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Z-8344

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	CITY OF LONDON ZONING BY-LAW REVIEW OLD VICTORIA HOSPITAL LANDS ZONING STUDY PUBLIC PARTICIPATION MEETING ON Tuesday, October 7, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the zoning by-law review initiated by the City of London in response to Council's direction following approval of the Old Victoria Hospital Lands Secondary Plan:

- (a) The proposed zoning by-law amendment attached hereto as Appendix "A" **BE RECEIVED** for information and public feedback. The proposed zoning would:
 - i) change the zoning applicable to lands roughly bounded by the Thames River to the south, Maitland Street to the east, Hill Street to the north and Waterloo Street to the west, as shown on the attached map comprising part of Key Map No. A107, **FROM** a Residential R3 (R3-1), Holding Residential R7/Residential R9/Regional Facility (h-5.R7.D150.H12/R9-3.H12/RF and h-5.R7.D150.H30/R9-7.H30/RF), Residential R3/Residential R7/Residential R9 (R3-1/R7.D150.H24/R9-7.H24), Holding Residential R9/Regional Facility (h-5.R9-7.H30/RF) and Open Space (OS4) Zones **TO** a Holding Residential R8 Special Provision Bonus (h- _R8-4(*).B-_) Zone, a Holding Residential R8 Special Provision Bonus (h- _R8-4(**).B-_) Zone, a Holding Residential R4 Special Provision/Residential R8 Special Provision Bonus (h-_.R4-6(_)/R8-4(***).B-_) Zone, a Holding Residential R9 Special Provision Bonus (h-_.R9-3(_).B-_) Zone and Open Space (OS1 and OS4) Zones.
 - ii) introduce a new holding zone to ensure that development is consistent with the vision for development described in the Old Victoria Hospital Lands Secondary Plan.
 - iii) introduce new bonusing clauses to permit increases in height and density in return for facilities, services or matters cited in the bonusing policies in Section 20.6.3.3 of the Old Victoria Hospital Lands Secondary Plan.
- (b) Planning staff **BE DIRECTED** to review and record public, agency and other feedback received regarding the proposed zoning by-law amendment from the public meeting, public liaison process and the Request for Proposals (RFP) process for the City-owned Old Victoria Hospital lands and to revise the zoning by-law amendment as necessary prior to a statutory public meeting before the Planning and Environment Committee in 2015.

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PREVIOUS REPORTS PERTINENT TO THIS MATTER

- 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).
- July 18, 2012 **Report to Planning and Environment Committee (PEC)** – processes underway relating to the South Street Campus Lands
- 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.
- June 9, 2014 **Presentation to the Investment and Economic Prosperity Committee (IEPC)** – to initiate the Request for Proposals process for the Old Victoria Hospital lands
- June 17, 2014 **Old Victoria Hospital Lands Secondary Plan and Associated Official Plan Amendments/Old Victoria Hospital Lands Zoning Study Report to PEC**
- August 26, 2014 **Report to Corporate Services** – Request for Proposals Update

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The Old Victoria Hospital Secondary Plan was recently approved by Council and is now in effect. The purpose of the proposed zoning is to implement the secondary plan on City-owned lands with a range of zones that will allow for the uses, intensity of uses and built form that is envisioned by the secondary plan.

While zoning is proposed in this report, it is intended that the feedback relating to this proposed zoning received through the public meeting on October 7, 2014, and through the subsequent RFP process, be analysed and used to revise the proposed zoning as necessary. The revised zoning will be presented at a statutory public meeting before the Planning and Environment Committee in 2015.

RATIONALE

1. The proposed zoning is intended to implement the recently approved, and now in effect, Old Victoria Hospital Secondary Plan on the City-owned lands within the secondary planning area.

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2. The proposed zoning is consistent with the Provincial Policy Statement, providing for infill and intensification, the efficient use of existing services, preservation of important natural heritage, keeping development outside of natural hazard lands, the development of strong and healthy communities, and planning to create and seize on economic opportunities.
3. The proposed zoning establishes an early indication of how the approved OVH Secondary Plan policies is to be implemented in zoning, for those who are intending to engage in the upcoming Request for Proposals process relating to the subject lands.

BACKGROUND

On June 24, 2014 Municipal Council resolved;

*the Civic 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 at a future meeting of the Planning and Environment Committee.*

The remainder of the Council resolution dealt with the adoption of the Secondary Plan and the associated Official Plan amendments. 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.

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<p><u>Schedule “A” – Land Use</u></p> <ul style="list-style-type: none"> • MULTI-FAMILY, HIGH DENSITY RESIDENTIAL • LOW DENSITY RESIDENTIAL • MAIN STREET COMMERCIAL CORRIDOR • OPEN SPACE <p><u>Schedule “B1” – Natural Heritage Features</u></p> <ul style="list-style-type: none"> • SIGNIFICANT RIVER, STREAM AND RAVINE CORRIDORS • MAXIMUM HAZARD LINE <p><u>Schedule “B2” – Natural Resources and Natural Hazards</u></p> <ul style="list-style-type: none"> • REGULATORY FLOOD LINE
EXISTING ZONING: (refer to Zoning Map)

1.0 PLANNING HISTORY

1.1 Extensive Planning and Engagement Process

Beginning in May of 2009 City of London Planning Staff and partners from a variety of other civic departments engaged the citizens of the South of Horton (SOHO) community in a series of discussions about the future of their neighbourhood. The context for this discussion was the preparation of a community improvement plan that would set the framework for building on

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SOHO’s strengths and charting out a series of initiatives to help revitalize the neighbourhood, its building stock and the municipal services and assets associated with it. In a truly collaborative approach over two years, plans were prepared, discussed, and revised until a final community improvement plan was endorsed by the neighbourhood and subsequently approved by Council.

1.2 Community Improvement Plan

On June 20th, 2011 Municipal Council designated 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 (CIP). The Plan’s vision states:

“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!”

The Plan, and process leading up to it, has stimulated several successes in the neighbourhood, including:

- The establishment of a more formalized and focused neighbourhood association
- Improvements to both Richard B. Harrison Park and Meredith Park
- Improvements to Horton Street, creating planted medians, on–street parking and improved infrastructure
- Improvements to Bathurst Street
- Conservation and long-term renovation of the Red Antiquities building on Wellington Street
- A higher level of by-law enforcement
- Significant private sector investment along Horton Street and throughout the neighbourhood
- Developer interest on a variety of different fronts
- A soon-to-be initiated SOHO heritage conservation district study
- Community attention to the value and assets of the SOHO neighbourhood within the wider city of London

1.3 Old Victoria Hospital Secondary Plan

One of the initiatives recommended in “Roadmap SoHo”, to promote the long-term sustainability of the area and stimulate re-investment and neighbourhood capacity building, was the preparation of a Secondary Plan for the redevelopment of the Old Victoria Hospital lands.

The Old Victoria Hospital Secondary Plan was initiated in 2012 and adopted by Council in June of 2014. Once again, the secondary plan process heavily engaged the public in a series of public meetings and workshops – building upon the work completed through the CIP process. In addition, a range of studies were completed as background to the secondary plan process, including:

- Traffic impact study
- Water servicing study
- Storm, drainage and SWM servicing and capacity study
- Sanitary servicing and capacity study
- Cultural heritage resource study
- Hydro geotechnical evaluation

These studies also factored into studies completed as part of the development plan described below.

