

Bill No. 6  
2016

By-law No. C.P.-1284(\_\_\_\_)-\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to lands bounded by Oxford Street West, Westdel Bourne, Shore Road, and Kains Road.

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

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

PASSED in Open Council on December 8, 2015.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – December 8, 2015  
Second Reading – December 8, 2015  
Third Reading – December 8, 2015

**AMENDMENT NO. \_\_\_\_\_**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

1. The purpose of this Amendment is to add a policy in Section 10.1.3 – Policies for Specific Areas, of the Official Plan for the City of London to guide future development of lands in the Riverbend area referred to as “West Five”.
2. To change the land uses designations on Schedule “A” – Land Use of the Official Plan from “Community Commercial Node” to “Multi-family, Medium Density Residential”, and from “Multi-family, Medium Density Residential” to “Multi-family, High Density Residential”.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to the area of land bounded by Oxford Street West, Westdel Bourne, Shore Road, and Kains Road, in the City of London.

**C. BASIS OF THE AMENDMENT**

The specific-area policy is considered by Municipal Council to be appropriate for this area. It is recognized that while this is presently a “green fields” site designated in the Official Plan for medium and high density residential and commercial uses, a significant part of the applicant’s proposal for future development of these lands is intended to incorporate a mix of land uses not reflected by the current land use designations. The policy was developed in conjunction with an application for approval of draft plan of subdivision together with supporting documents, including revised urban design guidelines and a traffic impact study. A specific area policy is found to be appropriate in order to provide guidance and direction for future development.

The mixed use area policy would apply to the central portion of the site focused on Riverend Road and The Linkway as the main streets. The existing land use designations around the inside perimeter of the site would not change in order to provide a transition in use, form, and scale with the lower density residential uses in the surrounding area. A band of Multi-Family, Medium Density Residential designation will continue to be maintained along the south side of Shore Road, Multi-Family, High Density Residential at the northwest quadrant of Oxford Street West and Kains Road, and Community Commercial Node at the northeast quadrant of Oxford Street West and Westdel Bourne.

Minor adjustments to Schedule ‘A’ Land Use map are required in order that the land use designations correspond with the draft plan of subdivision. This changes the designation on the northerly portion of Block 2 on the draft-approved plan from “Multi-family, Medium Density Residential” to “Multi-family, High Density Residential”, and the southerly portion of Block 6 from “Community Commercial Node” to “Multi-family, Medium Density Residential”.

**D. THE AMENDMENT**

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

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

“The following policies apply to the “West Five” lands bounded by Oxford Street West, Westdel Bourne, Shore Road, and Kains Road, and designated as Multi-family, High Density Residential, Multi-Family, Medium Density Residential, and Community Commercial Node.

**Vision** – The West Five community will consist of a mixture of uses - office, retail, residential and public spaces. It is to be a model of “smart” community design incorporating significant energy saving and renewable initiatives, to promote a healthy and sustainable lifestyle. Its success will be achieved by establishing unique

architecture, aesthetically pleasing public spaces and vistas, and identifiable landmarks and focal points.

**Built Form** - West Five will be compact in form, and contain a mix of low-, mid- and high-rise development. There will be transition of building height and mass with the tallest buildings located at the intersection of Oxford Street and Kains Road, and centred on Riverbend Road and The Linkway, gradually transitioning to lower heights to the north. The vision for West Five contemplates a variety of building typologies, including townhouses, apartments, several commercial formats, office buildings and multi-storey mixed use buildings. The scale and orientation of these built form typologies around a modified grid road network reflects a logical and traditional neighbourhood design pattern. Buildings will generally be oriented to the street to create a vibrant pedestrian-oriented atmosphere that supports transit services. Minimum and maximum setbacks, building heights and other regulations may be implemented in the Zoning By-law to achieve the desired built form.

**Density** - The overall residential density of the entire West Five area will not exceed an approximate density of 65 units per hectare, or a total of 2,000 residential units maximum. The appropriate density of individual developments within the area may be further defined in the Zoning By-law.

