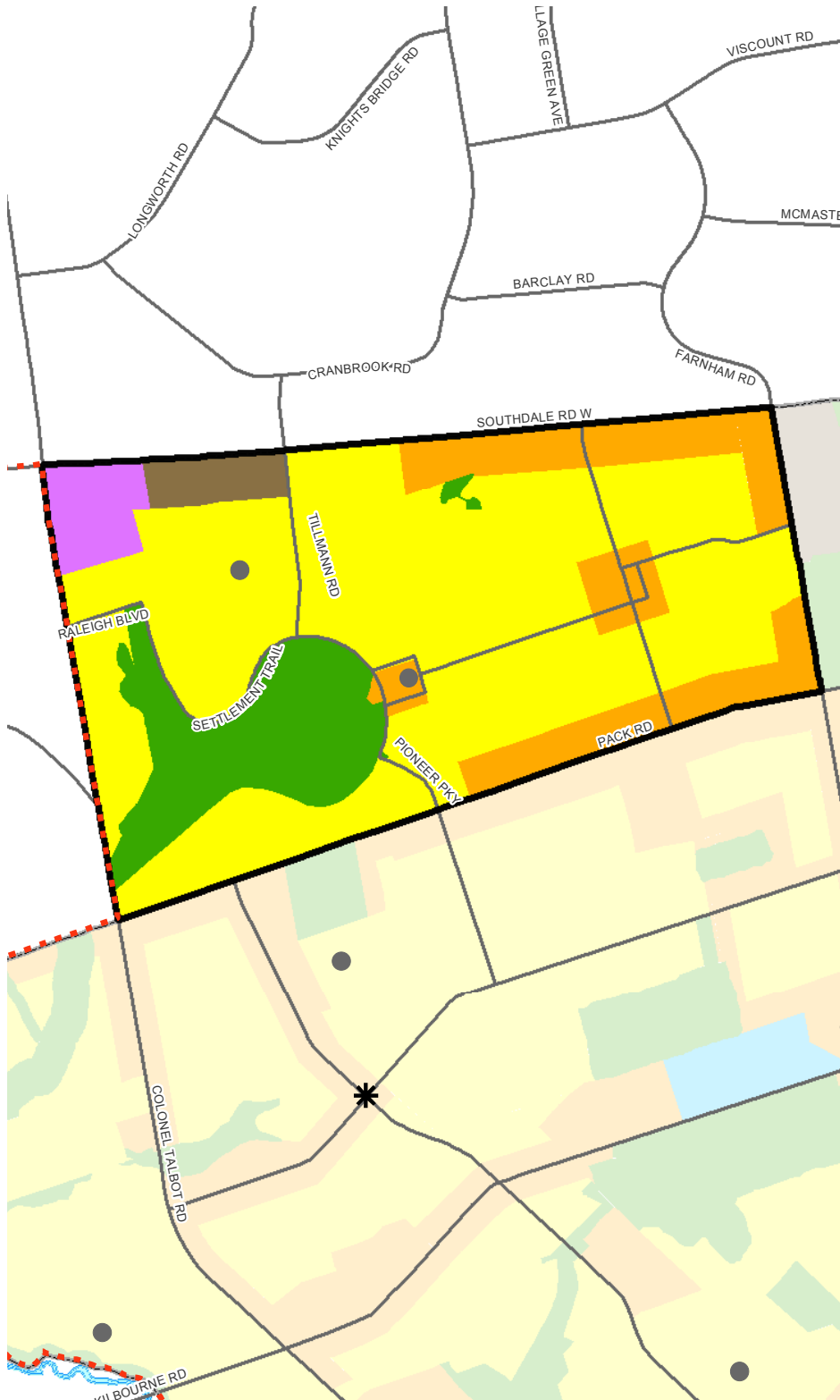
- a) The built form and intensity policies of Section 20.5.10.1 shall apply to residential development.
- b) The following policies shall apply to industrial development:
 - the Urban Design Policies of Section 20.5.3.9 of this Plan shall apply; and,
 - setback and mitigation measures as per the Ministry of the Environment's *Compatibility Between Industrial Facilities and Sensitive Land Uses* (D Series Guidelines) shall apply.





Schedule 12 To Southwest Area Secondary Plan

North Talbot Residential Neighbourhood Land Use Designations



-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary



PROJECT LOCATION:
 ...lp_areastudies/SouthwestAreaStudy/RevisedAreaStudy_April_2014/
 SecondaryPlan/projects/Schedule12_NorthTalbot_colour_8x11.mxd

20.5.11

North Talbot and North Longwoods Neighbourhoods

20.5.11 North Talbot and North Longwoods Neighbourhoods

The Land Use Designations for these neighbourhoods are shown on Schedules 12 and 13, respectively.

i) Function and Purpose

The North Talbot and North Longwoods Neighbourhoods are areas which have already experienced a significant number of planning approvals and are currently under development. No Neighbourhood-specific policies apply to the Commercial designations within these Neighbourhoods. The Low, Medium and High Density Residential designations are subject to special provisions regarding land use. The policies of Parts 1, 2, 3 and 16 of this Plan shall also apply.

ii) Character

It is expected that redevelopment and new development in these neighbourhoods will reflect the existing character of the neighbourhood and will provide a walkable environment with a pedestrian scale. The built form will be primarily street oriented on all public rights-of-way. While most of the built form within established neighbourhoods is already in place, there is an ongoing opportunity to enhance the neighbourhood's valuable characteristics. In the future, opportunities should be provided for and sought to strengthen public transit and the use of alternative transportation methods and increase housing choices, while maintaining existing neighbourhood character and enhancing the design of the public realm.

20.5.11.1 Low Density and Medium Density Residential

i) Intent

The Low and Medium Density Residential designations apply to most of the existing and planned neighbourhoods of North Talbot and North Longwoods, reflecting land uses established through previous Area Plans and site specific applications. Where/if the subject lands are within the boundaries of a previously approved Area Plan, the policies of Section 20.5.1.5 of the Plan shall also apply.





Higher intensity mid-rise, transit-oriented development is encouraged along portions of the arterial road network within these neighbourhoods to support the provision of transit services as detailed in Section 20.5.4.1 iv) of the General Residential policies.

ii) Permitted Uses

The primary permitted uses in the Low Density and Multi-family, Medium Density Residential designations of the Official Plan, respectively, shall be permitted. New convenience commercial uses and secondary permitted uses allowed in these designations shall not be permitted within these areas.

iii) Built Form and Intensity

- a) New development shall be consistent with the density requirements of the Low Density and Multi-family, Medium Density Residential designations, respectively, of the Official Plan, as set out in Sections 3.2.2, 3.2.3 and 3.3.3.
- b) As part of a complete application, the applicant shall submit an adequately detailed statement of streetscape compatibility, that has been reviewed and accepted by the City, where it is clearly demonstrated that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, building height, massing and architectural treatments.
- c) The policies of Section 20.5.4.1 iv) of the plan shall apply to development adjacent to portions of the arterial road network in these neighbourhoods.
- d) To support a mixed-use community centre facility, the Medium Density Residential Designation will allow for increased residential density and a high-rise height without an Official Plan Amendment provided that the building allows for a mix of residential and limited retail uses integrated with the development of a public community facility, and shall be located at the intersection of two arterial roads. High quality design, including setbacks, building orientation, landscaping, and pedestrian scale and orientation shall also be required.
- e) The Urban Design Policies of Section 20.5.3.9 of this Plan shall apply.

20.5.11.2 High Density Residential

i) Intent

The High Density Residential designation applies to two properties along Southdale Road West, reflecting land uses permitted through previous planning processes. Where/if the subject lands are within the boundaries of a previously approved Area Plan, the policies of Section 20.5.1.5 of the Plan shall also apply.