City staff worked closely with the Upper Thames River Conservation Authority to establish a development limit, with the above information as background to that discussion.

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As a result of this two-year process, the OVH Secondary Plan was adopted on June 24, 2014 by Municipal Council. The Secondary Plan provides a detailed land use plan and urban design policies to implement the community vision set out in “Roadmap SoHo”. Further, the Plan serves as the policy basis for the review of future development applications within the area shown in Figure 1.

Municipal Council has provided direction to prepare the necessary zoning amendments to implement the OVH Secondary Plan as it relates to those lands that are city-owned, such that these lands can be released to the market for development.

1.4 Development Plan

In addition to the planning reports undertaken to prepare the former hospital lands for re-development, the City has prepared a development plan. This plan outlines the following for the City’s portion of the OVH lands:

- Goals and objectives for developing these lands
- A development concept, illustrating a vision for developing these lands and the supply-side capacity for development (unit yield)
- Public amenity components to be developed through the plan (eg. the four corners area, the village green, the riverfront promenade, boulevards, tree planting, landscaping, streetscaping, etc)
- A phasing plan for development
- The approach to addressing cultural heritage assets on the site
- The disposition approach

Planning Staff are leading the disposition process, together with an inter-departmental team including Legal, Realty Services, Purchasing, Finance, Development Services, and Engineering Staff. The RFP is scheduled to be released at the end of October, 2014.

1.5 Heritage Resources Approach

Those lands that are the subject of this zoning amendment have been developed by the hospital over the past 100 years. As a result, several buildings of heritage interest exist, or did exist, on the property. These cultural heritage resources were studied in detail for their heritage value, their condition and their potential for adaptive repurposing, with the hospital divesting themselves from their use. In January 31, 2012, Council allowed for the demolition of the Main Hospital Building, the Pastoral Care Building, the Isolation Building and the Surgical Building. However, Council requested that no action be taken on demolition of the remaining heritage buildings (the Colborne Building, the Children’s War Memorial Hospital, the Nurses Residence and the Medical Building) on the hospital lands until the feasibility of restoring these buildings is adequately assessed through a request for proposal process.

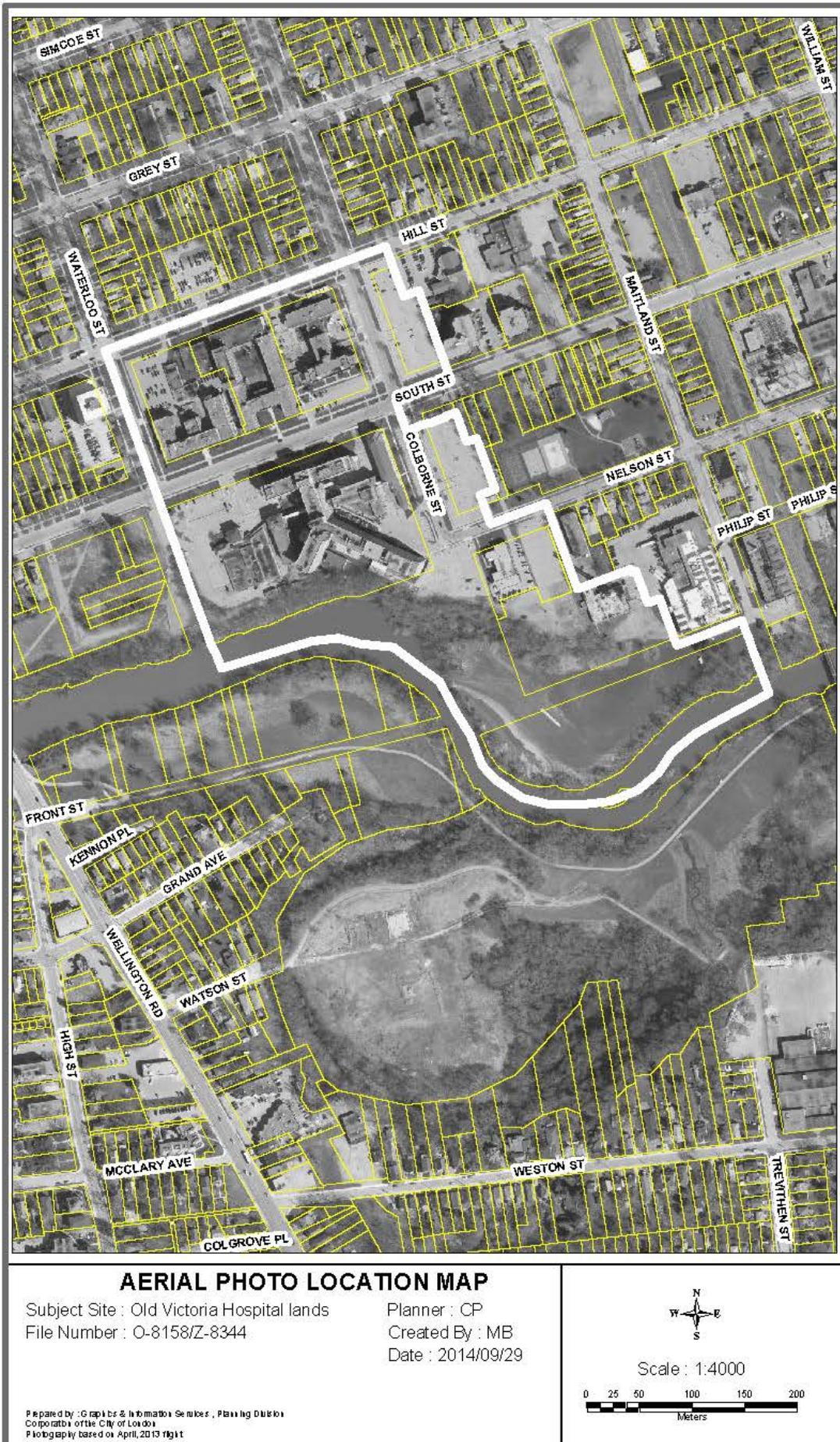
Accordingly, a decision has not yet been reached on whether any, some, or all of these remaining four heritage buildings will be preserved. Zoning these properties for heritage preservation would not be appropriate at this time. Furthermore, Staff don’t believe that it will be necessary to zone these buildings for preservation. Rather, pending the results of the RFP process and Council’s ultimate decision on each building, heritage designation under Part IV of the Ontario Heritage Act can be utilized to provide for the necessary protection and conservation of these buildings as Council sees fit.

It is anticipated that Staff will bring forward a recommendation to Council for consideration of heritage preservation in March of 2015. This is in keeping with the time requirements for a decision so that the hospital can complete their site remediation work.

