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**File: O-8364/O-8370
Planner: M. Johnson**

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON LONDON PSYCHIATRIC HOSPITAL LANDS & SOUTH WEST AREA SECONDARY PLANS MEETING ON JUNE 24, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, the proposed amendments to the London Psychiatric Hospital Secondary Plan and the Southwest Area Secondary Plan to be consistent with the new Official Plan for the City of London (The London Plan) attached hereto as Appendix 'A' and Appendix 'B' **BE CIRCULATED** for review and comment, and that a public participation meeting of the Planning and Environment Committee to consider the adoption of the Secondary Plans **BE SCHEDULED** for a future date.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June 23, 2014 - Strategic Priorities and Policy Committee – The London Plan - a new Official Plan for the City of London.

May 22, 2014 - Strategic Priorities and Policy Committee – Rethink London - a new Official Plan for the City of London.

PURPOSE

Upon the adoption of the new Official Plan for the City of London (The London Plan) the current Official Plan (1989 Official Plan) will no longer be in force and effect. Currently, the Secondary Plans for both the London Psychiatric Hospital and the Southwest Area Plan contain policy references to the 1989 Official Plan that are required to understand, interpret and implement these Secondary Plans. To address this matter, a policy review was initiated to ensure that any of the policies that reference the 1989 Official Plan are carried forward after that Plan is replaced upon the adoption of the new Official Plan (The London Plan). The intent of the exercise and the proposed amendments to the Secondary Plans is not to make any changes to the existing policies contained within the Secondary Plans, or to the policies of the 1989 Official Plan, but to only attach those policies from the 1989 Official Plan that are referenced in the Secondary Plans.

BACKGROUND

The London Psychiatric Hospital and Southwest Area Secondary Plans have been approved by Municipal Council, and are in force and effect. These Secondary Plans generally meet the purpose and intent of the policies in the new Official Plan for the City of London (The London Plan).

According to the current Official Plan, where there is a conflict between the general policies of the Official Plan and the more specific policies of a Secondary Plan, or any Schedule of the Official Plan and any Schedules of the Secondary Plan, the policies and Schedules of the Secondary Plan shall prevail. Given there are policy references in each of the Secondary Plans to the 1989 Official Plan, those policies that the Secondary Plans rely on from the 1989 Official Plan will still be required to use and understand the Secondary Plans after the 1989 Official Plan is replaced by the approval of The London Plan. In addition, the policy format of the 1989 Official Plan is not necessarily consistent with the proposed format and structure of the London Plan, and as such, may affect the interpretation and implementation of the polices in the manner that they were

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intended.

In response to this, two separate City-initiated files for amendments to the Secondary Plans have been opened and given public notice concurrent with the public notification on the new Official Plan. This report will outline the findings of the review exercise and the required policy additions that are recommended to be attached as new chapters to the London Psychiatric Hospital and Southwest Area Secondary Plans.

REVIEW OF SECONDARY PLANS

The policy review examined the London Psychiatric Hospital and Southwest Area Secondary Plans to determine which polices from the 1989 Official Plan are referenced in each of the Secondary Plans and are necessary to be retained in order to understand, interpret and implement the Secondary Plans. It is proposed that the required policies be incorporated into new chapters that become part of the London Psychiatric Hospital and Southwest Area Secondary Plans. Attaching the required policies to the Secondary Plans will ensure that the necessary policy context is retained after the 1989 Official Plan is no longer in force and effect and replaced with The London Plan.

The following sections identify the required policies that are recommended to form each of the new chapters to the Secondary Plans. The new chapters will also provide guidance on instances where sections or subsections of policies are not proposed to be included. A detailed summary of the review findings for each of the Secondary Plans can be found in Appendix ‘A’.

Highlights of the Policy Review

Based on the review of the Secondary Plans, it was found that the new Official Plan (The London Plan) provides the policy framework that is required to understand, interpret and implement both of the Secondary Plans. To assist users of the Secondary Plans in locating the relevant policy framework in The London Plan, general references will be provided in the Secondary Plans to point users to where the required policy sections are found in The London Plan.

In instances where the policy framework would not be sufficient to use, understand or implement the Secondary Plan, the required policy sections are to be included in the new chapters in each of the Secondary Plans. Similarly, with respect to the Schedules of the 1989 Official Plan, the London Psychiatric Hospital Secondary Plan contains extracts of all of the required schedules. The Southwest Area Secondary Plan contains extracts of all of the required schedules, except Schedule “B2” – Natural Resources and Natural Hazards, so it is recommended that an extract of Schedule “B2” be included in appendices to the Southwest Area Secondary Plan.

Proposed Changes Applicable to Both Secondary Plans

1. Introduction – Purpose and Use

To assist users of the Secondary Plans in understanding the context and purpose of the proposed changes the following paragraph is proposed to be added to the end of the Introduction – Purpose and Use section (Section 20.4.1.2 in The London Psychiatric Hospital Secondary Plan and Section 20.5.1.2 in the Southwest Area Secondary Plan) of the Secondary Plans.

Upon the adoption of the new Official Plan for the City of London (The London Plan) the 1989 Official Plan will no longer be in force and effect. Given that there are policy references in this Secondary Plan to the 1989 Official Plan, the referenced policies will need to be carried forward after the 1989 Official Plan is replaced by the new Official Plan. The policies that are required to fully implement the Secondary Plan have been incorporated into a new chapter and made part of this Secondary Plan. This does not make any changes to the purpose or intent of the policies contained within this Secondary Plan, or to the policies of the 1989 Official Plan. The attached policies from the 1989 Official Plan that are referenced in this Secondary Plan are necessary to be retained in order to understand, interpret and implement this Secondary Plan.

2. Official Plan Extracts – Policies

A new Chapter, “Official Plan Extracts – Policies” is proposed to be added to both the London

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Psychiatric Hospital and Southwest Area Secondary Plans. This new chapter will contain the extracts of policies from the current Official Plan (1989) that will be added to each Secondary Plan. These additions will become part of the Secondary Plans, and, like the other policies of the Secondary Plans, are to be used in the understanding, interpretation and implementation of the Secondary Plans.

The following introduction paragraph will be included in the new Chapter “official Plan Extracts – Policies” of both Secondary Plans.