**Scale and Form of Commercial Uses** - The total retail gross floor area permitted in the West Five Special Policy Area will be 30,000 square metres. Gross floor area permitted for retail uses does not include office uses, commercial recreation establishments, institutions or day care centres. In addition, a maximum of 9,500 square metres of office space will be permitted. Office uses will be encouraged to locate on the upper storeys of buildings or in purpose built office buildings, while retail and service-oriented uses will be encouraged on the ground floor of multi-storey buildings or in live-work forms and oriented to the street to create a pedestrian-oriented environment in a “main street” format.

Larger retail formats will have a campus-oriented form to accommodate required parking; however, these larger stores will be designed to integrate with the “main street” areas and minimize visual impact of large open parking areas and will offer strong pedestrian connections.

**Sustainability** - West Five is intended to be a showcase of sustainable design and development. The goal is to achieve net zero annual energy usage to the extent feasible through various design considerations. West Five may be developed with alternative/renewable energy solutions such as solar energy, district energy/heating, energy storage systems and other technologies that are or may become available over the span of its development through public and private sector partnerships. Ecologically efficient transportation systems will be integrated where feasible, including electric vehicles and charging facilities. Other sustainability initiatives, including low impact development alternatives for stormwater management such as rainwater capture and reuse for irrigation, bioswales, permeable pavement, etc. may also be encouraged and supported. The City will encourage and facilitate opportunities for partnerships, incentives and funding opportunities that assist in implementing sustainability initiatives, and may consider alternative development standards for streets, utilities and infrastructure.

**Urban Design** - West Five will be developed with a high standard of urban design and architectural design. Creativity and individual architectural expression will be encouraged. The City’s Placemaking Guidelines and the Urban Design Guidelines for West Five, prepared in accordance with Section 11.1.3, will be used to provide guidance regarding building design, orientation, massing, height, public streets, public spaces, sustainable design, landscaping, and other related design matters.

An emphasis will be placed on achieving an attractive and functional public realm that supports a diverse and vibrant community. The streets, sidewalks and buildings will be designed to collectively create comfortable, cohesive and vibrant public spaces. Private streets within the development will also adhere to the design principles with respect to creating pedestrian friendly, cohesive, comfortable and vibrant spaces. Continuity of the public and private space network within the West Five area and to the broader community will be a priority.

**Street Network** - Riverbend Road and The Linkway will serve as “main streets” and have a strong street-related built edge, wide sidewalks and other design features to

support its role. Street design shall maximize on-street parking opportunities. Off street parking requirements in the Zoning By-law may be reduced if supported by a parking study to recognize the pedestrian oriented, mixed use nature of the development and the shared parking strategy along with the on street parking supply. Alternative street design standards which minimize right-of-way widths will be considered.