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Figure 1: Subject Site



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2.0 SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

On July 11, 2014 notice was sent and to date Development Services indicated they have no concerns with the Zoning Study. The Upper Thames River Conservation Authority (UTRCA) also responded that *“The Authority has provided extensive input on the secondary planning process for the Old Victoria Hospital Lands including our peer review of geotechnical and environmental impact studies. We recommend that the hazard lands and the natural heritage lands including their protective buffers be zoned with the appropriate OS Open Space zones to protect these features.”*

PUBLIC LIAISON:	On July 11, 2014 Notice of Zoning Review was sent to 412 property owners in the surrounding area. Notice of Zoning Review was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 17, 2014.	2 replies were received
Nature of Liaison: Change Zoning By-law Z.-1 from various residential (R10, R9, R7, R5, R4, R3, R2), facility (NF and RF), office (OF), commercial (BDC) and open space (OS1, OS2, OS4) zones to various zones to implement the secondary plan.		
Responses: One e-mail was received stating <i>“go ahead and zone for the widest array of possible creative uses for the site to allow maximum imaginative and creative improvement projects.”</i> One telephone caller wanted to know what is happening and the process.		

3.0 ANALYSIS

3.1 Key Considerations to Implement the OVH Secondary Plan

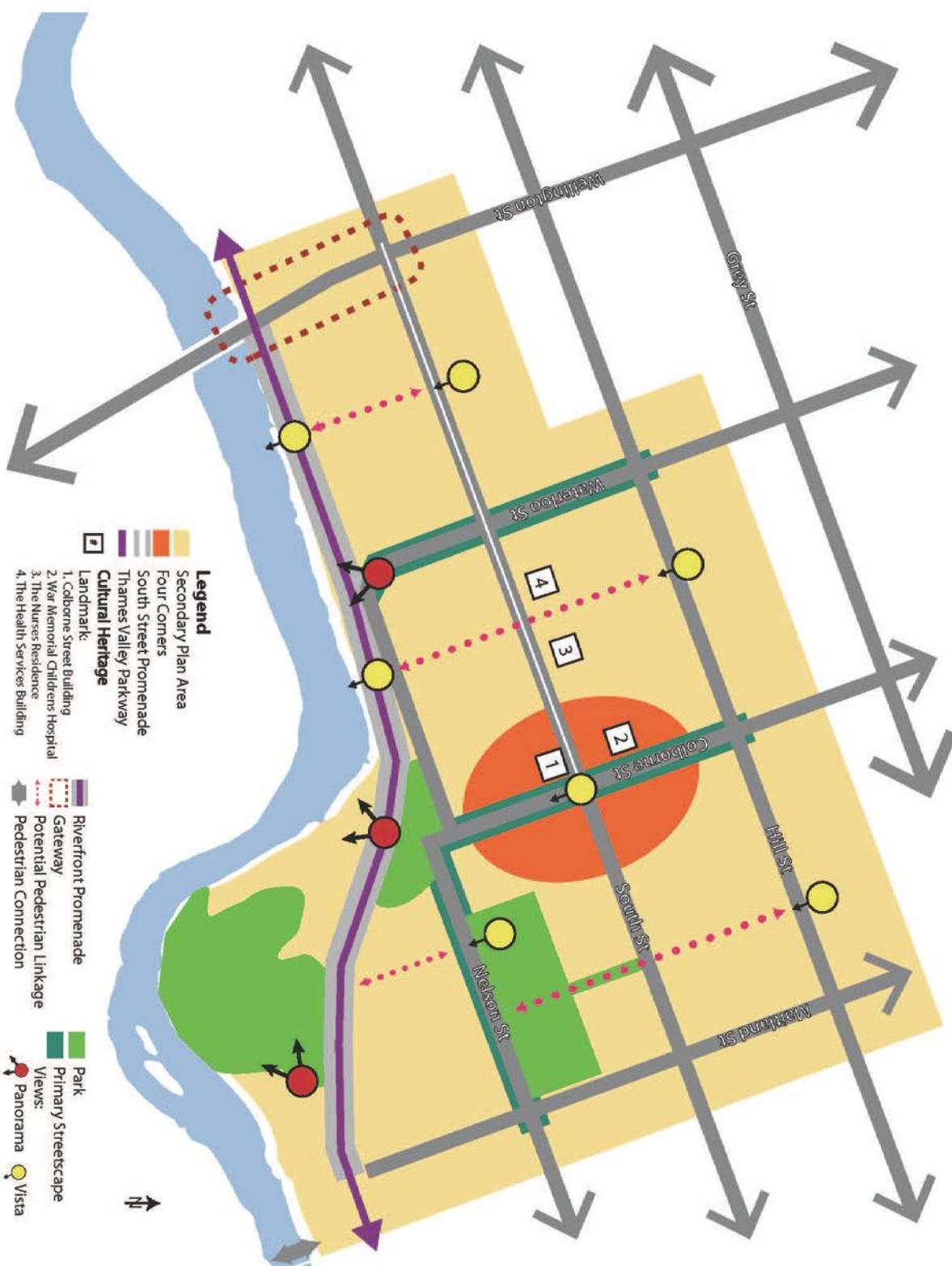
The OVH Secondary Plan provides a relatively high level of detail and direction for the lands under evaluation. Recognizing servicing constraints, environmental resources, and the desire for a certain community design, the plan sets out a community structure, general policies and character area land use designations that lead the zoning being proposed in this report.

Figure 2 shows the community structure. It consists of some important components that guide the zoning proposed in this report:

1. The Four Corners area at Colborne Street and South Street – this area is intended to serve as a focal point of the community, providing a public square space, forecourts, possibly repurposed heritage buildings and an enhanced streetscape leading southwards towards the major access point to the Thames Valley Parkway, lookouts, and the riverfront promenade.
2. Riverfront Promenade – this promenade stretches the length of the river from Wellington to Adelaide Street. While it includes the more traditional Thames Valley Parkway features for walking, building and cycling, it also includes a high quality pedestrian promenade for recreational walking along the Thames River.
3. South Street Promenade – this promenade is to exist along South Street and will capitalize upon the extra-wide boulevards to support enhanced tree planting, extra-wide sidewalks and a built-form that supports a high quality pedestrian environment.
4. Primary Streetscapes – streetscapes along Waterloo Street and Colborne Street are planned as primary streetscapes that bring people from the interior portions of the SOHO neighbourhood towards the Thames River Corridor and riverfront promenade.

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Figure 2: Community Structure Plan



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5. "Lands adjacent to the river corridor shall generally experience a higher intensity of development than the interior portions of the neighbourhood. In conformity with the Secondary Plan, higher densities are to be constructed along the riverfront and gradually decrease in height and density northbound towards the existing SOHO residential neighbourhood.

Figure 3 shows the Character Area Land Use Designation Plan for the OVH Secondary Planning Area. As the zoning proposed in this report intends to implement the Plan, the following section explains each of these designations and the corresponding zones that are to be applied.

For convenience of reference, Figure 4 numbers each of the blocks to be zoned.

Also for convenience of reference, the proposed zoning for all blocks is shown in Figure 5, Zoning Strategy for City-owned Lands Within OVH Secondary Plan Area. This map illustrates the proposed zones and also shows the proposed heights and densities for each of these zones.

3.2 Parklands, Parklands Constrained by Significant Wildlife, Natural Heritage Lands (Block 1 and lands along the Thames Valley Corridor)

The Open Space Zones relate to Block 1, as well as those lands that are in the Thames River corridor.

