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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 PUBLIC PARTICIPATION MEETING ON MAY 30, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London relating to the London Psychiatric Hospital Lands and the Southwest Area Secondary Plans:

- (a) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on May 31, 2016 to:
 - i) amend the London Psychiatric Hospital Lands Secondary Plan **BY ADDING** a paragraph to the end of Section 20.4.1.2 (Introduction – Purpose and Use) to explain why the policies of the Official Plan for the City of London (1989) have been added to the London Psychiatric Hospital Lands Secondary Plan; as shown in attached Appendix "D"; and
 - ii) amend the London Psychiatric Hospital Lands Secondary Plan **BY ADDING** a new Section 20.4.8 (Official Plan Extracts – Policies) to add the required policies of the Official Plan for the City of London (1989) to the London Psychiatric Hospital Lands Secondary Plan; as shown in attached Appendix "D".

- (b) the proposed by-law attached hereto as Appendix "E" **BE INTRODUCED** at the Municipal Council meeting on May 31, 2016 to:
 - i) amend the Southwest Area Secondary Plan **BY ADDING** a paragraph to the end of Section 20.5.1.2 (Introduction – Purpose and Use) to explain why the policies of the Official Plan for the City of London (1989) have been added to the Southwest Area Secondary Plan; as shown in attached Appendix "F";
 - ii) amend the Southwest Area Secondary Plan **BY ADDING** a new Appendix 4 Official Plan Extracts – Policies to Section 20.5.17 (Appendices – Supplementary Information) to add the required policies of the Official Plan for the City of London (1989) to the Southwest Area Secondary Plan; as shown in attached Appendix "F"; and
 - iii) amend the Southwest Area Secondary Plan **BY ADDING** an extract of Schedule "B-2" – Natural Resources and Natural Hazards to Section 20.5.17 (Appendix 1 Official Plan Extracts) to add the required schedule of the Official Plan for the City of London (1989) to the Southwest Area Secondary Plan; as shown in attached Appendix "F".

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June 24, 2015 - Planning and Environment Committee – London Psychiatric Hospital Lands & Southwest Area Secondary Plans – Information Report.

June 23, 2014 - Strategic Priorities and Policy Committee – The London Plan - a new Official Plan for the City of London.

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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. According to the Official Plan and the policies of each of the Secondary Plans, 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 policies in the manner that they were 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 sections to the London Psychiatric Hospital and Southwest Area Secondary Plans.

Date Application Accepted: June 18, 2014
REQUESTED ACTION:
Amend Section 20.4 the London Psychiatric Hospital Secondary Plan, of the Official Plan to add all policies from the current Official Plan that is referenced in the Secondary Plan to to ensure that the the London Psychiatric Hospital Secondary Plan contains all of the policies that are referenced to the current Official Plan.
Amend Section 20.5 Southwest Area Secondary Plan, of the Official Plan to add all policies from the current Official Plan that is referenced in the Secondary Plan to to ensure that the Southwest Area Secondary Plan contains all of the policies that are referenced to the current Official Plan.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

There have been no significant comments received from departments/agencies.

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PUBLIC LIAISON:	<p>On July 3, 2014, Notice of Application for the London Psychiatric Hospital Secondary Plan was sent to 171 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 3, 2014.</p> <p>On July 3, 2014, Notice of Application for the Southwest Area Secondary Plan was sent to 4,708 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 3, 2014.</p>	<p>No written responses were received.</p> <p>1 written response was received.</p>
<p>Nature of Liaison:</p> <p>The requested amendments to Section 20.4 London Psychiatric Hospital Secondary Plan, of the Official Plan will add the policies from the current Official Plan for the City of London to replace references to those policies in the Secondary Plan. Upon adoption of the new Official Plan for the City of London (The London Plan), the current policies that are referenced in the Secondary Plan will no longer be in force and effect. In order to ensure that the London Psychiatric Hospital Secondary Plan contains all of the policies from the current Official Plan that are referenced, these policies are proposed to be added to the Secondary Plan.</p> <p>The requested amendments to Section 20.5 Southwest Area Secondary Plan, of the Official Plan will add the policies from the current Official Plan for the City of London to replace references to those policies in the Secondary Plan. Upon adoption of the new Official Plan for the City of London (The London Plan), the current policies that are referenced in the Secondary Plan will no longer be in force and effect. In order to ensure that the Southwest Area Secondary Plan contains all of the policies from the current Official Plan that are referenced, these policies are proposed to be added to the Secondary Plan.</p>		
<p>Responses:</p> <p>The response expressed concern for the proposed development located at 3040 Pomeroy Lane which is not part of this application.</p>		

REVIEW OF SECONDARY PLANS

The policy review examined the London Psychiatric Hospital and Southwest Area Secondary Plans to determine which policies 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. A detailed summary of the review findings for each of the Secondary Plans can be found in Appendix "A" and "B".