ii) Permitted Uses

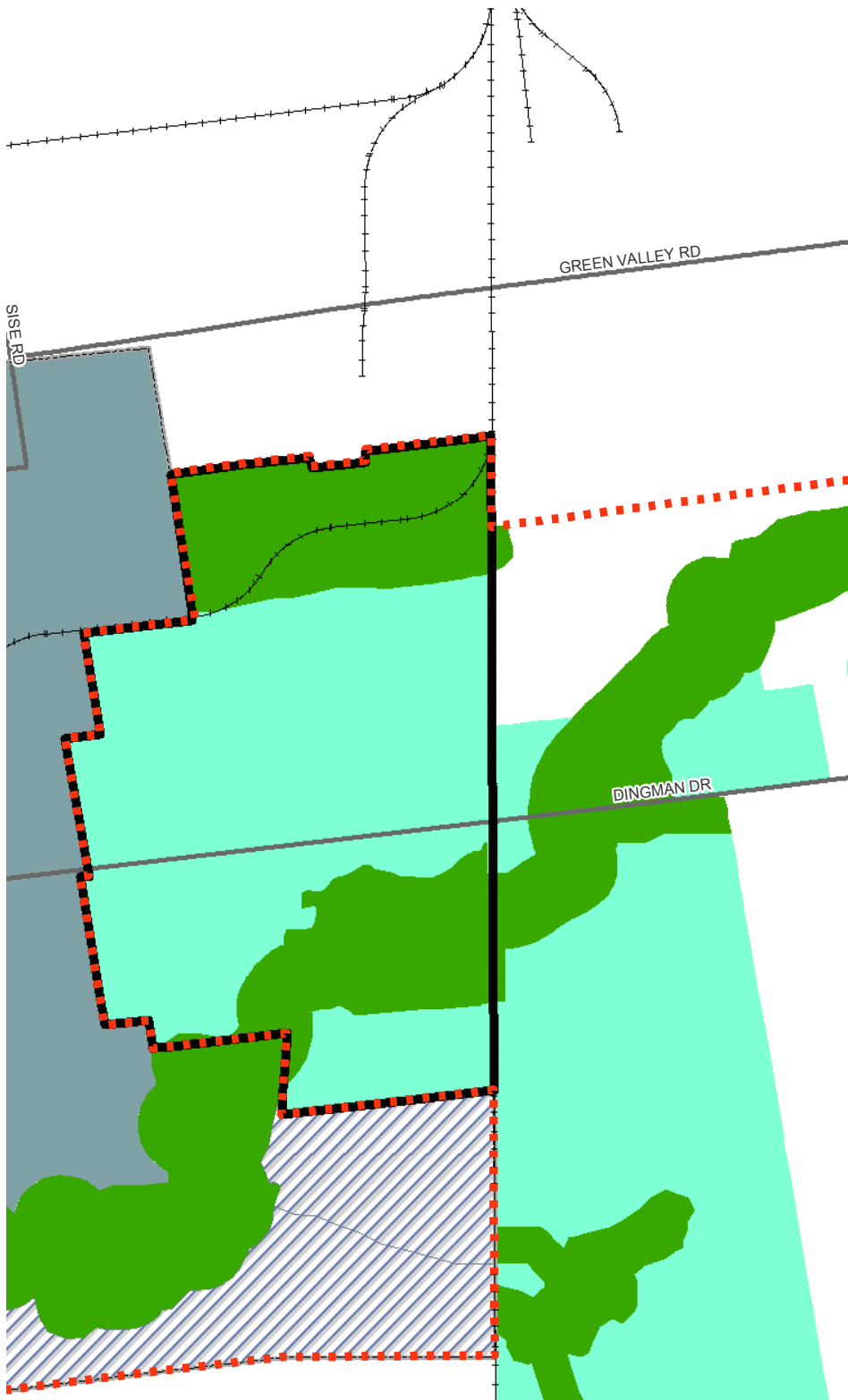
Permitted uses shall be in accordance with Section 3.4.1 of the Official Plan.

iii) Built Form and Intensity

- a) New development shall be consistent with the density requirements of the Multi-family, High Density Residential designation, as set out in Section 3.4 of the Official Plan.
- b) As part of a complete application, the applicant shall submit an adequately detailed statement of streetscape compatibility, that has been reviewed and accepted by the City, where it is clearly demonstrated that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, building height, massing and architectural treatments.
- c) The Urban Design Policies of Section 20.5.3.9 of this Plan shall apply.
- d) Where/if the subject lands are within the boundaries of a previously approved Area Plan, the policies of Section 20.5.1.5 of the Plan shall also apply.

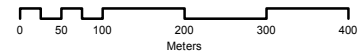






**Schedule 14
To
Southwest Area Secondary Plan
Brockley Rural Settlement
Land Use Designations**

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Office
- Wonderland Road Community Enterprise Corridor
- Main Street Lambeth North
- Main Street Lambeth South
- Open Space and Environmental Review
- Institutional
- Industrial
- Transitional Industrial
- Urban Reserve Community Growth
- Urban Reserve Industrial Growth
- Rural Settlement
- ✱ Neighbourhood Central Activity Node
- Parks (Existing and Proposed)
- Urban Growth Boundary
- Neighbourhood Boundary



PROJECT LOCATION:
...p_areastudies\SouthwestAreaStudy\RevisedAreaStudy_April_2014\SecondaryPlan\projects\Schedule14_BrockleyRural_colour_8x11.mxd

20.5.12

Brockley Rural Settlement Neighbourhood



20.5.12 Brockley Rural Settlement Neighbourhood

The Land Use Designations for this neighbourhood are shown on Schedule 14.

i) Rural Settlement

a) Intent

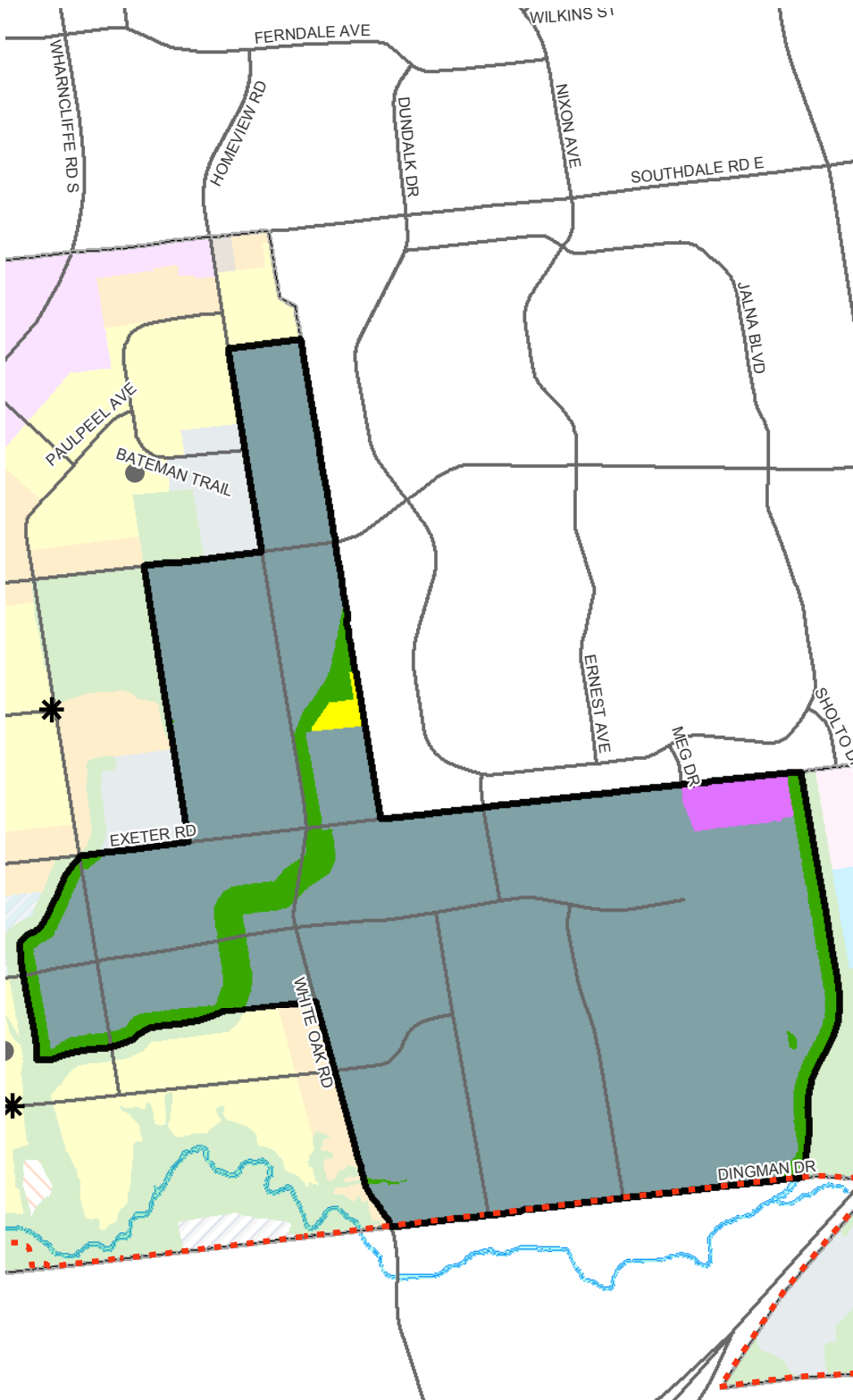
The Rural Settlement designation will provide for low-intensity residential uses consistent with the existing neighbourhood of Brockley and the policies of Section 9.3 of the Official Plan.

ii) Permitted Uses

The primary permitted uses in the Rural Settlement designation of the Official Plan will be permitted, although the primary uses shall be residential.