Proposed zone: Open Space (OS1 and OS4) Zones

Intent of proposed zone:

The OS1 Zone is intended to allow for park uses. On Block 1, the OS1 Zone will identify and allow for the public square at the northwest corner of Colborne Street and South Street. Along the River corridor, the OS1 Zone will allow for the riverfront promenade. It should be recognized that the OS1 Zone is inside the development limit (ie. on the development side of the limit), to ensure that the natural heritage, geotechnical and flood constraints are recognized and protected from development.

The OS4 Zone is applied to the components of the river corridor that are outside of the development limit. This zone ensures that development does not occur and protects the natural heritage resources within the corridor from development. The UTRCA has collaborated with the City to establish the development limit that defines the extent of the OS4 Zone.

3.3 Four Corners (lands within blocks 2,3,4 and 5)

The Four Corners area is to provide the primary focal point for the OVH neighbourhood. It is to be a walkable urban mixed use main street with a pedestrian scale. The built form is to be street oriented with the main building entrance facing towards all public right-of-ways. Buildings are to be of a mid-rise height. Pending Council's decision on heritage preservation, the Four Corners may integrate repurposed and renovated heritage buildings (the Colborne Building and the Children's War Memorial Hospital) into this focal point area, providing identity and character for the neighbourhood.

Proposed zone – h-#*R8-4 (*)*B-#

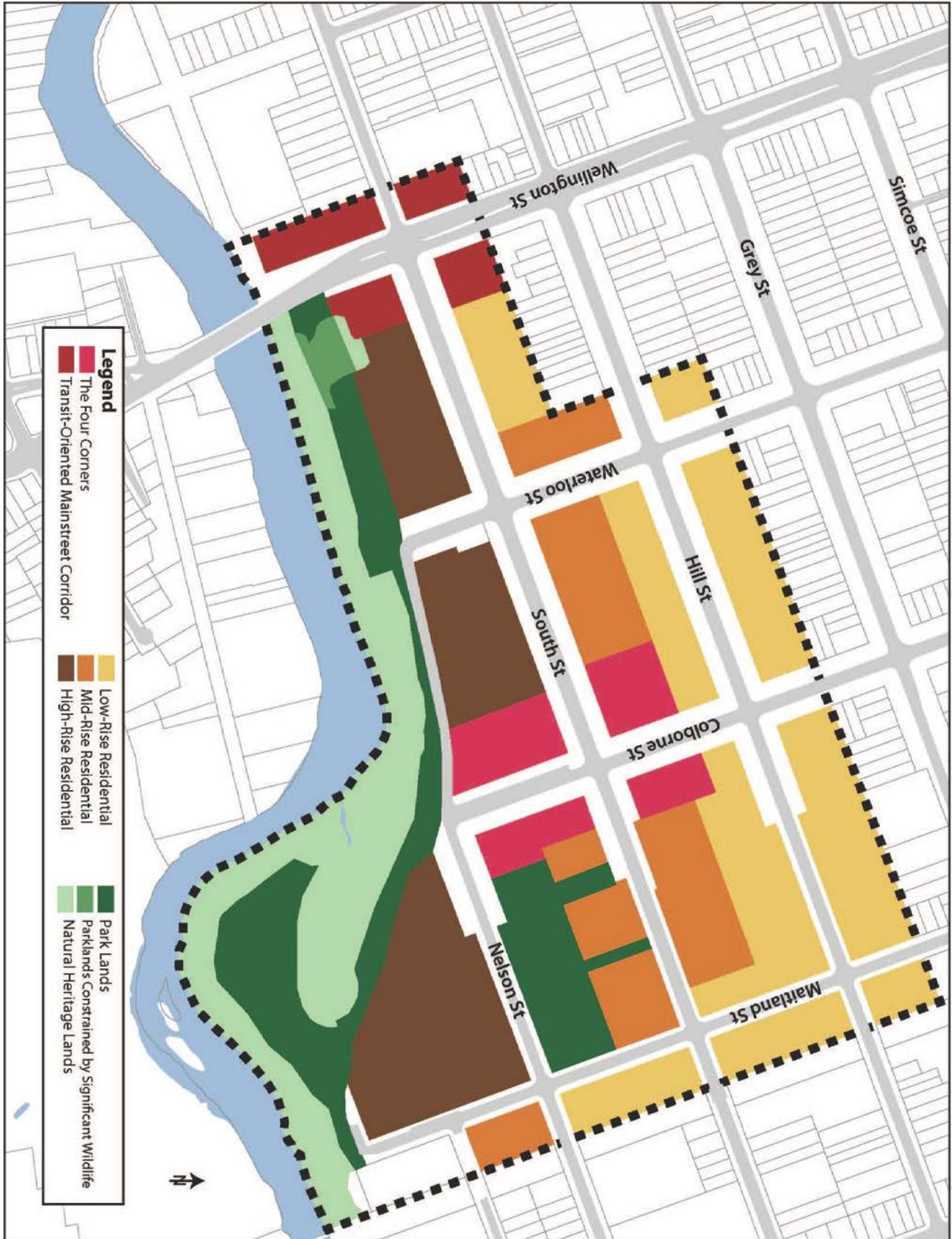
Intent of proposed zone:

- allows for a broad range of uses within existing heritage buildings
- if heritage buildings are demolished, zone allows for Four Corners uses and intensity as identified in the Secondary Plan

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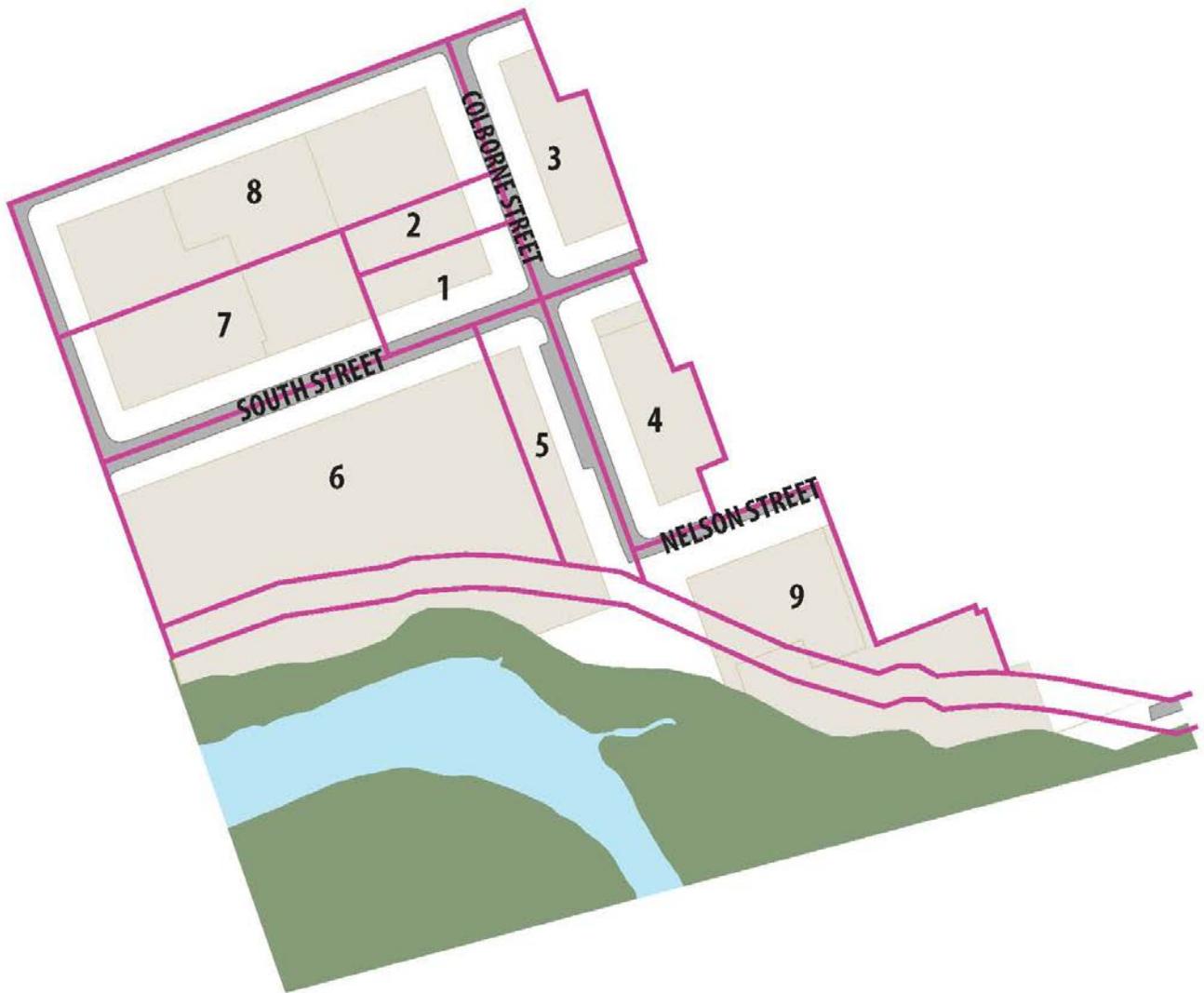
Figure 3: Character Land Use Designation Plan