The review found that in many instances, the policies of the London Plan are generally consistent with the policies of the current Official Plan (1989), so there will not be a conflict between the policies or the intent of the policies in using or understanding the Secondary Plans. It was also found that in some instances the policies of the London Plan would not be consistent with the policies of the Secondary Plans, or that they would not provide sufficient direction to use, understand or implement the Secondary Plans. In these circumstances the required policy sections from the current Official Plan (1989) would need to be retained. 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 an extract of Schedule "B2" will need to be included in the appendices to the Southwest Area Secondary Plan.

Based on the review of 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

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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. To assist users of the Secondary Plans to locate the relevant policies 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. The Southwest Area Secondary Plan is also proposed to be amended to include an extract of “B2” – Natural Resources and Natural Hazards in the appendices to the Secondary 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.

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 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

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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 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

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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 Official Plan (1989), all references shall be in accordance with the roads hierarchy of the Mobility policies and Map 3 of the 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 now 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 Table 15-1 Areas Subject to Environmental Impact Study Requirements of the Official Plan (1989) is referenced in the Southwest Area Secondary Plan, the table is now found in Table 15 – Areas Requiring

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- Environmental Study of the Official Plan (The London Plan).
- xiv. 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).
 - xv. 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).
 - xvi. 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).
 - xvii. 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).
 - xviii. 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).
 - xix. 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).
 - xx. 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).
 - xxi. 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).
 - xxii. 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 Tools policies of the Official Plan (The London Plan).
 - xxiii. 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).
 - xxiv. 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).
 - xxv. 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
 - o 3.4.4.
- Chapter 3 policies relating to General Provisions for all Residential Land Use Designations policies
 - o 3.6.5. Convenience Commercial and Service Stations
 - o 3.6.9. Definition of Office Conversions

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- 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. Specific Areas 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 (Appendix “D” and “F”). 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.

STATUS UPDATE

During the month of August 2015 City staff circulated a copy of the report that went to Planning and Environment Committee on June 24, 2015 and the proposed changes to the Secondary Plans to each of the consultants who represented parties involved in the Ontario Municipal Board Hearing for the Southwest Area Secondary Plan and a representative for Infrastructure Ontario with regard to London Psychiatric Hospital Secondary Plan. As a follow up to this circulation meetings were set up in February 2016 with City staff and each of the consultants to facilitate a discussion to address any comments they had in regard to the possible amendments to the Secondary Plans.

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).

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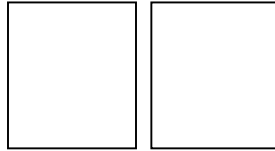
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It is important to note that this review has not made any changes to the purpose or intent of the policies contained within the Secondary Plans.

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	

May 12, 2016
MJ/GB
Attach.

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Planner: M. Johnson

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

<u>Telephone</u>	
Frank Luccisano c/o 1569543 Ontario Limited 337 Westridge Drive Kleinburg, ON L0J1C0	Ray Palmer 6827 Vallas Circle London, ON N6P 0B5
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Robert Malpass 1410-284 Wonderland Rd S London, ON N6K 4Z4	Bernardine Thorne 6 Scottsbury Place London, ON N6P 1R2
Anne Mcinnes 70 Capulet Lane 302 London, ON N6H 0B3	Paul Burrows 130 St Clair Crescent London, ON N6J 3V9
Peter Stavrou 116 Chepstow Close London, ON N6G 3S2	Helen Jenner 4580 Wonderland Rd South London, ON N6P 1S8
Alan Bogaert 74 Conway Lane London, ON N6E3K1	Alma Hurst Holdings Limited c/o Angelo M. Di Lullo 242 Main Street East Hamilton, ON L8N 1H5
Harry McGee 41 Outer Drive London, ON N6P 1E1	Victor Ramirez 240 Josselyn Drive London ON, N6E3V2
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Tony Gaspar 16824 Steeles Avenue Hornby, ON L0P 1E0	Stephen Gallant 6645 Navin Crescent London, ON N6P 0B7
Betty Lucas 4526 Wonderland Road South London, ON N6P 1S8	Ted Gryn 33 Sunray Ave London ON, N6P1C3
Larry Shaw 116 Sunray Avenue London, ON N6P 1C6	Winnifred Coles 349 Southdale Road East London, ON N6E 1A2
Malcolm Hines 8 Greenhills Place London, ON N6P 1E2	William Day 67 Kirk Drive London, ON N6P 1C9
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Johnson, Mark