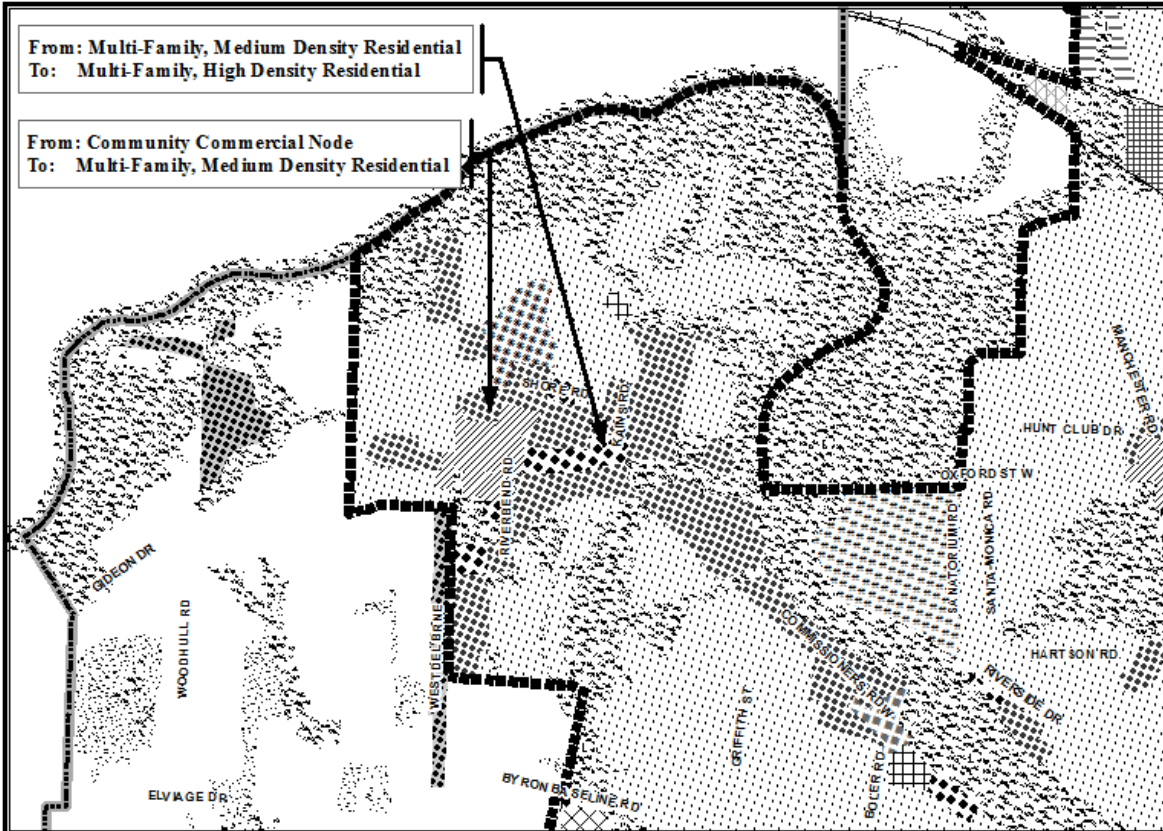
**Mixed Use** – The central portion of West Five bounded by Logans Run, Oxford Street West, a line drawn approximately 100 metres south of Shore Road, and a line drawn approximately 200 metres east of Westdel Bourne, represents the “Mixed Use” area. This area provides for a mix of housing and compatible commercial and office uses that support a vibrant, compact, walkable and mixed use neighbourhood. Housing is permitted in live-work form, as well as in mid to high rise apartment form. Buildings may be built as single purpose (e.g. residential apartments or office buildings). Mixed use buildings are encouraged; with commercial uses along the ground floor with residential units or office space located in upper floors. A variety of community-scale, neighbourhood based and convenience-based commercial and personal service uses are permitted. They are intended to accommodate the needs of the surrounding residential neighbourhoods located within convenient walking and/or driving distance. High quality urban design is an important consideration for the successful integration of different uses and is implemented through the urban design policies of the Official Plan, the Site Plan Control By-law, the City’s Placemaking Guidelines, and the West Five Urban Design Guidelines.

The primary permitted uses shall include low, mid- and high-rise apartment buildings and a broad range of retail, service, office, institutional and community facilities, recreation, entertainment and related activities. Both mixed use and single use buildings shall be permitted. Buildings may be purpose built or designed for future adaptability of use to respond to changing market conditions.

Net density within the Mixed Use area will not exceed 100 units per hectare, on an overall basis for the Mixed Use area. Building heights will typically range from two to twelve storeys. Buildings exceeding twelve storeys may be permitted through bonusing at key locations such as gateways and focal points so long as they meet the intent of these policies and associated Urban Design Guidelines.

**Implementation** - The City will consider appropriate mechanisms to assist in innovation in sustainability. Public/private partnerships will be explored to ensure long-term maintenance with respect to any nonstandard design features in the public realm. Opportunities for public-private partnerships for park and civic spaces will also be encouraged.”

2. Schedule “A”, Land Use to the Official Plan for the City of London Planning Area is amended by designating portions of the lands bounded by Oxford Street West, Westdel Bourne, Shore Road and Kains Road, as indicated on “Schedule 1” attached hereto, from “Community Commercial Node” to “Multi-family, Medium Density Residential”, and from “Multi-family, Medium Density Residential” to “Multi-family, High Density Residential”.



**Legend**

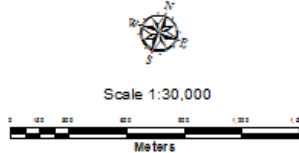
- |   |                                   |
|---|-----------------------------------|
| Downtown                                      | Office/Residential                |
| Wonderland Road Community Enterprise Corridor | Office Business Park              |
| Enclosed Regional Commercial Node       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

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

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: 39T-14503 / OZ-8410

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TECHNICIAN: JTS

DATE: November 19, 2015