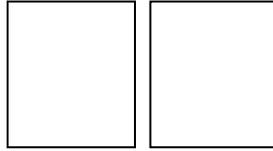


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Figure 4: Zoning Block
To be used for reference in the body of this report





- range of uses consistent with secondary plan – from stacked towns to apartments
- mix of commercial uses allowed for at grade and second storey – but allow for some residential uses as well (more flexibility for heritage buildings)
- allow for higher coverage, lesser set-backs, etc.
- introduce maximum set-backs so that streetwall is formed
- introduce minimum height and minimum density as per secondary plan
- keep base height modest – 4 storeys
- BONUS is allowed for various services, provisions and matters allowing for greater height and density (up to 11 storeys)
- Holding provision for consistency with design requirements of OVH Secondary Plan

R8-4 (*) Additional permitted uses:

In addition to those uses permitted in the standard R8-4 Zone, the following uses will be permitted:

- Offices
- Medical/dental offices
- Clinics
- Day care centres
- Studios
- Convenience stores
- Pharmacies
- Financial institutions
- Personal service establishments
- Restaurant, eat-in
- Business service establishments
- Hotel within existing buildings

R8-4 (*) Additional regulations:

Non-residential uses are restricted to the first and second floor, with the exception of existing buildings which have no limit on the amount or location of non-residential floor area permitted within them.

Front and exterior side yard depth (m) Minimum	0m for new development or as existing for existing buildings or existing buildings that are expanded in floor area
Front and exterior side yard depth (m) Maximum	3m for new development or as existing for existing buildings or existing buildings that are expanded in floor area
Rear yard depth (m) minimum	3m for new development or as existing for existing buildings or existing buildings that are expanded in floor area
Interior side yard depth (m) minimum	2m for new development or as existing for existing buildings or existing buildings that are expanded in floor area
Landscaped open space minimum	20% for new development or as existing for existing buildings or existing buildings that are expanded in floor area
Lot coverage maximum	80%
Height minimum	9.0m
Height maximum	13.0m

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Density – units per hectare minimum	50 uph
Density – units per hectare maximum	60 uph
Parking requirement for residential uses	0.75 spaces per residential unit

B - # Bonus Zone:

Consistent with the Old Victoria Hospital Secondary Plan, where the B-# bonus zone is applied, height may be permitted up to 11 storeys and density may be increased without limit. The amount of increase in height and density that is permitted by the B-# zone will be commensurate with the public benefit to be derived by the facilities, services and matters provided by the development of these lands. Such facilities, services and matters to be considered for increases in height and density include the following, as identified in the Old Victoria Hospital Secondary Plan:

- Designation under Part IV of the Ontario Heritage Act together with conservation and restoration of one or more heritage buildings within Residential (R8-4(*)) Zone or the Residential (R8-4(**) Zone);
- Conservation and adaptive re-use of heritage building attributes relating to one or more heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4(**) Zone);
- Provision of buildings and landscaping of a very good or exceptional design quality;
- Provision of underground parking only in combination with buildings and landscaping that is of a very good or exceptional design quality;
- Provision of affordable housing;
- Achievement of the equivalent of a LEED gold rating or higher;
- Provision of public art;
- Development of public realm elements on the subject lands or within the Old Victoria Hospital Secondary Planning Area such as publicly accessible promenades, parks, plazas, look-outs or seating areas.

h-# Holding Provision:

Purpose: To ensure that all development is consistent with the vision for the development of the Old Victoria Hospital Secondary Planning Area, the h-# will not be lifted until a development agreement is entered into for the subject lands that conforms with the character area, form and design policies of the Old Victoria Hospital Secondary Plan.

Permitted Interim Uses: Existing uses

3.4 High-Rise Residential (lands within Blocks 6 and 9)

The High-Rise Residential designation is located along the riverfront promenade. These two blocks also have frontage onto South Street and Nelson Street. These lands allow for intense residential uses within a variety of different structure types. Tall buildings are to be constructed on pedestrian-scale podiums. These sites will form an important part of the density within the OVH neighbourhood and quality design will be important to ensure a positive neighbourhood character.

Proposed zone: h-#*R9-3 ()*B-##

Intent of proposed zone:

- allow for modest highrise heights and density as of right without bonus
- establishes bonus that provides significant height and unlimited density allowances
- establishes maximum floor plate for residential tower
- establishes requirement for podium
- range of uses consistent with secondary plan – from stacked towns to apartments
- allow for small scale restaurant and studio uses facing the river

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- allow for higher coverage, lesser set-backs, etc.
- introduce maximum set-backs
- introduce minimum height and density
- BONUS allowed for various services, provisions and matters allowing for greater height and density

R9-3 () Additional Permitted Uses:

In addition to those uses permitted in the R9-3 Zone, the following uses will be permitted:

- Stacked Townhouses
- Small scale restaurants and studios for building frontages, at grade, facing the Thames River corridor

R9-3 () Regulations:

For the purposes of this zone, where a property has one or more property lines abutting an Open Space Zone associated with the Thames River corridor, the property line that is abutting the Open Space Zone will be interpreted as the property frontage, even if that property line has no frontage onto a public street.