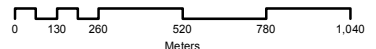
iii) Built Form and Intensity

- a) New development shall be consistent with the density requirements of the Rural Settlement designation of the Official Plan.
- b) Built form is to be street-oriented on all public rights-of-way in this sub-area, with buildings located at a comparable setback distance from the public right-of-way consistent with the existing streetscape and front entrances oriented to the street.
- c) For non-residential development, the Owner shall demonstrate that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, building height, massing and architectural treatments.



**Schedule 15
To
Southwest Area Secondary Plan
*Dingman Industrial
Land Use Designations***

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Office
- Wonderland Road Community Enterprise Corridor
- Main Street Lambeth North
- Main Street Lambeth South
- Open Space and Environmental Review
- Institutional
- Industrial
- Transitional Industrial
- Urban Reserve Community Growth
- Urban Reserve Industrial Growth
- Rural Settlement
- * Neighbourhood Central Activity Node
- Parks (Existing and Proposed)
- Urban Growth Boundary
- Neighbourhood Boundary



PROJECT LOCATION:
 ...lp_areastudies\SouthwestAreaStudy\RevisedAreaStudy_April_2014\
 SecondaryPlan\projects\Schedule15_DingmanIndustrial_colour_8x11.mxd

20.5.13

Dingman Industrial Neighbourhood

20.5.13 Dingman Industrial Neighbourhood

The Land Use Designations for this neighbourhood are shown on Schedule 15.

i) Function and Purpose

It is intended that the Dingman Industrial Neighbourhood will promote opportunities for a limited range of compatible industrial land uses that support the City's long-term industrial strategy, promote the development of employment lands, and capitalize on the importance of the proximity of Highway 401 and the Canadian National Railway. The Dingman Industrial Area is to accommodate a range of light industrial uses that have a high standard of site design that take advantage of the areas in proximity to Highway 401.

ii) Character

The Dingman Industrial Neighbourhood will be characterized by an integrated streetscape that has high quality and varied built forms and which have minimal parking facilities and other hard surface and loading areas along the street frontage. The overall site design and built form of commercial and industrial buildings will have a high design standard. Extensive landscaping shall be required to screen hard surface parking and loading areas. Outside storage shall be limited.

20.5.13.1

Industrial

i) Permitted Uses

The main permitted uses in the Light Industrial designation of the Official Plan will be permitted. Existing Industrial uses are recognized as permitted uses within the Industrial designation of this Secondary Plan and may be recognized as permitted uses in the Zoning By-law. Proposals for the expansion of Industrial uses that are not permitted in the Light Industrial designation, shall require an amendment to the Official Plan to redesignate the lands on Schedule A to a General Industrial designation. Such applications will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses,



and the policies of Section 7.6 – Planning Impact Analysis, of the Official Plan.

The primary permitted uses of the “General Industrial” designation of the Official Plan will continue to apply to lands designated General Industrial on Schedule ‘A’ of the Official Plan, generally located on the north side of Dingman Drive, west of Highway 401.

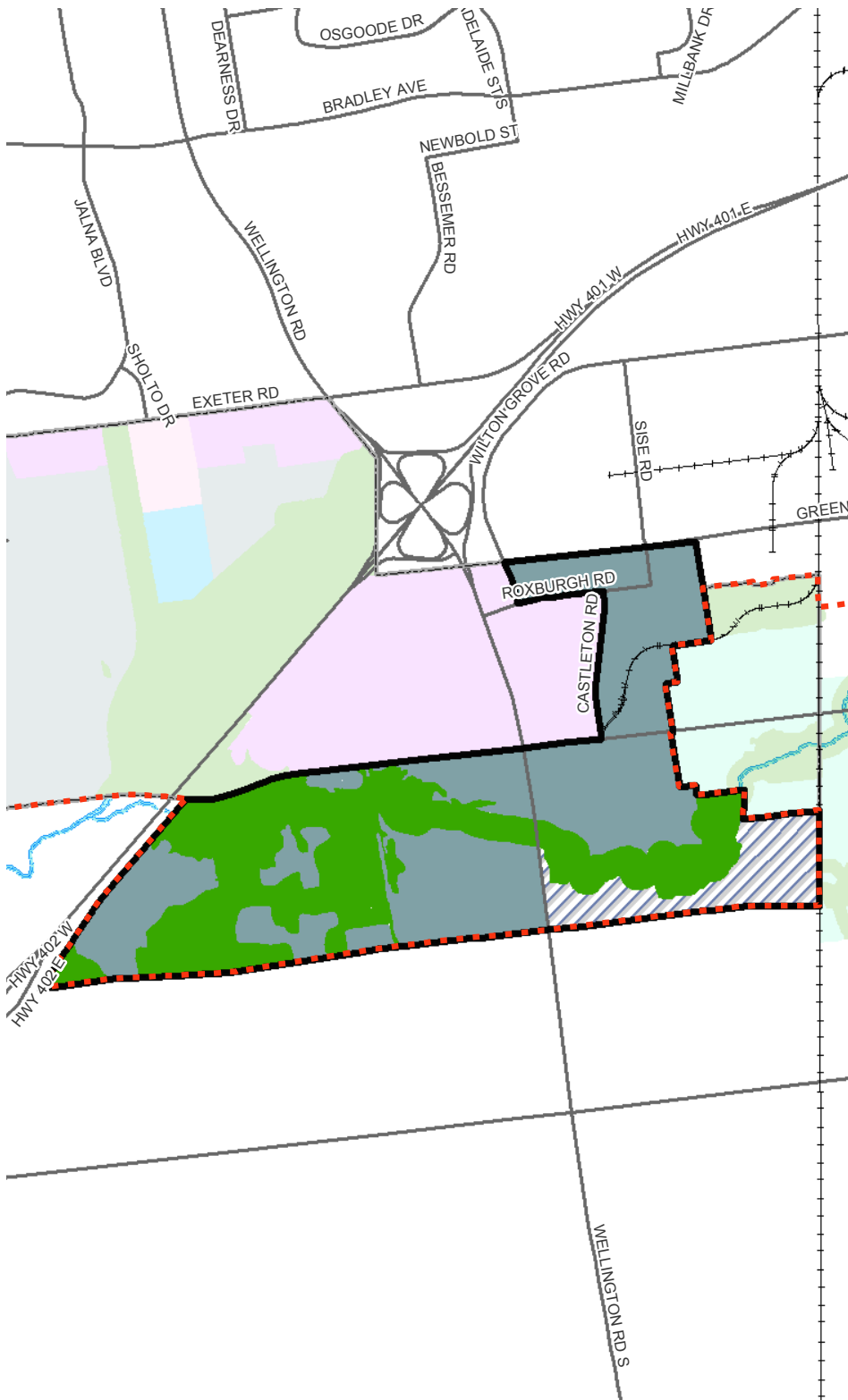
All uses adding, emitting, or discharging a contaminant into the natural environment must obtain a Certificate of Approval from the Ministry of the Environment as required by the Environmental Protection Act and associated Regulations. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London’s Waste Discharge By-law.

ii) Built Form and Intensity

- a) The Urban Design Policies of Section 20.5.3.9 of this Plan shall apply.
- b) The *Dingman Drive Industrial Area Urban Design Guidelines* shall apply.
- c) Setback and mitigation measures as per the Ministry of the Environment’s *Compatibility Between Industrial Facilities and Sensitive Land Uses* (D Series Guidelines) shall apply.

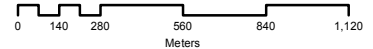






Schedule 16 To Southwest Area Secondary Plan **Brockley Industrial Land Use Designations**

-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary



PROJECT LOCATION:
...p_areastudies\SouthwestAreaStudy\RevisedAreaStudy_April_2014\
SecondaryPlan\projects\Schedule16_BrockleyIndustrial_colour_8x11.mxd

20.5.14

Brockley Industrial Neighbourhood

20.5.14 Brockley Industrial Neighbourhood

The Land Use Designations for this neighbourhood are shown on Schedule 16.

i) Function and Purpose

It is intended that the Brockley Industrial Neighbourhood will promote opportunities for a limited range of compatible industrial land uses that support the City's long-term industrial strategy, promote the development of employment lands, and capitalize on the importance of the proximity of Highway 401 and the Canadian National Railway. The Brockley Industrial Area is to accommodate a range of light industrial uses that have a high standard of site design that take advantage of the areas in proximity to Highway 401.

The west portion of the Brockley Industrial Area is to accommodate a broad a range of light industrial uses. Light industrial uses that emit noise, dust or odour are discouraged.