Introduction

To assist in the understanding, interpretation and implementation of this Secondary Plan, relevant policies from the 1989 Official Plan have been included in the following section. This will ensure that the policies that are required to fully implement this Secondary Plan are carried forward and become part of this Secondary Plan. Where policies of the 1989 Official Plan are referenced in the Secondary Plan and are not carried forward, it is the intent that this Secondary Plan is to be read in conjunction with the policies of the Official Plan (The London Plan). An update of the existing secondary plan or a new secondary plan may be completed and approved to conform to the provisions of the Official Plan in the future. Where sections or subsections of policies are not included, this is deliberate as these policies would not apply, or would not be required to use or interpret this Secondary Plan.

Proposed Changes - London Psychiatric Hospital Secondary Plan

The proposed amendments include the specific policies of the current Official Plan required to read, interpret and implement the Secondary Plan, as well as general references to direct users to the appropriate section in the London Plan. The following polices and general references are proposed to be added to the Secondary Plan in a new Chapter to be added to the end of the Plan:

General References

The following General References are intended to indicate where the general policies required to use or interpret this Secondary Plan are found within the Official Plan (The London Plan).

- i. Reference to Schedules “A”, “B-1”, “B-2” and “C” of the Official Plan (1989) are found in the extracts provided in section 20.4.7 Official Plan Extracts.
- ii. In instances where the Official Plan (1989) is referenced this shall also mean the Official Plan (The London Plan).
- iii. In instances where policies for Chapter 20 of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Secondary Plan policies of the Official Plan (The London Plan).
- iv. In instances where policies for Urban Design of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the City Design policies of the Official Plan (The London Plan).
- v. In instances where policies for Planning Impact Analysis of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- vi. In instances where policies for Noise, Vibration and Safety of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- vii. In instances where policies for Natural Heritage of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- viii. In instances where policies for Environmental Impact Study of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- ix. In instances where policies for Near-Campus Neighbourhoods of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Neighbourhood policies of the Official Plan (The London Plan).
- x. In instances where policies for Active Parkland of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Parks and Recreation policies of the Official Plan (The London Plan).
- xi. In instances where policies for Parkland Dedication of the Official Plan (1989) are

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- referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Parks and Recreation policies of the Official Plan (The London Plan).
- xii. In instances where policies for Stormwater Management of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Civic Infrastructure policies of the Official Plan (The London Plan).
 - xiii. In instances where policies for Interpretation of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).

Policies from the Official Plan (1989)

The required policies from the following sections of the 1989 Official Plan will be added to the London Psychiatric Hospital Secondary Plan:

- Chapter 3 policies relating to Multi-Family, Medium Density Residential designation policies
 - o 3.3.1. Permitted Uses
- Chapter 3 policies relating to Multi-Family, High Density Residential designation policies
 - o 3.4.3. Scale of Development
- Chapter 5 Office/Residential designation policies
 - o 5.3.1 Permitted Uses

Proposed Changes – Southwest Area Secondary Plan

The proposed amendments include the specific policies of the current Official Plan required to read, interpret and implement the Secondary Plan, as well as general references to direct users to the appropriate section in the London Plan. The following polices and general references are proposed to be added to the Secondary Plan in a new Chapter to be added to the end of the Plan:

General References

The following General References are intended to indicate where the general policies required to use or interpret this Secondary Plan are found with the Official Plan (The London Plan).

- i. Reference to Schedules “A”, “B-1”, “B-2” and “C” of the Official Plan (1989) are found in the extracts provided in Appendix 1 Official Plan Extracts.
- ii. In instances where the Official Plan (1989) is referenced this shall also mean the Official Plan (The London Plan).
- iii. Where references in the Southwest Area Secondary Plan to roads hierarchy (Table 18-1) or Schedule “C” of the current Official Plan, all references shall be in accordance with the roads hierarchy of the Mobility policies and Map 3 of Official Plan (The London Plan).
- iv. In instances where policies of Chapter 20 of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Secondary Plan policies of the Official Plan (The London Plan).
- v. In instances where policies for North Talbot Community and Bostwick East Area Plan of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are not found in the Neighbourhoods policies of the Official Plan (The London Plan).
- vi. In instances where policies for Parks and Recreation of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Parks and Recreation policies of the Official Plan (The London Plan).
- vii. In instances where policies for Parkland Dedication of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- viii. In instances where policies for Parkland Acquisition of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in Our Tools policies of the Official Plan (The London Plan).
- ix. In instances where policies for Environmental Assessments of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- x. In instances where policies for Management and Rehabilitation Priorities of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the

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- policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- xi. In instances where policies for Natural Heritage of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
 - xii. In instances where policies for Environmental Impact Statements of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
 - xiii. In instances where policies for Acquisition of Ecological Buffers of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
 - xiv. In instances where policies for Stormwater Management of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Civic Infrastructure policies of the Official Plan (The London Plan).
 - xv. In instances where policies for Planning Impact Analysis of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
 - xvi. In instances where policies for Light Industrial of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Industrial policies of the Official Plan (The London Plan).
 - xvii. In instances where policies for Rural Settlement of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Rural Neighbourhood policies of the Official Plan (The London Plan).
 - xviii. In instances where policies for General Industrial of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Industrial policies of the Official Plan (The London Plan).
 - xix. In instances where Urban Design objectives of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the City Design policies of the Official Plan (The London Plan).
 - xx. In instances where policies for Other Studies and Reports of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
 - xxi. In instances where policies for Interpretation of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Challenge policies of the Official Plan (The London Plan).
 - xxii. In instances where policies for Zoning By-law Amendment Applications of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
 - xxiii. In instances where policies for Subdivision, Condominium or Consent Applications of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
 - xxiv. In instances where policies for Site Plan Approval Applications of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).

Policies from the Official Plan (1989)

The required policies from the following sections of the 1989 Official Plan will be added to the Southwest Area Secondary Plan:

- Chapter 3 policies relating to Low Density Residential designation policies
 - o 3.2.1 Permitted Uses
 - o 3.2.2 Scale of Development
 - o 3.2.3.2 Density and Form
- Chapter 3 policies relating to Multi-Family, Medium Density Residential designation policies
 - o 3.3.1. Permitted Uses
 - o 3.3.3 Scale of Development
- Chapter 3 policies relating to Multi-Family, High Density Residential designation policies
 - o 3.4.1 Permitted Uses
 - o 3.4.2 Locations
 - o 3.4.3. Scale of Development