Front and exterior side yard depth (m) Minimum	0m
Front and exterior side yard depth (m) Maximum	3m
Rear yard depth (m) minimum	0m
Interior side yard depth (m) minimum	0m
Landscaped open space minimum	20%
Lot coverage maximum	80%
Height (m) minimum	21m
Height (m) maximum	30m
Maximum floor area of floor plate above the 4 th storey	1000 m ²
Density – units per hectare minimum	75 uph
Density – units per hectare maximum	100uph

B - ## Bonus Zone:

Consistent with the Old Victoria Hospital Secondary Plan, where the B-## bonus zone is applied, height may be permitted up to 25 storeys and density may be increased without limit. The amount of increase in height and density that is permitted by the B-## zone will be commensurate with the public benefit to be derived by the facilities, services and matters provided by the development of these lands. Such facilities, services and matters to be considered for increases in height and density include the following as identified in the Old Victoria Hospital Secondary Plan:

- Designation under Part IV of the Ontario Heritage Act together with conservation and restoration of one or more heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4(**) Zone);
- Conservation and adaptive re-use of heritage building attributes relating to one or more heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4(**) Zone);;
- Provision of buildings and landscaping of a very good or exceptional design quality;
- Provision of underground parking only in combination with buildings and landscaping that is of a very good or exceptional design quality;
- Provision of affordable housing;
- Achievement of the equivalent of a LEED gold rating or higher;
- Provision of public art;
- Development of public realm elements on the subject lands or within the Old Victoria Hospital Secondary Planning Area such as publicly accessible promenades, parks, plazas, look-outs or seating areas.

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h-# Holding Provision:

Purpose: To ensure that all development is consistent with the vision for the development of the Old Victoria Hospital Secondary Planning Area, the h-# will not be lifted until a development agreement is entered into for the subject lands that conforms with the character area, form and design policies of the Old Victoria Hospital Secondary Plan.

Permitted Interim Uses: Existing uses

3.5 Mid-rise Residential (lands within Block 7)

The Mid-Rise Residential designation is intended to provide for mid-rise forms of residential development that will contribute density and mix of structure type to the OVH neighbourhood. This designation serves to provide a transition between the high-rise residential designation and the other designations within the plan that support lower rise residential uses. The extent to which these lands can be developed will rely upon whether the heritage buildings currently housed on Block 7 are to be retained, retained in part (eg. facades or portions thereof) or entirely demolished. Even with retention, there are opportunities for adaptive re-use and possibly significant intensification on site.

Proposed zone: h-#*R8-4()*B-###**

Intent of proposed zone:

- allows for repurposing of existing heritage buildings for residential purposes
- if heritage buildings are demolished, allows for new mid-rise residential development
- range of uses consistent with secondary plan – from stacked towns to apartments
- allow for higher coverage, lesser set-backs, etc.
- introduce maximum set-backs
- introduce minimum height and minimum density
- keep base height modest – 3-4 storeys
- BONUS allowed for various services, provisions and matters allowing for greater height and density (up to 8 storeys)
- Holding provision for consistency with design requirements of OVH Secondary Plan

R8-4 (*) Additional permitted uses:

In addition to those uses permitted in the standard R8-4 Zone, the following use will be permitted:

- Hotel within existing buildings

R8-4 () Regulations:**

Front and exterior side yard depth (m) Minimum	0m for new development or as existing for existing buildings or existing buildings that are expanded in floor area
Front and exterior side yard depth (m) Maximum	3m for new development or as existing for existing buildings or existing buildings that are expanded in floor area
Rear yard depth (m) minimum	3m for new development or as existing for existing buildings or existing buildings that are expanded in floor area
Interior side yard depth (m) minimum	2m for new development or as existing for existing buildings or existing buildings that are expanded in floor area

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Landscaped open space minimum	20% for new development or as existing for existing buildings or existing buildings that are expanded in floor area
Lot coverage maximum	80%
Height minimum	9.0m
Height maximum	13.0m
Density – units per hectare minimum	30 uph
Density – units per hectare maximum	40 uph
Parking requirement for residential uses	0.75 spaces per residential unit

B - ### Bonus Zone:

Consistent with the Old Victoria Hospital Secondary Plan, where the B-### bonus zone is applied, height may be permitted up to 8 storeys and density may be increased without limit. The amount of increase in height and density that is permitted by the B-### zone will be commensurate with the public benefit to be derived by the facilities, services and matters provided by the development of these lands. Such facilities, services and matters to be considered for increases in height and density include the following as identified in the Old Victoria Hospital Secondary Plan:

- Designation under Part IV of the Ontario Heritage Act together with conservation and restoration of one or more heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4(**) Zone);
- Conservation and adaptive re-use of heritage building attributes relating to one or more heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4(**) Zone);
- Provision of buildings and landscaping of a very good or exceptional design quality;
- Provision of underground parking only in combination with buildings and landscaping that is of a very good or exceptional design quality;
- Provision of affordable housing;
- Achievement of the equivalent of a LEED gold rating or higher;
- Provision of public art;
- Development of public realm elements on the subject lands or within the Old Victoria Hospital Secondary Planning Area such as publicly accessible promenades, parks, plazas, look-outs or seating areas.

h-# Holding Provision:

Purpose: To ensure that all development is consistent with the vision for the development of the Old Victoria Hospital Secondary Planning Area, the h-# will not be lifted until a development agreement is entered into for the subject lands that conforms with the character area, form and design policies of the Old Victoria Hospital Secondary Plan.

Permitted Interim Uses: Existing uses

3.5 Low-rise Residential (lands within Block 8)

The Low-Rise Residential designation is intended to provide for low-intensity residential uses. On Block 8, townhouses and stacked townhouses are envisioned to provide a transition between the mid-rise uses of the Four Corners and the Mid-Rise Residential designations and the single family homes to the north of Block 8 on Hillview Avenue.

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Proposed zone: h-#*R4-6()/R8-4(*)*B-####**

Intent of proposed zone:

- allows for low-rise residential development – including townhouses and stacked townhouses that is sympathetic to residential uses across Hill Street
- greater densities may be achieved through the bonus provisions of the zone
- recognizing the heritage buildings to the south, this zone allows the opportunity to establish accessory parking for these heritage buildings on these lands

R4-6 () Regulations

Front and exterior side-yard depth (m) minimum	2m
Front yard depth (m) maximum	3m

R8-4 (*) Permitted Uses**

Within the R8-4 (***) Zone, only stacked townhouses will be permitted

R8-4 (*) Regulations**

Front and exterior side yard depth (m) Minimum	0m
Front and exterior side yard depth (m) Maximum	3m
Rear yard depth (m) minimum	3m
Interior side yard depth (m) minimum	2m
Landscaped open space minimum	20%
Lot coverage maximum	80%
Height minimum	9.0m
Height maximum	13.0m
Density – units per hectare minimum	15 uph
Density – units per hectare maximum	30 uph
Parking requirement for residential uses	1 space per residential unit

B - #### Bonus Zone

Consistent with the Old Victoria Hospital Secondary Plan, where the B-#### bonus zone is applied, height may be permitted up to 4 storeys and density may be increased to 75 units per ha. The amount of increase in height and density that is permitted by the B-#### zone will be commensurate with the public benefit to be derived by the facilities, services and matters provided by the development of these lands. Such facilities, services and matters to be considered for increases in height and density include the following as identified in the Old Victoria Hospital Secondary Plan:

- Designation under Part IV of the Ontario Heritage Act together with conservation and restoration of one or more heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4(**) Zone);
- Conservation and adaptive re-use of heritage building attributes relating to one or more heritage buildings within the within the Residential (R8-4(*)) Zone or the Residential (R8-4(**) Zone);
- Provision of buildings and landscaping of a very good or exceptional design quality;
- Provision of underground parking only in combination with buildings and landscaping that is of a very good or exceptional design quality;
- Provision of affordable housing;
- Achievement of the equivalent of a LEED gold rating or higher;
- Provision of public art;
- Development of public realm elements on the subject lands or within the Old Victoria Hospital Secondary Planning Area such as publicly accessible promenades, parks, plazas, look-outs or seating areas.