The east portion of the Brockley Industrial Neighbourhood is directly adjacent to the residential development in the Brockley Rural Settlement Neighbourhood. To minimize the impacts of the expansion of existing, or development of new industrial uses on the Brockley Rural Settlement Neighbourhood, specific land use, mitigation and design policies apply in this area. The Brockley Industrial Neighbourhood will accommodate a reduced range of light industrial uses with a focus on logistics type of industrial uses that involve the movement and transfer of goods. Secondary uses permitted in the Light Industrial land use designation are encouraged.

ii) Character

The Brockley Industrial Neighbourhood will be characterized by an integrated streetscape that has high quality and varied built forms and which have minimal parking facilities and other hard surface and loading areas along the street frontage. The overall site design and built form of commercial and industrial buildings will have a high design standard. Extensive landscaping shall be required to screen hard surface parking and loading areas.



Outside storage shall be limited. Uses in the area east of Wellington Road South that have outdoor storage, or to produce potential odour, emissions, dust, noise and vibration shall not be permitted.

20.5.14.1 Industrial

i) Permitted Uses

On lands west of Wellington Road, the primary permitted uses in the “Light Industrial” designation of the Official Plan will be permitted. Existing Industrial uses are recognized as permitted uses within the Industrial designation of this Secondary Plan and may be recognized as permitted uses in the Zoning By-law. Proposals for the expansion of Industrial uses that are not permitted in the Light Industrial designation shall require an amendment to the Official Plan to redesignate the lands on Schedule A to a General Industrial designation. Such applications will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the policies of Section 7.6 – Planning Impact Analysis, of the Official Plan.

On lands east of Wellington Road, light industrial uses that are located within enclosed buildings, require no outdoor storage; and are unlikely to cause adverse effects with respect to such matters as air, odour or water pollution, dust, or excessive vibration and noise levels may be permitted. These include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and contractor’s shops that do not involve open storage. Office uses and retail outlets subject to policy 7.5.3 of the Official Plan, which are ancillary to any of the above uses, are also permitted.

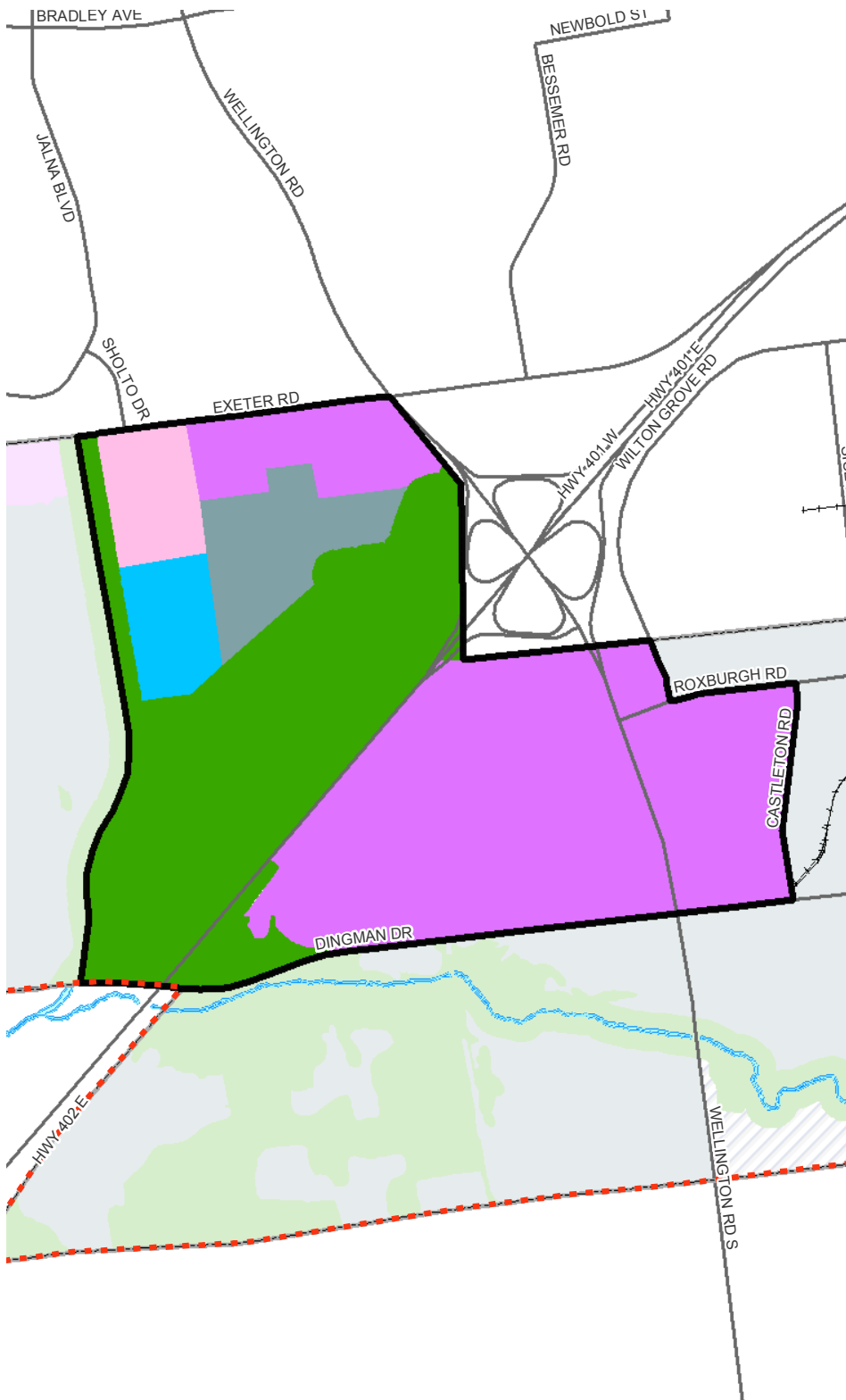
All uses adding, emitting, or discharging a contaminant into the natural environment must obtain a Certificate of Approval from the Ministry of the Environment as required by the *Environmental Protection Act* and associated Regulations are discouraged. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London’s Waste Discharge By-law.





ii) Built Form and Intensity

- a) The Zoning, Site Plan, and Sign Control By-laws may specify higher standards for setbacks, the location of parking and loading areas, landscaping, lighting, and signage for industries adjacent to the Brockley Rural Settlement area.
- b) Regulations in the Zoning By-law shall include provisions to prohibit any outside storage for industries located east of Wellington Road.
- c) Regulations in the Zoning By-law shall include provisions requiring buildings and structures to be located a minimum of 40 metres from the Brockley Rural Settlement boundary.
- d) Enhanced plantings shall be provided within the 40 metre setback to provide a visual screen between industrial and sensitive land uses.
- e) Setback and mitigation measures as per the Ministry of the Environment's *Compatibility Between Industrial Facilities and Sensitive Land Uses* (D Series Guidelines) may apply.
- f) Greater side yard and rear yard setbacks for new development within this area shall be specified in the Zoning By-law, and both landscaping and fencing shall be required. Lighting shall be directed to the site. Lit signage and high intensity lighting shall be limited.
- g) The Urban Design Policies of Section 20.5.3.9 of this Plan shall apply.



**Schedule 17
To
Southwest Area Secondary Plan
Wellington Rd/Hwy 401
Land Use Designations**

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Office
- Wonderland Road Community Enterprise Corridor
- Main Street Lambeth North
- Main Street Lambeth South
- Open Space and Environmental Review
- Institutional
- Industrial
- Transitional Industrial
- Urban Reserve Community Growth
- Urban Reserve Industrial Growth
- Rural Settlement
- * Neighbourhood Central Activity Node
- Parks (Existing and Proposed)
- Urban Growth Boundary
- Neighbourhood Boundary



PROJECT LOCATION:
...lp_areastudies\SouthwestAreaStudy\RevisedAreaStudy_April_2014\
SecondaryPlan\projects\Schedule17_WellingtonRoad_colour_8x11.mxd

20.5.15

Wellington Road/Highway 401 Neighbourhood



20.5.15 Wellington Road/Highway 401 Neighbourhood

The Land Use Designations for this neighbourhood are shown on Schedule 17.

i) Function and Purpose

It is intended that the lands adjacent to Wellington Road South and Highway 401 interchange will continue to provide a range and mix of commercial and office uses, and continue to support and promote employment lands.

ii) Character

The Wellington Road South and Highway 401 area will be characterized by an integrated streetscape having quality and varied built forms. Parking facilities will be screened by small floorplate buildings adjacent to Wellington Road South and Highway 401. Other hard surface and loading areas along these road frontages are discouraged. The overall site design and built form of commercial and industrial buildings along the road edge of Wellington Road South and Highway 401 will support a high quality gateway image. Enhanced landscaping along the gateway corridors shall be required as new development or redevelopment occurs in this area.

iii) Permitted Uses

The primary permitted uses in the New Format Regional Commercial Node, Auto-oriented Commercial Corridor, Office Area, Regional Facility, and Light Industrial designations of the Official Plan will be permitted.

iv) Built Form and Intensity

The Urban Design objectives of the relevant Land Use designation in the Official Plan shall apply.

v) Transportation and Parking

- a) The number of direct private driveway accesses to Wellington Road shall be limited and may be subject to restricted turning movements. Sites within this Neighbourhood Area shall have an integrated internal access system. Pedestrian connections between buildings on large sites and between sites shall be clearly established with landscaping and identifiable surface treatments used to clearly indicate pedestrian areas.
- b) Site frontages along Wellington Road and Highway 401 shall include a minimum 10 metre landscaped area with significant tree planting to enhance the gateway function and the “Forest City” image.