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- 3.4.4
- Chapter 3 policies relating to General Provisions for all Residential Land Use Designations policies
 - 3.6.5 Convenience Commercial and Service Stations
 - 3.6.9 Definition of Office Conversions
 - 3.6.10 Measurement Density
- Chapter 4 Commercial designations policies relating to New Format Regional Commercial Node designation policies
 - 4.3.6.3 Permitted Uses
- Chapter 4 Commercial designations policies relating to Main Street Commercial Corridor designation policies
 - 4.4.1.4 Permitted Uses
- Chapter 4 Commercial designations policies relating to Auto-Oriented Commercial Corridor designation policies
 - 4.4.2.4 Permitted Uses
- Chapter 4 Commercial designations policies relating to Wonderland Road Community Enterprise Corridor designation policies
 - 4.8.1 Description of Boundaries
 - 4.8.2 Function of Corridor
 - 4.8.3 Permitted Uses
- Chapter 5 Office Area designation policies
 - 5.2.2 Permitted Uses-Office Areas
- Chapter 5 Office Residential Areas designation policies
 - 5.3.1. Permitted Uses
- Chapter 6 Regional and Community Facilities designation policies
 - 6.2.2 Permitted Uses
 - 6.2.5 Scale of Development
- Chapter 10 Policies for Specific Areas policies
 - 10.1.3 ci.) North Longwoods Community

Excerpts from the proposed amended Secondary Plans are attached as Appendices to this report to show how these proposed changes would be incorporated into the Secondary Plan documents. The intent of this review is to amend the London Psychiatric Hospital and Southwest Area Secondary Plans so that they are able to be read as “stand-alone” documents that include the policies of the current Official Plan (1989) that will be required once the new Official Plan (The London Plan) is adopted and in force and effect.

CONCLUSION

The London Psychiatric Hospital Secondary Plan and the Southwest Area Secondary Plan have been reviewed to determine where references are made to the current Official Plan for the City of London. Where references are made to the Official Plan, it is proposed that the policies be incorporated into new Chapters that are attached to both the London Psychiatric Hospital and Southwest Area Secondary Plans to assist in the use, interpretation and implementation of the Secondary Plans upon the adoption of the new Official Plan for the City of London (The London Plan).

It is intended to bring this proposed amendment forward at the same time as the recommendation to adopt the new Official Plan (The London Plan). This proposed amendment would then come into force and effect coincident with the London Plan.

It is important to note that this review has not made any changes to the purpose or intent of the policies contained within the Secondary Plans.

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PREPARED BY:	SUBMITTED BY:
MARK JOHNSON, PLANNER II LONG RANGE PLANNING AND RESEARCH	GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

June 8, 2015
MJ/GB
Attach.

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Appendix "A"

Proposed Amendments to the London Psychiatric Lands Secondary Plan

Introduction

20.4.1

20.4.1.1 Introduction

The London Psychiatric Hospital (LPH) Secondary Plan is applied to the area on the east side of Highbury Avenue North between Oxford Street East and Dundas Street and is generally bounded on the east side by a CNR spur line and comprises approximately 77 hectares (180 acres) of land. The majority of the lands were under public ownership and used as a mental health facility since the 1870's. The majority of the lands were owned, at the time of the adoption of this Secondary Plan, by the Government of Ontario with the remainder owned by the Government of Canada, the Salvation Army, the Diocese of London and a private landowner.

20.4.1.2 Purpose and Use

The purpose of the Secondary Plan is to establish a vision, principles and policies for the evolution of the former Provincial mental health facility property and adjacent lands to a vibrant residential community which incorporates elements of sustainability, mixed use development, heritage conservation, walkability

and high quality urban design. This Secondary Plan provides a greater level of detail than the general policies in the Official Plan. The Secondary Plan serves as a basis for the review of planning applications and constitutes Official Plan policy which will be used in conjunction with the other policies of the Official Plan.

The goals, objectives, policies and schedules of the City's Official Plan shall apply to all lands within the study area, except in instances where more detailed or alternative direction is provided in the Secondary Plan, in which case the Secondary Plan shall prevail.

The text and schedules of the London Psychiatric Hospital Secondary Plan constitutes Section 20.4 of the City of London Official Plan. The Schedules form part of the Secondary Plan and have policy status whereas other maps, graphs, tables, illustrations and photographs included in this Secondary Plan are provided for graphic reference, illustration and information.

Upon the adoption of the new Official Plan for the City of London (The London Plan) the 1989 Official Plan will no longer be in force and effect. Given that there are policy references in this Secondary Plan to the 1989 Official Plan, the referenced policies will need to be carried forward after the 1989 Official Plan is replaced by the new Official Plan. The policies that are required to fully implement the Secondary Plan have been incorporated into a new chapter and made part of this Secondary Plan. This does not make any changes to the purpose or intent of the policies contained within this Secondary Plan, or to the policies of the 1989 Official Plan. The attached policies from the 1989 Official Plan that are referenced in this Secondary Plan are necessary to be retained in order to understand, interpret and implement this Secondary Plan.



20.4.8.1 Introduction

To assist in the understanding, interpretation and implementation of this Secondary Plan, relevant policies from the 1989 Official Plan have been included in the following section. This will ensure that the policies that are required to fully implement this Secondary Plan are carried forward and become part of this Secondary Plan. Where policies of the 1989 Official Plan are referenced in the Secondary Plan and are not carried forward, it is the intent that this Secondary Plan is to be read in conjunction with the policies of the Official Plan (The London Plan). An update of the existing secondary plan or a new secondary plan may be completed and approved to conform to the provisions of the Official Plan in the future. Where sections or subsections of policies are not included, this is deliberate as these policies would not apply, or would not be required to use or interpret this Secondary Plan.

20.4.8.2 General References

The following General References are intended to indicate where the general policies required to use or interpret this Secondary Plan are found within the Official Plan (The London Plan).

- i. Reference to Schedules “A”, “B-1”, “B-2” and “C” of the Official Plan (1989) are found in the extracts provided in section 20.4.7 Official Plan Extracts.
- ii. In instances where the Official Plan (1989) is referenced this shall also mean the Official Plan (The London Plan).
- iii. In instances where policies for Chapter 20 of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Secondary Plan policies of the Official Plan (The London Plan).
- iv. In instances where policies for Urban Design of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the City Design policies of the Official Plan (The London Plan).
- v. In instances where policies for Planning Impact Analysis of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- vi. In instances where policies for Noise, Vibration and Safety of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- vii. In instances where policies for Natural Heritage of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- viii. In instances where policies for Environmental Impact Study of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).

- ix. In instances where policies for Near-Campus Neighbourhoods of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Neighbourhood policies of the Official Plan (The London Plan).
- x. In instances where policies for Active Parkland of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Parks and Recreation policies of the Official Plan (The London Plan).
- xi. In instances where policies for Parkland Dedication of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Parks and Recreation policies of the Official Plan (The London Plan).
- xii. In instances where policies for Stormwater Management of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Civic Infrastructure policies of the Official Plan (The London Plan).
- xiii. In instances where policies for Interpretation of the Official Plan (1989) are referenced in the London Psychiatric Hospital Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).