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h-# Holding Provision

Purpose: To ensure that all development is consistent with the vision for the development of the Old Victoria Hospital Secondary Planning Area, the h-# will not be lifted until a development agreement is entered into for the subject lands that conforms with the character area, form and design policies of the Old Victoria Hospital Secondary Plan.

Permitted Interim Uses: Existing uses

CONCLUSION

The proposed zoning implements the Old Victoria Hospital Lands Secondary Plan, and in combination with the policies and urban design guidelines in the Plan, will support development that is in keeping with the vision and objectives of the Plan. This zoning will be presented at a public meeting of the Planning Committee on October 7, 2014, allowing the opportunity to hear feedback. Staff will continue to seek out feedback from the community and through the RFP process and will return with a zoning, revised as necessary, at a statutory public meeting in 2015.

SUBMITTED BY:
JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION
RECOMMENDED BY:
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER

September 24, 2014

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Z-8344

Responses to Public Liaison Letter and Publication in “The Londoner”

<u>Telephone</u>	<u>Written</u>
Ray Ford, 147-149 Waterloo Street and 325 Grey Street	Mark Glaab

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Z-8344

**Bibliography of Information and Materials
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*, 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. Z-8344)

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Z-8344

Appendix "A"

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

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone a portion of the land known as the Old Victoria Hospital Lands centred on South Street and east of Wellington Street.

WHEREAS the City of London has initiated a review of the zoning applied to portions of the Old Victoria Hospital Lands roughly bounded by the Thames River to the south, Maitland Street to the east, Hill Street to the north and Waterloo Street to the west, as shown on the map attached to this by-law, as set out below;

AND WHEREAS the rezoning of these lands conforms to the Old Victoria Hospital Lands Secondary Plan;

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

- 1) Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands roughly bounded by the Thames River to the south, Maitland Street to the east, Hill Street to the north and Waterloo Street to the west, as shown on the attached map comprising part of Key Map No. A107, from Residential R3 (R3-1), Holding Residential R7/Residential R9/Regional Facility (h-5.R7.D150.H12/R9-3.H12/RF and h-5.R7.D150.H30/R9-7.H30/RF), Residential R3/Residential R7/Residential R9 (R3-1/R7.D150.H24/R9-7.H24), Holding Residential R9/Regional Facility (h-5.R9-7.H30/RF) and Open Space (OS4) Zones to apply a Holding Residential R8 Special Provision Bonus (h- _R8-4(*).B-_) Zone, a Holding Residential R8 Special Provision Bonus (h- _R8-4(**).B-_) Zone, a Holding Residential R4 Special Provision/Residential R8 Special Provision Bonus (h-_.R4-6(_)/R8-4(***)B-_) Zone, a Holding Residential R9 Special Provision Bonus (h-_.R9-3(_).B-_) Zone and Open Space (OS1 and OS4) Zones and introduce a new holding zone for conformity to design guidelines contained in the Old Victoria Hospital Lands Secondary Plan and new bonusing clauses to bonus for height and density in return for heritage building retention; public art, restaurants and studios along the river promenade or other approved facilities, services or matters cited in the bonusing policies in Section 20.6.3.3 of the Old Victoria Hospital Lands Secondary Plan.

- 2) Section 3.8 2) (Holding "h" Zones/Holding Zone Provisions) is amended by adding the following new holding zones;

_) h- _ *Purpose:* to ensure that all proposals are consistent with the vision and objectives for the development of the Old Victoria Hospital lands, the holding provision will not be lifted until a development agreement is entered into for the subject lands that conforms with the community structure, character area, form and design policies of the Old Victoria Hospital Lands Secondary Plan.

Permitted Interim Uses: Existing uses

- 3) Section 4.3. 4) (Bonus Zones/Site Specific Bonus Provisions) is amended by adding the following new bonus zones:

_) B-#
Consistent with the Old Victoria Hospital Lands Secondary Plan, the height may be increased up to 11 storeys and the density may be increased without limit. The amount of increase in height and density will be commensurate with the public benefit to be derived by the facilities, services or other matters cited in the bonusing policies in Section 20.6.3.3 of the Old Victoria Hospital Lands Secondary Plan. These include:

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1. Designation under Part IV of the Ontario Heritage Act together with the conservation, restoration and/or adaptive reuse of heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4 (**)) Zone;
2. Conservation and adaptive re-use of heritage building attributes relating to one or more heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4 (**)) Zone;
3. Provision of buildings and landscaping of a very good or exceptional design quality;
4. Provision of underground parking only in combination with buildings and landscaping that is of a very good or exceptional design quality;
5. Provision of affordable housing;
6. Achievement of the equivalent of a LEED gold rating or higher;
7. Provision of public art; and,
8. Development of public realm elements such as publically accessible promenades, parks, plazas, look-outs or seating areas on the subject lands or within the area.

_) B-###

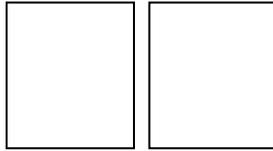
Consistent with the Old Victoria Hospital Lands Secondary Plan, the height may be increased up to 25 storeys and the density may be increased without limit. The amount of increase in height and density will be commensurate with the public benefit to be derived by the facilities, services or other matters cited in the bonusing policies in Section 20.6.3.3 of the Old Victoria Hospital Lands Secondary Plan. These include:

1. Designation under Part IV of the Ontario Heritage Act together with the conservation, restoration and/or adaptive reuse of heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4 (**)) Zone;
2. Conservation and adaptive re-use of heritage building attributes relating to one or more heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4 (**)) Zone;
3. Provision of buildings and landscaping of a very good or exceptional design quality;
4. Provision of underground parking only in combination with buildings and landscaping that is of a very good or exceptional design quality;
5. Provision of affordable housing;
6. Achievement of the equivalent of a LEED gold rating or higher;
7. Provision of public art; and,
8. Development of public realm elements such as publically accessible promenades, parks, plazas, look-outs or seating areas on the subject lands or within the area.

_) B-####

Consistent with the Old Victoria Hospital Lands Secondary Plan, the height may be increased up to 8 storeys and the density may be increased without limit. The amount of increase in height and density will be commensurate with the public benefit to be derived by the facilities, services or other matters cited in the bonusing policies in Section 20.6.3.3 of the Old Victoria Hospital Lands Secondary Plan. These include:

1. Designation under Part IV of the Ontario Heritage Act together with the conservation, restoration and/or adaptive reuse of heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4 (**)) Zone;
2. Conservation and adaptive re-use of heritage building attributes relating to one or more heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4 (**)) Zone;
3. Provision of buildings and landscaping of a very good or exceptional design quality;
4. Provision of underground parking only in combination with buildings and landscaping that is of a very good or exceptional design quality;
5. Provision of affordable housing;
6. Achievement of the equivalent of a LEED gold rating or higher;
7. Provision of public art; and,
8. Development of public realm elements such as publically accessible promenades, parks, plazas, look-outs or seating areas on the subject lands or within the area.