From: R. Stephen Gallant [REDACTED]
Sent: Monday, May 09, 2016 9:52 AM
To: Johnson, Mark
Subject: File # 0-8370 - Amend Section 20.5 Southwest Area Secondary Plan

Hi Mark,

Further to our conversation a few weeks ago regarding the changes to the Official Plan of the Southwest Area Secondary Plan and the public meeting which is now scheduled for Monday May 30, 2016. I have a number of concerns with the way London lays out its planning based on my experience with File Number SPA 16-004.

1. **City of London Zoning is far too wide ranging:** It is critical that the City of London outline a detailed development plan with specific zoning codes for sections of land. Using the example of 3040 Pomeroy Lane, the City of London had such a wide ranging zoning for the proposed site that it could accommodate anything from low density, one or two story office/commercial space, medium density, or high density residents. Broad range zoning puts the full control into the hands of the site owner as to what type of building(s) are to be built and it may conflict with the City's overall building and environmental goals. The City of London relinquished all control or say over the property with its wide ranging zoning.

Recommendation: The City of London should change its practices of issuing a broad range zoning and must issue only single zoning for land use for transparency and control purposes. If the purchaser of a particular property would like to rezone the property, then they should make application for the rezoning before City Hall so that there is time to proper assessment of the application for rezoning.

2. **Park Land and Green Space:** Environmentally, and for a well balance quality of life for all of the residents, green space is needed. It is critical the City Hall not be blinded by the tax money that high rise apartments or condominiums bring to the city but to have a balanced approach to their planning.

Recommendation: It is recommended that greenspace and parklands be part of the proposed planning and environmental Official Plan.

3. **Traffic Flow:** Large building create a significant increase in traffic flow and all traffic flow plans into and out of large buildings should be off of major roadways. As seen in the example of Talbot Village and 3040 Pomeroy Lane, the traffic flow plan for the now two existing Old Oak apartment buildings and the proposed third apartment building is through the Talbot Village subdivision. Large volumes of traffic servicing apartment buildings should never be through a residential area. Talbot Village has many families with young children and pets that are now exposed to considerable risk due the high volumes of traffic through the neighbourhood. A traffic flow plan through a residential area to service high rises is NOT a traffic flow plan.

Recommendation: All traffic flow plans directing traffic for any planned high density buildings should be off of major streets.

4. **Order of Building:** The City of London should stipulate a strict order of building within its official plan; high density, medium density, and then low density building. As we have seen again with the example of Talbot Village and 3040 Pomeroy Lane, low density (residential homes) were put in first and

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then high density apartment buildings were put in. Many of the home owners who purchased in Talbot Village were never told that high density apartment building were planned for the area and were misled by the City, Old Oak, home builders, and Real Estate agents. (see the city's broad ranging zoning issue point 1 above). If we were properly informed that high density apartments were going to be built after the home owners moved in, then many of the home owners would never have purchased their homes in Talbot Village. Now the residents of Talbot Village are subject to the following issues: Decline in property values; traffic congestion of Southdale; traffic flow through Talbot Village (see above point 3); light restrictions; wind tunnel effects due to the apartment buildings; noise pollution; increased crime; lack of privacy; dust and air pollution during construction; and potential damage to residential home (cracked foundations) during construction.

Recommendation: The City of London must stipulate a strict order of building in its official plan and the order should be: high density first, medium density second; and then low density third. In this way, if individuals purchasing residential homes want to buy in a neighbourhood and there is a high density apartment building in the area,, then that would be a decision of the potential purchaser. There would be no surprises after the fact.