20.4.8.3 **Polices from Official Plan (1989)**

Multi - Family, Medium Density Residential

3.3.1. Permitted Uses

The primary permitted uses in the Multi-Family, Medium Density Residential designation shall include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Zoning on individual sites would not normally allow for the full range of permitted uses.

Multi-Family, High Density Residential

3.4.3. Scale of Development

Height and Density outside of the Downtown and Central London Areas

- i) Outside of the Downtown and Central London areas it is Council's intention that a mixing of housing types, building heights and densities shall be required in large designated Multi-Family, High Density Residential areas. Such areas, which will normally exceed 3 hectares (7.4 acres) in size, will be guided by the following criteria:

- a) a transition in scale shall be encouraged, where appropriate, to avoid extremes in building height and bulk between the new development and the existing built fabric of adjacent properties;
- b) all areas shall include a diversity of housing forms such as mid-rise and low-rise apartments and multiple attached dwellings, in order to minimize the overwhelming effect of large high-rise developments;
- c) high-rise structures shall be oriented, where possible, closest to activity nodes (shopping and employment centres) and points of high accessibility (arterial roads, transit service) with densities and building heights decreasing as the distance from an activity node increases;
- d) massive, at-grade or above-grade parking areas shall not dominate the site. Pedestrian circulation and access to transit services should be facilitated through site design and building orientation; and
- e) conformity with this policy and the urban design principles in Section 11.1, shall be demonstrated through the preparation of an secondary plan or a concept plan of the site, and the final approval of zoning may be withheld pending a public participation meeting on the site plan, and the enactment of a satisfactory agreement with the City.

Criteria for Increasing Density

- ii) Notwithstanding Section i) above, on any lands designated Multi-Family High Density Residential, Council may consider proposals to allow higher densities than would normally be permitted. Zoning to permit higher densities will only be approved where a development will satisfy all of the following criteria:
 - a) the site or area shall be located at the intersection of two arterial roads or an arterial and primary collector road, and well-served by public transit;
 - b) the development shall include provision for unique attributes and/or amenities that may not be normally provided in lower density projects for public benefit such as, but not limited to, enhanced open space and recreational facilities, innovative forms of housing and architectural design features;
 - c) parking facilities shall be designed to minimize the visual impact off-site, and provide for enhanced amenity and recreation areas for the residents of the development;
 - d) conformity with this policy and urban design principles in Section 11.1 shall be demonstrated through the preparation of an secondary plan or a concept plan of the site which exceed the prevailing standards; and
 - e) the final approval of zoning shall be withheld pending a public participation meeting on the site plan and the enactment of a satisfactory agreement with the City.

Office/ Residential Areas

5.3.1 Permitted Uses

The main permitted uses in the Office/Residential designation shall be offices and residential uses within mixed-use buildings or complexes; apartments; small scale stand alone offices and office conversions. Secondary uses which may be permitted as an accessory use include personal services; financial institutions; convenience stores; day care centres; pharmacies; laboratories; clinics; studios; and emergency care establishments. In addition, eat-in restaurants may be permitted through an amendment to the Zoning By-Law, subject to the Planning Impact Analysis as described in Section 5.4., to determine, among other things, whether the use can be integrated with minimal impact on surrounding areas. The Zoning By-law may restrict the range of uses permitted on individual sites, and will regulate the size of eat-in restaurants and other secondary uses.
(Section 5.3.1. Amended by OPA 226, approved 01/09/04)

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Appendix "B"

Proposed Amendments to the Southwest Area Secondary Plan

otherwise specified in Section 20.5.1.5 of this Plan.

All of the text and schedules of the Southwest Area Secondary Plan constitute Section 20.5 of the City of London Official Plan. The Schedules form part of the Secondary Plan and have policy status, whereas other maps, tables, illustrations and photographs included in this Secondary Plan or its appendices are provided for graphic reference, illustration and information. For ease of reference, the revised Official Plan Schedules A, B-1, B-2 and C, Projected Population Growth map and table, Woodlot Evaluation table and patch evaluations, and a residential density and height table are included as appendices to this Plan.

Upon the adoption of the new Official Plan for the City of London (The London Plan) the 1989 Official Plan will no longer be in force and effect. Given that there are policy references in this Secondary Plan to the 1989 Official Plan, the referenced policies will need to be carried forward after the 1989 Official Plan is replaced by the new Official Plan. The policies that are required to fully implement the Secondary Plan have been incorporated into a new chapter and made part of this Secondary Plan. This does not make any changes to the purpose or intent of the policies contained within this Secondary Plan, or to the policies of the 1989 Official Plan. The attached policies from the 1989 Official Plan that are referenced in this Secondary Plan are necessary to be retained in order to understand, interpret and implement this Secondary Plan.

20.5.1.3 Vision

The Southwest Area Secondary Plan provides a new frontier of opportunities for the southwest quadrant of the city. This Plan is innovative and progressive, and places an emphasis on promoting sustainable growth patterns, attractive urbanism, strong neighbourhoods, the protection of significant natural heritage features and built and cultural heritage, and the qualities that are unique to the southwest quadrant of the city.

Wonderland Road South is a significant gateway to London, and will serve as the primary north/south connection between the 400 series Highways and central London through the southwest of the city. It is intended through this Plan that this gateway will serve as a stunning approach to the city. The Plan proposes a design for Wonderland Road South that introduces a high quality visual character for the corridor, provides the flexibility to support a wide range of adjacent land uses, and creates opportunities for redevelopment and future road connections over the life of the Secondary Plan. This Plan introduces a new land use designation for the lands in the Wonderland Corridor which allows for a complete mix of land uses, including commercial, residential, institutional and office uses. A high



Official Plan Extracts - Policies

20.5.17.1 Introduction

To assist in the understanding, interpretation and implementation of this Secondary Plan, relevant policies from the 1989 Official Plan have been included in the following section. This will ensure that the policies that are required to fully implement this Secondary Plan are carried forward and become part of this Secondary Plan. Where policies of the 1989 Official Plan are referenced in the Secondary Plan and are not carried forward, it is the intent that this Secondary Plan is to be read in conjunction with the policies of the Official Plan (The London Plan). An update of the existing secondary plan or a new secondary plan may be completed and approved to conform to the provisions of the Official Plan in the future. Where sections or subsections of policies are not included, this is deliberate as these policies would not apply, or would not be required to use or interpret this Secondary Plan.