20.5.16

Implementation

20.5.16 Implementation

20.5.16.1 Implementation of the Plan

The Southwest Area Secondary Plan shall be implemented utilizing the following implementation mechanisms:

- i) All municipal works shall be consistent with the policies of this Plan; and,
- ii) All planning applications shall be consistent with the policies of this Plan.

20.5.16.2 Municipal Works

The Southwest Area Secondary Plan shall be implemented utilizing the following implementation mechanisms:

- i) Road development;
- ii) Sewer, water and wastewater infrastructure;
- iii) Stormwater management facilities in accordance with any recommendations arising from a Municipal Class EA;
- iv) Parks; and,
- v) Public facilities.

20.5.16.3 Development Phasing and Servicing

An approach to servicing and phasing for the southwest is proposed which recognizes the servicing strategies that have been established and approved for lands in previously approved Area Plans. Servicing for the southwest will be consistent with the servicing strategy for the City as the whole.

- i) Alternative wastewater servicing options to accommodate approximately 15 years of growth include:
 - a) An interim pumping station on Colonel Talbot Road that could direct wastewater to the Oxford Pollution Control Plant and allow development of the North Lambeth and North Talbot neighbourhoods.
- ii) The proposed servicing options may allow growth to proceed without triggering the ultimate wastewater treatment servicing solution; however, there are several important steps required to facilitate the proposed servicing strategy:
 - a) Identify in the approved 2013 Growth Management Implementation Strategy (GMIS), as a capital budget item, for the engineering design/staging of possible additional servicing works and evaluation of the ultimate servicing implications.
 - b) Completion and approval of the 2014 DC Background Study to determine required engineering works. The addition of projects will need to be considered within the context of growth City-wide within the 2014 DC Study.
 - c) Integration of the works identified in the 2014 DC Study into the future GMIS to establish the staging and timing of infrastructure investment.

20.5.16.4 Official Plan Amendments

- i) Any amendment to the text or Schedules of this Secondary Plan represents an Official Plan amendment. Furthermore, amendments to the Schedules of this Plan may require amendments to the associated schedules of the Official Plan - Schedules 'A'- Land Use, "B1" - Natural Heritage Features, "B2" - Natural Resources and Natural Hazards, "C" - Transportation Corridors and "D" - Planning Areas.
- ii) Where lands are designated "Environmental Review" on Schedule "A" - Land Use, Schedule "A" shall prevail over the Open Space designation on Schedule 4 of the Southwest Area Land Use Designations of the Secondary Plan. Once an Environmental Impact Study (EIS) has been completed, amendments to Schedule "A" - Land Use, Schedule "B-1" - Natural Heritage Features and the Secondary Plan Schedule will be required, as applicable.
- iii) Any applications to amend this Secondary Plan shall be subject to all of the applicable policies of this Secondary Plan, as well as all of the applicable policies of the City of London Official Plan. Amendments to the Plan may be supported by the City, provided the fundamental principles of the Plan are achieved.
- iv) Updates to this Secondary Plan are to reflect applicable changes to the City of London Official Plan, Provincial Policy Statement, Planning Act and Regulations, as required.
- v) Where the minimum density described for a neighbourhood is not able to be achieved on an individual application, the City may consider a lower minimum density without amendment to this Plan. The consideration of a lower density than the minimum density described for a neighbourhood shall include the following matters:
 - a) the size of the parcel.
 - b) the amount of land not designated for low density residential development that could develop to meet the overall intensity of development contemplated for the neighbourhood.
 - c) the pattern of development, including roads and parks.
 - d) opportunities to provide for a range and mix of housing types and/or a range and mix of lot sizes that meet the intent of the neighbourhood housing mix.

20.5.16.5 Zoning

- i) Any applications for amendment to the City of London Zoning By-law shall be subject to the policies of this Secondary Plan and applicable policies of the City of London Official Plan.
- ii) Consideration of other land uses through a Zoning By-law amendment shall be subject to a Planning Impact Analysis as described in the applicable designation of the Official Plan. The Zoning By-law may restrict the size of some uses.

20.5.16.6 Plans of Subdivision/Plans of Condominium/Consents to Sever

Any applications for subdivision, condominium, or consent to sever shall be subject to the policies of this Secondary Plan and applicable policies of the City of London Official Plan.

20.5.16.7 Site Plan Approval

Any applications for site plan approval shall be subject to the policies of this Secondary Plan and applicable policies of the City of London Official Plan.

20.5.16.8 Fair Distribution of Responsibilities and Resources

The successful completion of the Southwest Planning Area depends on the co-operation of the owners and land developers to share in the equitable and fair distribution of commercial uses, residential density, affordable housing, unit types, community parkland, community facilities, affordable housing, open space, tree canopy cover, municipal infrastructure, etc., as required by this Plan. All Official Plan, subdivision, Zoning By-law amendment and site plan applications shall be required to include a statement of conformity with the requirements of this Plan, as part of a complete application.

20.5.16.9 Achieving Minimum Residential Density

Minimum residential density shall be calculated on the basis of Section 20.5.16.8, above, and “net density” as defined in the Official Plan.

20.5.16.10 Proposed Future Road Corridors

Alignment of proposed future road corridors identified on Schedule “C” of the Official Plan shall be determined by one of the following: (1) completion of a Municipal Class Environmental Assessment; (2) a corridor study or functional planning study as described in Section 18.2.2(v) of the Official Plan; or (3) consideration of a draft plan of subdivision. Schedule “C” may be amended to reflect the determined alignment of a proposed future road corridor without the need for an Official Plan amendment.

20.5.16.11 Complete Applications

- i) All Planning applications may require the submission of the following reports and studies in accordance with the relevant requirements of this Secondary Plan:
 - a) Statement of Conformity with Requirements of the Plan
 - b) Statement of Streetscape Compatibility.
 - c) Sustainability/Green Development report.
 - d) Tree Management Strategy.
 - e) Confirmation of Target for Tree Canopy Cover
 - f) Transportation Design Concept Plan, including pedestrian linkages to arterial roads.
 - g) Traffic Studies.
 - h) Confirmation of School Board Needs.
 - i) Subject Land Status Report, or Environmental Impact Study, accepted by the City.
 - j) Approved Environmental Assessments, or confirmation by the consulting engineer that an Environmental Assessment is not required.
 - k) Cultural Heritage Report.
 - l) Urban Design Brief.
 - m) Landowner/Stakeholder Group Collaboration Report, or City-led Sub-area Secondary Plan approved by the City.
 - n) Justification report for all amendments to the Plan.
- ii) Other reports and studies may be required in accordance with Section 19.16 of the Official Plan.
- iii) Where a land holding includes lands designated as Open Space or Parkland in this Plan, the draft Plan submission shall include these lands within the boundaries of the draft Plan.

20.5.16.12 Urban Design Policies

All development within the Southwest Area Secondary Plan boundaries shall be subject to the urban design policies contained in this Plan, in addition to applicable policies in the Official Plan.

20.5.16.13 Guideline Documents

Guideline documents may be adopted by Council to provide greater detail and guidance for development and the public realm elements of the Secondary Plan area.

20.5.16.14 Interpretation

Section 19.1 of the Official Plan shall apply to this Secondary Plan.