Please confirm receipt of my email and put forward my recommendations to the planning and environmental committee. With proper planning, the situation we are experiencing in Talbot Village does not have to happen again in the future.

Sincerely,

R. Stephen Gallant

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

**Bibliography of Information and Materials
O-8364/O-8370**

Request for Approval:

City of London Official Plan Amendment Application Form, completed by City of London, June 18, 2014.

City of London Official Plan Amendment Application Form, completed by City of London, June 18, 2014.

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. Planning Act, R.S.O. 1990, CHAPTER P.13, as amended.

Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement, 2014.

City of London. Official Plan, June 19, 1989, as amended.

City of London. Southwest Area Secondary Plan, October 2011.

City of London. Southwest Area Secondary Plan, April 29, 2014, as amended by the OMB PL130020.

City of London. Report to Planning and Environment Committee, "London Psychiatric Hospital Lands & Southwest Area Secondary Plans", June 24, 2015.

City of London. Report to Strategic Priorities and Policy Committee, "The London Plan - a new Official Plan for the City of London", June 23, 2014.

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

All file correspondence

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

Appendix "A"

Policy Review of London Psychiatric Hospital Lands Secondary Plan

Policy Review of London Psychiatric Hospital Lands Secondary Plan (April 2015)

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.4.1.2	3rd paragraph	Section 20.4 of the City of London Official Plan	Text and schedules of the Secondary Plan	Policies of Chapter 20 of current Official Plan are found in Secondary Plan policies of The London Plan, no change is required
20.4.3.2	iii) d)	Section 5.4 Planning Impact Analysis	Applications to Expand, Add or Modify	Policies for Planning Impact Analysis of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.4.3.2.1	ii)	Multi-Family, Medium Density Residential designation	Permitted Uses	Add section 3.3.1 Permitted Uses from current Official Plan
20.4.3.2.2	ii)	Office/Residential designation	Permitted Uses	Add section 5.3.1 Permitted Uses from current Official Plan
20.4.3.2.2	iii) d)	Section 3.4.3 ii) b-e) - Scale of Development	Built Form and Intensity	Add section 3.4.3 ii) b-e) -Scale of Development of current Official Plan
20.4.3.2.3	iii) b)	Section 3.4.3 ii) b-e) - Scale of Development	Built Form and Intensity	Add section 3.4.3 ii) b-e) -Scale of Development of current Official Plan
20.4.3.3.1	iii) b)	Section 3.4.3 ii) b-e) - Scale of Development	Built Form and Intensity	Add section 3.4.3 ii) b-e) -Scale of Development of current Official Plan
20.4.3.3.2	iii) b)	Section 3.4.3 ii) b-e) - Scale of Development	Built Form and Intensity	Add section 3.4.3 ii) b-e) -Scale of Development of current Official Plan
20.4.3.3.3	ii)	Multi-Family, Medium Density Residential designation	Permitted Uses	Add section 3.3.1 Permitted Uses from current Official Plan
20.4.3.3.3	iii) b)	Section 11.1	Built Form and Intensity	Policies for Urban Design of current Official Plan are found in City Design policies of The London Plan, no change is required
20.4.3.4	iii) d)	Planning Impact Analysis	Applications to Expand, Add or Modify	Policies for Planning Impact Analysis of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.4.3.4	iv) f)	Planning Impact Analysis	Applications for land use change	Policies for Planning Impact Analysis of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.4.3.5.1	ii)	Multi-Family, Medium Density Residential designation	Permitted uses	Add section 3.3.1 Permitted Uses from current Official Plan
20.4.3.5.1	iii) a)	Section 11.1	Built Form and Intensity	Policies for Urban Design of current Official Plan are found in City Design policies of The London Plan, no change is required
20.4.3.5.2	ii)	Multi-Family, Medium Density Residential designation	Permitted uses	Add section 3.3.1 Permitted Uses from current Official Plan
20.4.3.5.2	iii) m)	Planning Impact Analysis	Built Form and Intensity	Policies for Planning Impact Analysis of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.4.3.5.2	v) d)	Noise policies	Development next to Railway	Noise policies of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.4.3.7.2	i)	Natural Heritage policies	Intent	Policies for Natural Heritage of current Official Plan are found in Natural Heritage policies of The London Plan, no change is required