20.5.17.2 General References

The following General References are intended to indicate where the general policies required to use or interpret this Secondary Plan are found with the Official Plan (The London Plan).

- i. Reference to Schedules “A”, “B-1”, “B-2” and “C” of the Official Plan (1989) are found in the extracts provided in Appendix 1 Official Plan Extracts.
- ii. In instances where the Official Plan (1989) is referenced this shall also mean the Official Plan (The London Plan).
- iii. Where references in the Southwest Area Secondary Plan to roads hierarchy (Table 18-1) or Schedule “C” of the current Official Plan, all references shall be in accordance with the roads hierarchy of the Mobility policies and Map 3 of Official Plan (The London Plan).
- iv. In instances where policies of Chapter 20 of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Secondary Plan policies of the Official Plan (The London Plan).
- v. In instances where policies for North Talbot Community and Bostwick East Area Plan of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are not found in the Neighbourhoods policies of the Official Plan (The London Plan).
- vi. In instances where policies for Parks and Recreation of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Parks and Recreation policies of the Official Plan (The London Plan).
- vii. In instances where policies for Parkland Dedication of the Official Plan (1989) are referenced in the

Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).

- viii. In instances where policies for Parkland Acquisition of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in Our Tools policies of the Official Plan (The London Plan).
- ix. In instances where policies for Environmental Assessments of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- x. In instances where policies for Management and Rehabilitation Priorities of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- xi. In instances where policies for Natural Heritage of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- xii. In instances where policies for Environmental Impact Statements of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Natural Heritage policies of the Official Plan (The London Plan).
- xiii. In instances where policies for Acquisition of Ecological Buffers of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- xiv. In instances where policies for Stormwater Management of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Civic Infrastructure policies of the Official Plan (The London Plan).
- xv. In instances where policies for Planning Impact Analysis of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- xvi. In instances where policies for Light Industrial of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Industrial policies of the Official Plan (The London Plan).
- xvii. In instances where policies for Rural Settlement of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Rural Neighbourhood policies of the Official Plan (The London Plan).
- xviii. In instances where policies for General Industrial of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Industrial policies of the Official Plan (The London Plan).

- xix. In instances where Urban Design objectives of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the City Design policies of the Official Plan (The London Plan).
- xx. In instances where policies for Other Studies and Reports of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- xxi. In instances where policies for Interpretation of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Challenge policies of the Official Plan (The London Plan).
- xxii. In instances where policies for Zoning By-law Amendment Applications of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- xxiii. In instances where policies for Subdivision, Condominium or Consent Applications of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).
- xxiv. In instances where policies for Site Plan Approval Applications of the Official Plan (1989) are referenced in the Southwest Area Secondary Plan, the policies are now found in the Our Tools policies of the Official Plan (The London Plan).

20.5.17.3 Polices from Official Plan (1989)

Low Density Residential

3.2.1 Permitted Uses

The primary permitted uses in areas designated Low Density Residential shall be single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2. Residential Intensification may be permitted subject to the provisions of policy 3.2.3 Zoning on individual sites would not normally allow for the full range of permitted uses.

Convenience Commercial and Service Stations

- v) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5 are recognized as permitted uses within the Low Density residential designation and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Low Density Residential designation by Official Plan amendment and zone change subject to the criteria in policy 3.6.5.

Secondary Permitted Uses

- vi) Uses that are considered to be integral to, or compatible with, residential neighbourhoods, including group homes, home occupations, community facilities, funeral homes, and office conversions, may be permitted according to the provisions of Section 3.6.

3.2.2 Scale of Development

Development within areas designated Low Density Residential shall have a low-rise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy.

Density of Residential Uses

- i) The development of low density residential uses shall be subject to appropriate site area and frontage requirements in the Zoning By-law. These requirements may vary in areas of new development according to the characteristics of existing or proposed residential uses, and shall result in net densities that range to an approximate upper limit of 30 units per hectare (12 units per acre). Densities in established low density residential areas, such as the Central London District, where dwelling conversions, existing apartment buildings, infill development, and the conversion of non-residential buildings have occurred or may be permitted, may exceed 30 units per hectare. The calculation of residential density is described in policy 3.6.10.

3.2.3.2 Density and Form

Within the Low Density Residential designation, Residential Intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare. Infill housing may be in the form of single detached dwellings, semi-detached dwellings, attached dwellings, cluster housing and low rise apartments. Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area.

Areas within the Low Density Residential designation may be zoned to permit the conversion of single detached dwellings to add one or more dwelling units. Site specific amendments to the Zoning By-law to allow dwelling conversions within primarily single detached residential neighbourhoods shall be discouraged. Accessory dwelling units may be permitted in accordance with Section 3.2.3.8 of this Plan.

(Section 3.2.3.2. added by OPA 438 Dec. 17/09)

Multi-Family, Medium Density Residential

3.3.1. Permitted Uses

The primary permitted uses in the Multi-Family, Medium Density Residential designation shall include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Zoning on individual sites would not normally allow for the full range of permitted uses.

Convenience Commercial and Service Stations

- ii) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Multi-Family, Medium Density Residential designation, and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Multi-Family, Medium Density Residential designation, by Official Plan amendment and zone change subject to the criteria in policy 3.6.5. of this Plan.

Secondary Permitted Uses

- iv) Uses that are considered to be integral to, or compatible with, medium density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions, may be permitted according to the provisions of Section 3.6.

3.3.3 Scale of Development

Development within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development

Density

- i) Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre). Exceptions to the density limit may be made without amendment to the Official Plan for developments which:
 - a) are designed and occupied for senior citizens' housing;
 - b) qualify for density bonusing under the provisions of Section 19.4.4 of this Plan; or
 - c) are within the boundaries of Central London, bounded by Oxford Street on the north, the Thames River on the south and west, and Adelaide Street on the east.

Where exceptions to the usual density limit of 75 units per hectare (30 units per acre) are made, the height limitations prescribed in Section 3.3.3.(i) will remain in effect. Developments which are permitted to exceed the density limit of 75 units per hectare (30 units per acre) shall be limited to a maximum density of 100 units per hectare (40 units per acre). All proposals shall be evaluated on the basis of Section 3.7, Planning Impact Analysis.

Multi-Family, High Density Residential

3.4 Multi-Family, High Density Residential

The Multi-Family, High Density Residential designation is intended to accommodate large-scale, multiple-unit forms of residential development. The preferred locations for this designation are lands adjacent to major employment centres, shopping areas, major public open space, transportation routes, and where high density development will

not adversely affect surrounding land uses. This type of development provides for an efficient use of land, energy and community services and facilities, and contributes to a broad range of choice in housing location, tenure and cost throughout the municipality.