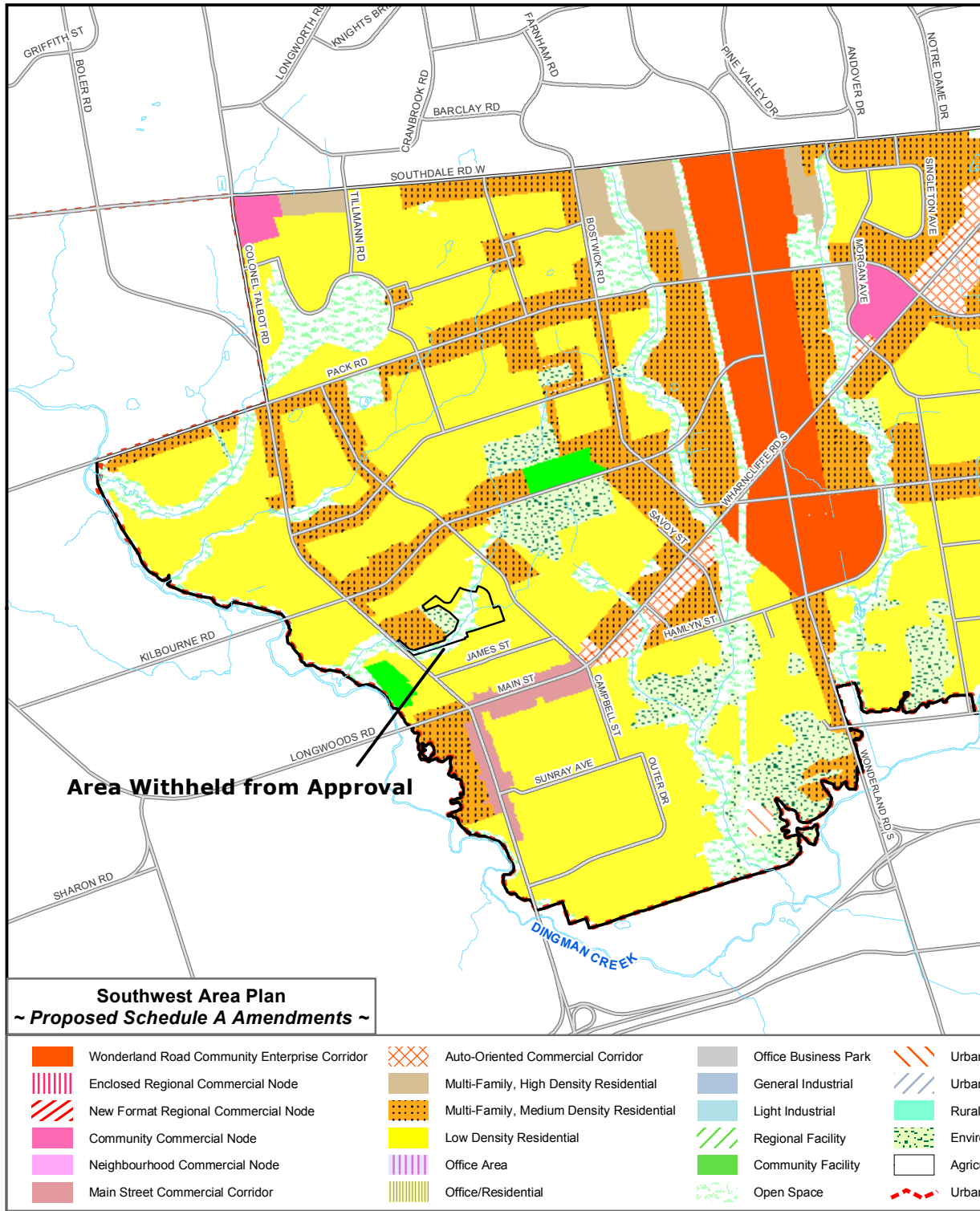
20.5.17

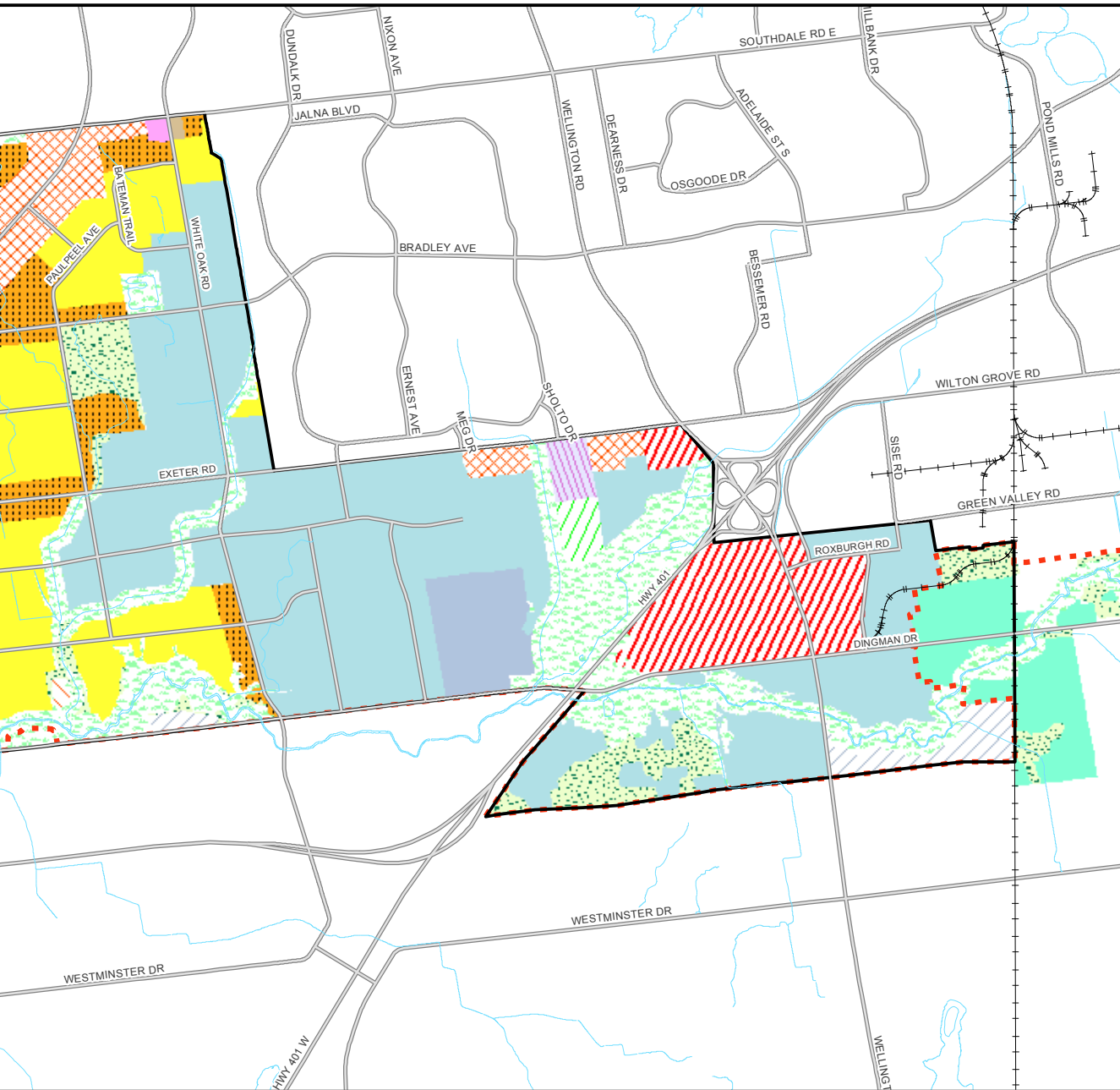
Appendices - Supplementary Information

- Appendix 1 Official Plan Extracts
- Appendix 2 Woodland Table
- Appendix 3 Growth Estimate
- Appendix 4 Summary Table of Residential Density and Height