_) B-####

Consistent with the Old Victoria Hospital Lands Secondary Plan, the height may be increased up to 4 storeys and the maximum density increased to 75 units per hectare. The amount of increase in height and density will be commensurate with the public benefit to be derived by the facilities, services or other matters cited in the bonusing policies in Section 20.6.3.3 of the Old Victoria Hospital Lands Secondary Plan. These include;

1. Designation under Part IV of the Ontario Heritage Act together with the conservation, restoration and/or adaptive reuse of heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4 (**)) Zone;
2. Conservation and adaptive re-use of heritage building attributes relating to one or more heritage buildings within the Residential (R8-4(*)) Zone or the Residential (R8-4 (**)) Zone;
3. Provision of buildings and landscaping of a very good or exceptional design quality;
4. Provision of underground parking only in combination with buildings and landscaping that is of a very good or exceptional design quality;
5. Provision of affordable housing;
6. Achievement of the equivalent of a LEED gold rating or higher;
7. Provision of public art; and,
8. Development of public realm elements such as publically accessible promenades, parks, plazas, look-outs or seating areas on the subject lands or within the area.

4) Section 12.4 d) (Residential R8/Special Provisions) is amended by adding the following new special provision zone variation:

_) R8-4 (*)

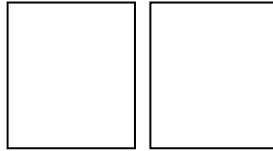
a) Additional Permitted Uses

- i) Offices
- ii) Medical-dental offices
- iii) Clinics
- iv) Day care centres
- v) Studios
- vi) Convenience stores
- vii) Pharmacies
- viii) Financial institutions
- ix) Personal service establishments
- x) Restaurants, eat-in
- xi) Business service establishments
- xii) Hotels (within existing buildings)

b) Regulations

- i) Within new buildings, non residential uses are restricted to the first and second floor. Within existing buildings, there will be no limit on the amount or location of non-residential floor area permitted within them.
- ii) For existing buildings Lot Coverage; Front, Interior, Exterior and Rear Yards; Lot Area, Lot Frontage and Height is as existing.
- iii) Lot Coverage (Maximum) 80%
- iv) Height

Minimum	9 m
Maximum	13 m

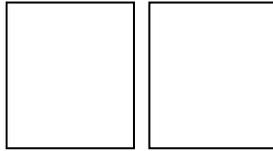


- v) Density
 - Minimum 50u per ha
 - Maximum 60u per ha
- vi) Front and Exterior Side Yard Requirements
 - Minimum 0 m
 - Maximum 3 m
- vii) Rear Yard Requirements
 - Minimum 3m
- viii) Interior Side Yard Requirements
 - Minimum 2 m
- ix) Landscaped Open Space
 - Minimum 20%
- x) Parking requirement for residential uses
 - Minimum spaces per unit 0.75
- xi) Offices/Medical Dental Offices (Maximum) (m²)
 - 2,000m² for new buildings and unlimited for existing buildings

5) Section 13.4 c) (Residential R9/Special Provisions) is amended by adding the following new special provision zone variation:

– R9-3(_)

- a) Permitted Uses
 - i) Apartment buildings
 - ii) Stacked townhousing
- b) Secondary Permitted Uses on the ground floor abutting the Riverfront Promenade identified in the Old Victoria Hospital Lands Secondary Plan
 - i) Restaurants, eat-in
 - ii) Studios
- c) Regulations
 - i) Lot Coverage (Maximum) 80%
 - ii) Height
 - Minimum 21 m
 - Maximum 30 m
 - iii) Density
 - Minimum 75 u per ha
 - Maximum 100 u per ha
 - iv) Minimum Floor plate Size above 4th Storey 1000m²
 - v) Front and Exterior Side Yard Requirements
 - Minimum 0 m
 - Maximum 3 m

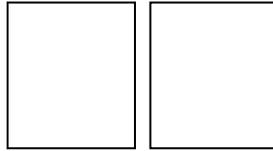


- vi) Rear Yard Requirements
Minimum 0 m
- vii) Interior Side Yard Requirements
Minimum 0 m
- viii) Landscaped Open Space 20%
- ix) Parking requirement for residential uses
Minimum spaces per unit 0.75
- x) Frontage on a Public Street

Notwithstanding the frontage regulations of this By-law, where a property has one or more property lines abutting an Open Space Zone associated with the Thames River corridor, the property line that is abutting the Open Space Zone will be interpreted as the property frontage, even if that property line has no frontage onto a public street.

6) Section 12.4 d) (Residential R8/Special Provisions) is amended by adding the following new special provision zone variation:

- _) R8-4 (**)
- a) Additional Permitted Uses
 - i) Hotels (within existing buildings)
- b) Regulations
 - i) For existing buildings Lot Coverage; Front, Interior, Exterior and Rear Yards; Lot Area, Lot Frontage and Height is as existing.
 - ii) Lot Coverage (Maximum) 80%
 - iii) Height
 - Minimum 9 m
 - Maximum 13 m
 - iv) Density
 - Minimum 30u per ha
 - Maximum 40u per ha
 - v) Front and Exterior Side Yard Requirements
 - Minimum 0 m
 - Maximum 3 m
 - vi) Rear Yard Requirements
 - Minimum 3m
 - vii) Interior Side Yard Requirements
 - 1. Minimum 2 m
 - viii) Landscaped Open Space
 - 2. Minimum 20%
 - ix) Minimum parking requirement for residential uses
 - 3. Minimum spaces per unit 0.75



- 7) Section 12.4 d) (Residential R8/Special Provisions) is amended by adding the following new special provision zone variation:

_) R8-4 (***)

a) Permitted Uses

- i) Stacked townhousing
- ii) Accessory parking for any heritage building on lands abutting and to the south of this zone will be permitted, subject to a site plan and development agreement on both properties.

b) Regulations

- i) Lot Coverage (Maximum) 80%
- ii) Height
 - Minimum 9 m
 - Maximum 13 m
- iii) Density
 - Minimum 15 u per ha
 - Maximum 30 u per ha
- iv) Front and Exterior Side Yard Requirements
 - Minimum 0 m
 - Maximum 3 m
- v) Rear Yard Requirements
 - Minimum 3m
- vi) Interior Side Yard Requirements
 - Minimum 2 m
- vii) Landscaped Open Space 20%
- viii) Parking requirement for residential uses
 - Minimum 0.75 space per unit

- 8) Section 8.4 f) (Residential R4/Special Provisions) is amended by adding the following new special provision zone variation:

) R4-6()

a) Regulations

- i) Front and Exterior Side Yard Depth (Minimum) 2 m
- ii) Front Yard Depth (Maximum) 3 m

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The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

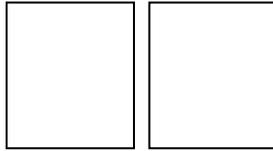
This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading -
Second Reading –
Third Reading -



AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