3.4.1 Permitted Uses

The primary permitted uses in the Multi-Family, High Density Residential designation shall include low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses. Zoning on individual sites would not normally allow for the full range of permitted uses.

Existing Low Density Uses

- i) Existing single detached, semi-detached, and converted dwellings are permitted and may be recognized as permitted uses in the Zoning By-law.

Convenience Commercial and Service Stations

- ii) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5 are recognized as permitted uses within the Multi-Family, High Density Residential designation and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Multi-Family, High Density Residential designation by Official Plan amendment and zone change, subject to the criteria in policy 3.6.5.

Correctional and Supervised Residences

- iii) Correctional and supervised residences may be permitted along some arterial roads in the Multi-Family, High Density Residential designation by zone change subject to the criteria in policy 3.6.2 of this Plan.

Secondary Permitted Uses

- iv) Uses that are considered integral to, and compatible with, high density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions, may be permitted according to the provisions of Section 3.6.

Residential Areas Subject to Specific Policies

- v) In specified areas of the City the primary and secondary permitted uses and/or other policies relating to the nature and scale of development have been varied to meet specific policy objectives for these areas. Areas where specific policies apply are identified in Section 3.5.

Zoning of Heritage Buildings

- vi) Within the Multi-Family, High Density Residential designation it is recognized that Council, under the policies

of Chapter 13, Heritage Resources Policies, may designate buildings of architectural and/or historical significance. Notwithstanding the Multi-Family, High Density Residential designation, these buildings may be zoned to permit only the existing structures under the provisions in Chapter 13 and the provisions for heritage zoning in the Zoning By-law.

Residential Intensification

- vii) Within the Multi-Family, High Density Residential designation, Residential Intensification proposals, as defined in Section 3.2.3.1 shall be subject to Public Site Plan Review, in accordance with Sections 3.2.3.5 and 19.9.2 of the Plan.

3.4.2 Locations

In addition to areas predominantly composed of existing or planned high density residential development, the preferred locations for the Multi-Family, High Density Residential designation shall include areas near the periphery of the Downtown that are appropriate for redevelopment; lands in close proximity to Enclosed Regional Commercial Nodes or New Format Regional Commercial Nodes or Community Commercial Nodes, Regional Facilities or designated Open Space areas; and, lands abutting or having easy access to an arterial or primary collector road. Other locations which have highly desirable site features and where surrounding land uses are not adversely affected may also be considered for high density residential development. Consideration will be given to the following criteria in designating lands for Multi-Family, High Density Residential use:

Compatibility

- i) Development of the site or area for high density residential uses shall take into account surrounding land uses in terms of height, scale and setback and shall not adversely impact the amenities and character of the surrounding area.

- ii) Municipal Services

Adequate municipal services can be provided to meet the needs of potential development.

Traffic

- iii) Traffic to and from the location should not have a significant impact on stable low density residential areas.

Buffering

- iv) The site or area is of suitable shape and size to accommodate high density housing and provide for adequate buffering measures to protect any adjacent low density residential areas.

Proximity to Transit and Service Facilities

- v) Public transit service, convenience shopping facilities and public open space should be available within a convenient walking distance.

3.4.3 Scale of Development

Net residential densities in the Multi-Family, High Density Residential designation will vary by location and will be directed by the policies in this Plan. Excluding provisions for bonusing, net residential densities will normally be less than 350 units per hectare (140 units per acre) in the Downtown Area, 250 units per hectare (100 units per acre) in Central London (the area bounded by Oxford Street on the north, the Thames River on the south and west and Adelaide Street on the east), and 150 units per hectare (60 units per acre) outside of Central London.

Height and density limitations that are specified in the Zoning By-law will be guided by the following policies:

Height and Density outside of the Downtown and Central London Areas

- i) Outside of the Downtown and Central London areas it is Council's intention that a mixing of housing types, building heights and densities shall be required in large designated Multi-Family, High Density Residential areas. Such areas, which will normally exceed 3 hectares (7.4 acres) in size, will be guided by the following criteria:
 - a) a transition in scale shall be encouraged, where appropriate, to avoid extremes in building height and bulk between the new development and the existing built fabric of adjacent properties;
 - b) all areas shall include a diversity of housing forms such as mid-rise and low-rise apartments and multiple attached dwellings, in order to minimize the overwhelming effect of large high-rise developments;
 - c) high-rise structures shall be oriented, where possible, closest to activity nodes (shopping and employment centres) and points of high accessibility (arterial roads, transit service) with densities and building heights decreasing as the distance from an activity node increases;
 - d) massive, at-grade or above-grade parking areas shall not dominate the site. Pedestrian circulation and access to transit services should be facilitated through site design and building orientation; and
 - e) conformity with this policy and the urban design principles in Section 11.1, shall be demonstrated through the preparation of an secondary plan or a concept plan of the site, and the final approval of zoning may be withheld pending a public participation meeting on the site plan, and the enactment of a satisfactory agreement with the City.

Criteria for Increasing Density

- ii) Notwithstanding Section i) above, on any lands designated Multi-Family High Density Residential, Council may consider proposals to allow higher densities than would normally be permitted. Zoning to permit higher densities will only be approved where a development will satisfy all of the following criteria:
 - a) the site or area shall be located at the intersection of two arterial roads or an arterial and primary collector road, and well-served by public transit;
 - b) the development shall include provision for unique attributes and/or amenities that may not be normally provided in lower density projects for public benefit such as, but not limited to, enhanced open space and recreational facilities, innovative forms of housing and architectural design features;

- c) parking facilities shall be designed to minimize the visual impact off-site, and provide for enhanced amenity and recreation areas for the residents of the development;
- d) conformity with this policy and urban design principles in Section 11.1 shall be demonstrated through the preparation of an secondary plan or a concept plan of the site which exceed the prevailing standards; and
- e) the final approval of zoning shall be withheld pending a public participation meeting on the site plan and the enactment of a satisfactory agreement with the City.

3.4.4

The determination of appropriate height and density limitations for areas designated Multi-Family, High Density Residential, may be based on a secondary plan, in accordance with Section 19.2 of the Plan. Alternatively, for individual sites the determination of appropriate height and density limitations may be based on a concept plan showing how the area will be developed and integrated with surrounding uses.