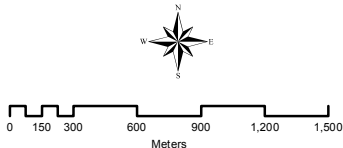
Appendix 1

Official Plan Extracts



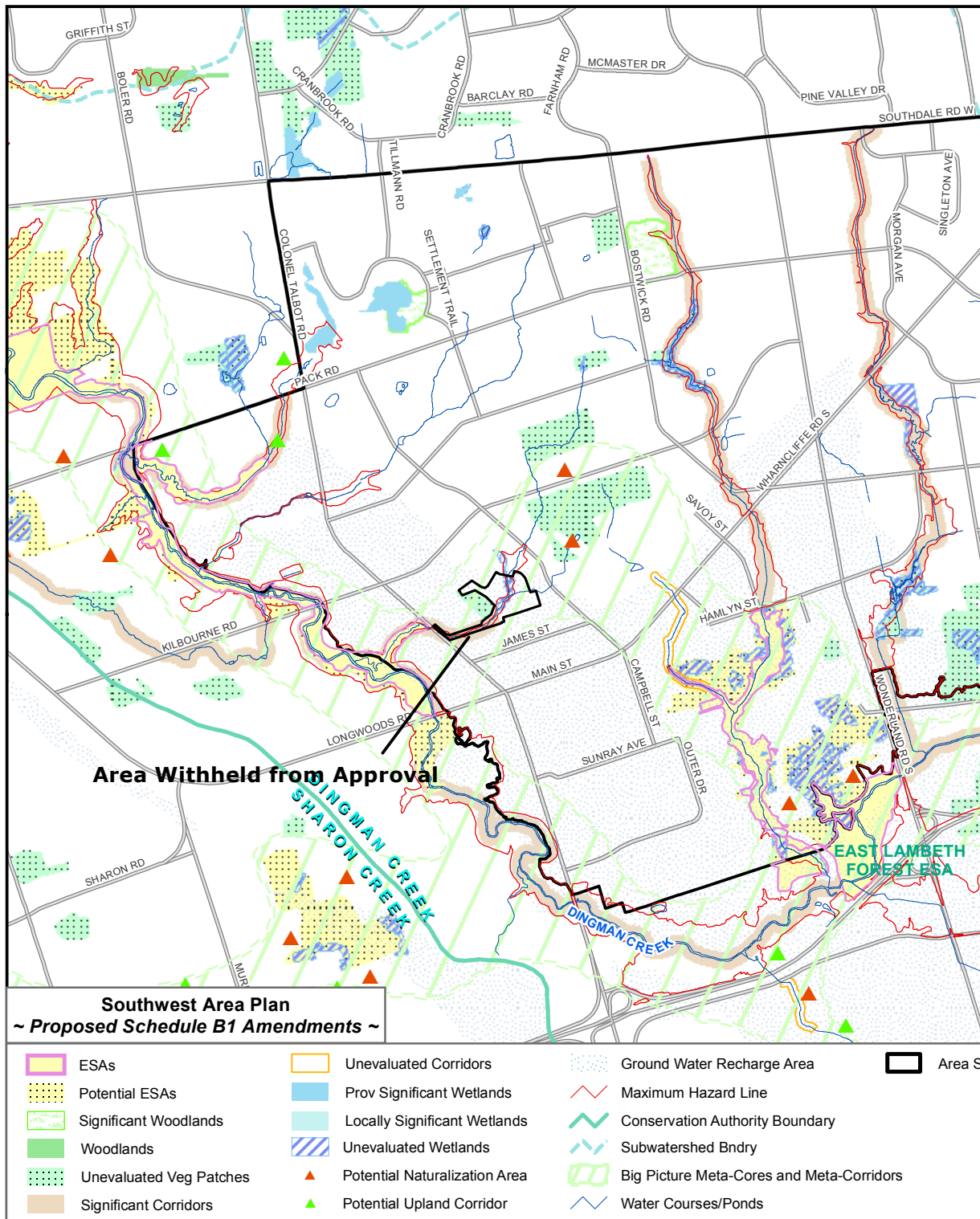


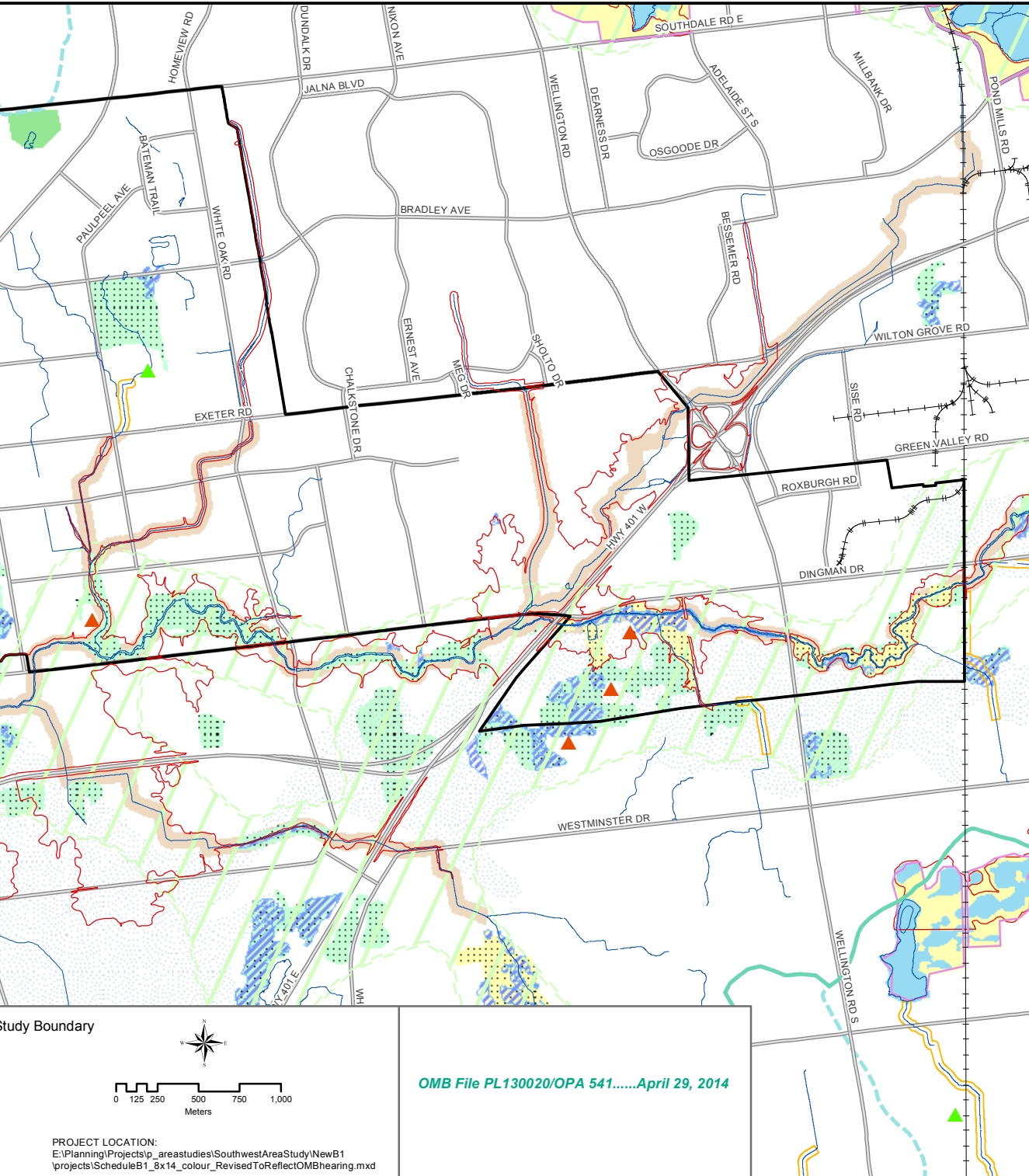
n Reserve-Community Growth
 n Reserve-Industrial Growth
 Settlement
 nmental Review
 ulture
 n Growth Boundary



PROJECT LOCATION:
 E:\Planning\Projects\p_areastudies\SouthwestAreaStudy\RevisedAreaStudy_April_2014\
 ScheduleA\Projects\ScheduleA_April_2014_8x14_colour_RevisedToReflectOMBhearing.mxd

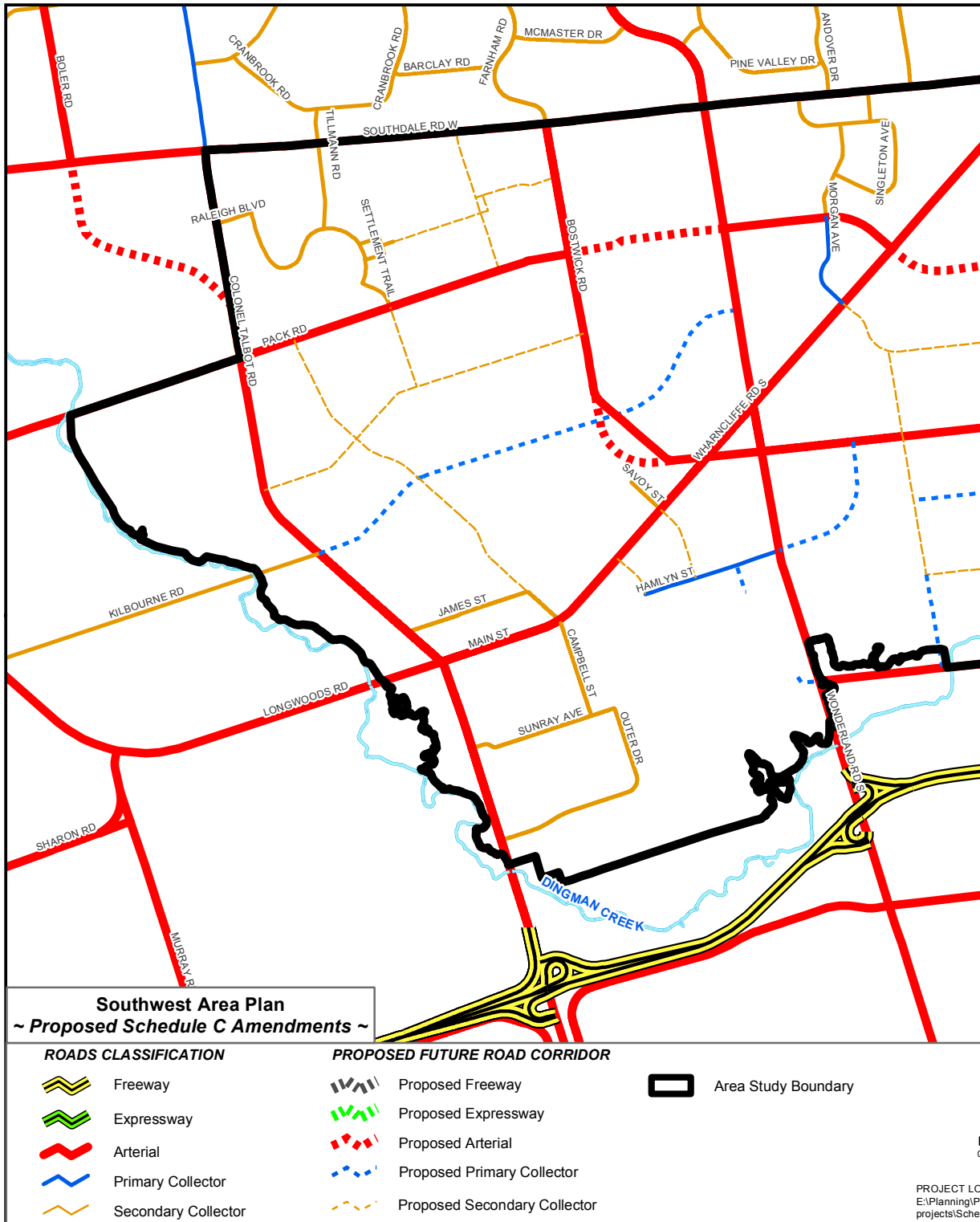
OMB File PL130020/OPA 541.....April 29, 2014