General Provisions for all Residential Land Use Designations

3.6.5 Convenience Commercial and Service Stations

The preferred location for convenience commercial uses and service stations is within the various Commercial land use designations. However, it is recognized that on some sites in Residential designations where specific locational and land use compatibility criteria are met, this type of development may be appropriate as a secondary use. The policies of the Plan recognize existing convenience commercial uses and service stations that are appropriately located in Residential designations. New convenience commercial uses and service stations within the Residential designations will require an Official Plan amendment and zone change.

Function

- i) Convenience commercial uses and service stations should be designed to function at a neighbourhood scale while providing services to surrounding residential areas and the travelling public.

Permitted Uses

- ii) Convenience commercial and service station uses permitted within the Residential designations include the following:

Convenience Commercial

- a) Variety stores; video rental outlets; film processing depots; financial institutions; medical/dental offices; small take-out restaurants, small food stores; and gasoline sales associated with a variety store. For convenience commercial sites with a gross floor area in excess of 500m², additional uses including offices, studios, commercial schools, day care centres, bake and florist shops, pharmacies, restaurants eat-in and convenience business service establishments may be permitted. In special circumstances, Council may permit low impact uses such as small commercial schools and day care centres in convenience commercial sites smaller than 500m² in size through a Zoning By-law Amendment. A variety store, or personal service establishment located on the ground floor of an apartment building may be permitted provided it is oriented towards

serving the needs of the residents of the building and the immediate surrounding area. The exact range of permitted uses will be specified in the Zoning By-law.

Service Stations

b) Service stations; gas bars; and service stations in combination with car washes. The exact range of permitted uses will be specified in the Zoning By-law.

Existing Uses

c) Convenience commercial uses and service stations in Residential designations which were existing on the date of adoption of this Plan, and which meet the locational criteria of the Plan are recognized as legal conforming uses. The location of those existing convenience commercial uses and service stations that are recognized by the Plan are shown on Appendix Schedule 1, Convenience Commercial and Service Stations. Convenience commercial uses and service stations in Residential designations which were legally existing on the date of the adoption of this Plan, but which do not meet the locational criteria of the Plan, will be regarded as legal non-conforming uses.

Location

iii) Convenience commercial uses and service stations will be located on arterial or primary collector roads where it can be demonstrated that such uses are compatible with surrounding land uses and will not have a serious adverse impact on the traffic-carrying capacity of roads in the area. The preferred locations for convenience commercial uses and service stations are at the intersections of major roads.

Scale of Development

iv) The size of individual convenience commercial uses and service stations will be specified in the Zoning By-law, and will be at a scale which is compatible with surrounding land uses.

d) Convenience commercial centres or stand-alone uses should not exceed 1,000 square metres (10,764 square feet) of gross leasable area.

e) Service stations which are part of a convenience commercial centre shall be considered part of the gross leasable area of the centre.

Form of Development

v) Convenience commercial uses and service stations will be permitted as stand-alone uses or as part of a convenience commercial centre. It is not the intent of convenience commercial policies to permit large free-standing uses that should be located in other commercial designations.

Locations of Convenience Commercial and Service Stations Uses

vi) All convenience commercial uses and service stations in Residential designations which are recognized by the policies of this Plan are shown on Appendix 1. (Note: Appendix 1 is not part of the Official Plan; for

locational reference only.) In addition to existing convenience commercial uses and service stations in Residential designations, the following uses are permitted in the locations specified:

- (1) 7024 Kilbourne Road, northwest corner at Colonel Talbot Road - convenience commercial uses.
(Sub-clause (19) added by OPA 329, approved June 28, 2004)

3.6.9 Definition of Office Conversions

- i) For the purposed of the Plan, office conversion shall be defined as the total or partial conversion of a residential building for office use. Office conversions may involve minor additions to the existing building where these facilitate the use of the building for offices. Retention of the general form and character of buildings converted for office use will be required.

Site Plan Approval Required

- iv) All office conversion proposals will require site plan approval which will be evaluated on the basis of the following criteria:
 - a) whether provisions have been made for landscaping, privacy screening or any other appropriate measures necessary to protect the amenity of adjacent residential properties;
 - b) whether the residential appearance of the existing building is maintained and the external evidence of the office 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 office purposes;
 - c) the use of common driveways and parking areas to serve adjacent office 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;
 - d) whether 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
 - e) conformity with all other applicable provisions of the City's Site Plan Control By-law.

Parking Requirements

- v) Where the proposed office conversion is located in close proximity to the Downtown Area, the City may accept payments in-lieu-of a portion of the required parking if it can be demonstrated that there is sufficient available off-site parking to accommodate the proposed use within the immediate surrounding area.

3.6.10 Measurement Density

"Net density" is calculated as the total area of the land designated and proposed for residential development,

including of lands dedicated for the purpose of widening existing roads, less any parcels of land to be used for schools, parks, public roads or other non-residential uses.

Where an area proposed for development comprises more than one residential designation, each part shall be subject to the density provision applicable to its designation.

New Format Regional Commercial Node

4.3.6.3 Permitted Uses

Permitted uses including all types of large and small-scale retail outlets; including supermarkets and food stores; department stores; retail warehouses, building supply, and home improvement and furnishings stores; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses; community facilities, such as libraries; and professional and medical/dental offices. Within New Format Regional Commercial Nodes, office uses and places of entertainment will be permitted in limited amounts. Transit facilities and commuter parking lots are also encouraged in this designation. Hotels may also be permitted through a zoning by-law amendment. Zoning on individual sites may be for less than the full range of permitted uses.

Main Street Commercial Corridor

4.4.1.4 Permitted Uses

Permitted uses in Main Street Commercial Corridors include small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings. Zoning on individual sites may not allow the full range of permitted uses.

Auto-Oriented Commercial Corridor

4.4.2.4 Permitted Uses

Areas designated Auto-Oriented Commercial Corridor are primarily intended for commercial uses that cater to the commercial needs of the traveling public. Types of service commercial uses that generate significant amounts of traffic and draw patrons from a wide area may also be located within these areas. These uses have limited opportunity to locate within Commercial Nodes or Main Street Commercial Corridors by reason of their building form, site area, location, access or exposure requirements; or have associated nuisance impacts that lessen their suitability for a location near residential areas.

Uses considered to be appropriate include hotels; motels; automotive uses and services; commercial recreation establishments; restaurants; sale of seasonal produce; building supply outlets and hardware stores; furniture and home furnishings stores; warehouse and wholesale outlets; self-storage outlets; nursery and garden stores; animal hospitals or boarding kennels; and other types of commercial uses that offer a service to the traveling public. Zoning on individual sites may not allow the full range of permitted uses.