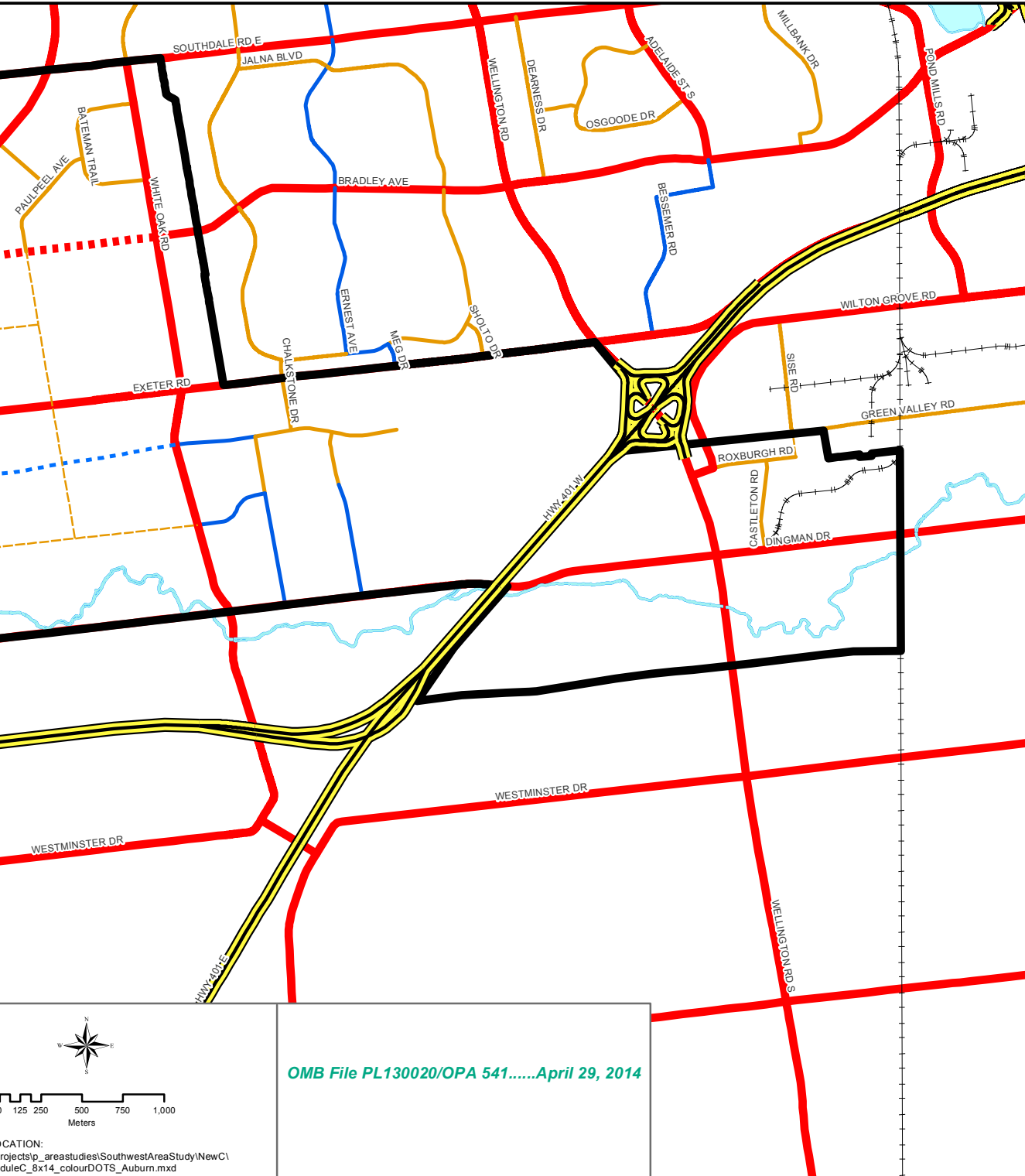




OMB File PL130020/OPA 541.....April 29, 2014

PROJECT LOCATION:
E:\Planning\Projects\p_areastudies\SouthwestAreaStudy\NewB1
projects\ScheduleB1_8x14_colour_RevisedToReflectOMBhearing.mxd





OMB File PL130020/OPA 541.....April 29, 2014

LOCATION:
projects\p_areastudies\SouthwestAreaStudy\NewC\
duleC_8x14_colourDOTS_Auburn.mxd

Appendix 2

Growth Estimate

SOUTHWEST AREA SECONDARY PLAN: POPULATION, EMPLOYMENT, RESIDENTIAL UNITS AND NON-RESIDENTIAL SPACE AT BUILD-OUT		
POPULATION	SWAP Population	53,500
UNITS	Built/Approved Units	8800
	New Low Density Units	5300
	New Medium Density Units	6900
	New High Density Units	1100
	Total SWAP Units	22,100
OFFICE GROSS FLOOR AREA	New Office Gross Floor Area	20,000 m2
COMMERCIAL GROSS FLOOR AREA	New Commercial Gross Floor Area	288,200 m2
	Existing Commercial Gross Floor Area	20,400 m2
	Total Commercial Gross Floor Area	308,600 m2
INDUSTRIAL GROSS FLOOR AREA	New Industrial Gross Floor Area	218,100 m2
EMPLOYMENT	New Commercial Jobs	8600
	New Office Jobs	1100
	New Industrial Jobs	2600
	Total New Jobs	12,300

Appendix 3

Residential Density and Height Table

Appendix 4 – Residential Density and Height Table

Neighbourhood	Low Density Residential Designation			Medium Density Residential Designation			High Density Residential Designation		
	Min/Max Density (uph)	Increase Permitted?	Min/Max Height (storeys)	Min/Max Density (uph)	Increase Permitted?	Min/Max Height (storeys)	Min/Max Density (uph)	Increase Permitted?	Min/Max Height (storeys)
Wonderland Boulevard North of Exeter and South of Hamlyn*	n/a	n/a	n/a	35/75	Yes – per OP Section 3.3.3 ii)	-/6	Per OP Section 3.4		
Wonderland Boulevard South of Exeter	20/35	No	-/4	75/150	No	-/10	n/a	n/a	n/a
Lambeth	15/30	No	-/4	30/75	Yes – Per OP Section 3.3.3 ii)	Per OP Section 3.3.3 i)	n/a	n/a	n/a
Lambeth Village Core**	Per the requirements of the adjacent Neighbourhood			Per the requirements of the adjacent Neighbourhood			n/a	n/a	n/a
Bostwick	25/40	No	-/4	35/75	Yes – Per OP Section 3.3.3 ii)	-/6	n/a	n/a	n/a
North Lambeth, Central and South Longw.	20/35	No	-/4	30/75	No	Per OP Section 3.3.3	Per OP Section 3.4		
North Talbot, North Longwoods	Per OP Section 3.2.2 and 3.2.3			Per OP Section 3.3.3			75/per OP Section 3.4	Per OP Section 3.4	
Arterials (selected) in the Medium Density Residential Designation	n/a	n/a	n/a	30/100	Yes – to 120 uph subject to criteria	2/9	n/a	n/a	n/a

*In the Wonderland Road Enterprise Corridor designation, high density residential development shall have a minimum density of 150 units per hectare, a maximum density of 175 units per hectare, a minimum height of 6 storeys and a maximum height of 14 storeys.

**In the Main Street Lambeth North and Main Street Lambeth South designations, residential densities shall not exceed 75 uph and heights shall not exceed 3 storeys.

This table is provided for convenience only. If there is a discrepancy between this table and Parts 5 through 15 of the Secondary Plan, Parts 5 through 15 shall prevail.