Light industrial uses which have ancillary retail, wholesale or service functions; construction and trade outlets; repair, service and rental establishments; service trades; assembly halls and private clubs or similar types of uses that require large, open or enclosed display or storage areas; and service commercial uses which may create potential nuisance impacts on adjacent land uses may be permitted at certain locations subject to Provincial regulations.

Secondary uses which serve employees of adjacent employment areas including eat-in restaurants; financial institutions; personal services; convenience commercial uses; a limited amount and range of retail uses; day care centres; medical and dental offices and clinics; and offices associated with wholesale warehouse or construction and trade outlets, and similar support offices may also be permitted in appropriate locations.

Wonderland Road Community Enterprise Corridor

4.8 Wonderland Road Community Enterprise Corridor

(OPA 541-OMB File No. PL130020-April 29, 2014)

4.8.1 Description of Boundaries

The Wonderland Road Community Enterprise Corridor applies to those lands fronting on Wonderland Road South between Southdale Road West and Hamlyn Street.

(OPA 541-OMB File No. PL130020-April 29, 2014)

4.8.2 Function of Corridor

The centrepiece of the Wonderland Boulevard Neighbourhood as described in the Southwest Area Secondary Plan is Wonderland Road South, which is the primary north-south arterial corridor into the City from Highways 401 and 402. Wonderland Road South also serves as a significant gateway to the City, and a focal area for the broader Southwest Secondary Planning Area. The intent of the Wonderland Road Community Enterprise Corridor is to provide for a broad range and mix of uses including commercial, office, residential and institutional uses. The policies of the Secondary Plan will describe the intensity and mix of these land uses. The intent is to ultimately develop a mixed-use corridor characterized by a high density built form to support transit service and active transportation modes. A road pattern and potential road pattern that will facilitate the future redevelopment of the area will be established. In the short term, it is recognized that retail uses will be the predominant activity along the corridor. The Wonderland Road Community Enterprise Corridor will establish the identity of the broader Southwest Secondary Planning Area, and accommodate a range and mix of land uses to meet service, employment, residential and community activity needs. Development in the Corridor will provide an enhanced pedestrian environment, and be at the greatest densities and intensity in the Southwest Area Secondary Plan area.

4.8.3 Permitted Uses

Within the Wonderland Road Community Enterprise Corridor, a broad range of commercial, residential, office and institutional uses are permitted subject to the policies of the Southwest Area Secondary Plan. Mixed use developments will be particularly encouraged to develop in this area.

(OPA 541-OMB File No. PL130020-April 29, 2014)

Office Areas

5.2.2 Permitted Uses-Office Areas

The main permitted use within the Office Area designation shall be offices within purpose-designed office buildings, and buildings converted for office use. Secondary uses which may be permitted as accessory to offices include eat-in restaurants; financial institutions; personal services; day care centres; pharmacies; laboratories; and clinics. The Zoning By-law will regulate the size of secondary uses individually and relative to the total floor area of the building, and may restrict the range of uses permitted on individual sites.

Office/Residential Areas

5.3.1. Permitted Uses

The main permitted uses in the Office/Residential designation shall be offices and residential uses within mixed-use buildings or complexes; apartments; small scale stand alone offices and office conversions. Secondary uses which may be permitted as an accessory use include personal services; financial institutions; convenience stores; day care centres; pharmacies; laboratories; clinics; studios; and emergency care establishments. In addition, eat-in restaurants may be permitted through an amendment to the Zoning By-Law, subject to the Planning Impact Analysis as described in Section 5.4., to determine, among other things, whether the use can be integrated with minimal impact on surrounding areas. The Zoning By-law may restrict the range of uses permitted on individual sites, and will regulate the size of eat-in restaurants and other secondary uses.

Regional and Community Facilities

6.2.2 Permitted Uses

Regional and Community Facilities designations shall be developed for institutional type uses which may be supported by a range of permitted secondary uses. Specific ranges of permitted uses for the two designations will be determined on the basis of the following guidelines:

Regional Facilities

- i) Permitted uses include hospitals; universities; community colleges; major recreational facilities; cultural facilities; large religious institutions; military establishments; and correctional or detention centres. Uses permitted in the Community Facilities designation will also be permitted in the Regional Facilities designation. Zoning on individual sites may not allow for the full range of permitted uses.

6.2.5 Scale of Development

Community Facilities shall be developed at a scale which is compatible with surrounding land uses. Appropriate height, site coverage, and setback restrictions to provide for this compatibility shall be contained in the Zoning By-law.

Policies for Specific Areas

North Longwoods Community

- ci) The following policy applies to the lands bounded on the north by Southdale Road E, the west by Wharncliffe Road S, the south by the future Bradley Avenue extension, and on the east by White Oak Road, in keeping with the North Longwoods Area Plan, as adopted pursuant to Section 19.2.1. of the Official Plan, as a guideline document for the review of development applications.

Within this area, the primary permitted uses for future re-zonings of the lands designated "Restricted Service Commercial" and "Light Industrial" within a 300 metre area of influence of 3280 and 3300 White Oak Road shall restrict manufacturing and processing uses and range of uses to Class I category consistent with MOE guidelines, and shall prohibit sensitive land uses for any building or associated amenity area (i.e. may be indoor or outdoor space) which is not directly associated with the industrial use, where humans or the natural environment may be adversely affected by emissions generated by the operation of a nearby industrial facility. Such uses include, but are not limited to, the building or amenity area that may be associated with residences, senior citizen homes, schools, day care facilities, hospitals, churches and other similar institutional uses, campgrounds, assembly hall, clinic, commercial recreation establishment, emergency care establishment, funeral home, medical/dental office, private club, convenience service establishment, convenience store, financial institution, florist shop, personal service establishment, restaurant, video rental establishment, park, hotel and motel.

In the absence of a compatibility study which meet Ministry of Environment guidelines, the potential area of influence is 300 metres from the front yard building setback for the properties located at 3280 and 3300 White Oak Road until such time as the incompatible use ceases to exist. The area of influence has been mapped and included in the North Longwoods Area Plan. For Class I industrial uses, there must still be adequate separation, mitigation and/or buffering measures during detailed draft plan of subdivision approval, site plan approval or Zoning By-law amendments to prevent or eliminate adverse effects on any sensitive land uses in the vicinity. Also, residential subdivisions shall be developed in phases so that the maximum possible separation distance between areas of residential development and the existing Class III industrial use is maintained. Reduction of the 300 metre area of influence will only be supported by a study acceptable to the Ministry of Environment and the City of London. (Added by OPA No. 290-approved by the OMB 03/08/10)