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.4.3.7.2	iii)	Environmental Impact Study (EIS)	Special Policies	Policies for EIS of current Official Plan are found in Natural Heritage policies of The London Plan, no change is required
20.4.4.2	iii) b)	Near-Campus Neighbourhoods	Providing for Postive Near Campus Housing	Policies for Near-Campus Neighbourhoods of current Official Plan are found in Neighbourhood place type policies of The London Plan, no change is required
20.4.4.3	i) e)	Noise polices	Rail Noise	Noise policies of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.4.4.5	i)	Active Parkland policies	Active Parkland	Policies for Active Parkland of current Official Plan are found in Parks and Recreation policies of The London Plan, no change is required
20.4.4.6	1st paragraph	Parkland Dedicition policies	Parkland Dedication	Policies for Parkland Dedication of current Official Plan are found in Parks and Recreation policies of The London Plan, no change is required
20.4.4.6	ii)	Implementation policies	Parkland Dedication	Policies for Parkland Dedication of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.4.4.7	1st paragraph	Natural Heritage policies	Natural Heritage	Policies for Natural Heritage of current Official Plan are found in Natural Heritage policies of The London Plan, no change is required
20.4.4.7	iii)	Schedule B1	Wetland	Reference to Schedules A, B-1, B-2 and C of the current Official Plan are found in the extracts provided section 20.4.7 Official Plan Extracts
20.4.4.8	2nd paragraph	Services and Utilities polcieis	Stormwater Management	Policies for Stormwater Management of current Official Plan are found in Civic Infrastructure policies of The London Plan, no change is required
20.4.5.3	i)	Schedules A, B1, B2, C, and D of Official Plan	Official Plan Amendments - Applications to amend text or Schedules of the Secondary Plan	Reference to Schedules A, B-1, B-2 and C of the current Official Plan are found in the extracts provided section 20.4.7 Official Plan Extracts
20.4.5.3	i)	Schedules of the City's Official Plan	Appendices to the Secondary Plan	Reference to Schedules A, B-1, B-2 and C of the current Official Plan are found in the extracts provided section 20.4.7 Official Plan Extracts
	ii)	All applicable policies of Official Plan	Applications to amend secondary plan subject to OP policies	Identify that reference to the Official Plan also means "The London Plan"
20.4.5.4	i)	City Official Plan	Applications to amend zoning by-law subject to OP policies	Identify that reference to the Official Plan also means "The London Plan"
20.4.5.4	ii)	Planning Impact Analysis	Applications to amend zoning by-law subject to Planning Impact Analysis OP policies	Policies for Planning Impact Analysis of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.4.5.5		City Official Plan	Applications for subdivision, condominium or consent - applicable policies	Identify that reference to the Official Plan also means "The London Plan"
20.4.5.6		City Official Plan	Applications for Site Plan approval - applicable policies	Identify that reference to the Official Plan also means "The London Plan"

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.4.5.7		Applicable policies of the City Official Plan	Urban Design Policies	Identify that reference to the Official Plan also means "The London Plan"
20.4.5.11	1st paragraph	Section 19.1	Interpretation	Policies for Interpretation of current Official Plan are found in Our Tools policies of The London Plan, no change is required

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**File: O-8364/O-8370
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Appendix "B"

Policy Review of Southwest Area Secondary Plan

Policy Review of Southwest Area Secondary Plan (April 2015)

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.5.1.1		Schedule A of Official Plan	Location of Secondary Plan Area	Reference to Schedules A, B-1 and C of the current Official Plan are found in the extracts provided in Appendix 1 Official Plan Extracts, no change is required.
20.5.1.2	4th Paragraph	Section 20.5 of the City of London Official Plan	Text & schedules of the Secondary Plan	Policies of Chapter 20 of current Official Plan are found in Secondary Plan policies of The London Plan, no change is required.
20.5.1.2	4th Paragraph	Official Plan Schedules A, B-1, and C	Appendices to the Secondary Plan	Reference to Schedules A, B-1 and C of the current Official Plan are found in the extracts provided in Appendix 1 Official Plan Extracts, no change is required.
20.5.1.2	2nd Paragraph	City Official Plan	General policies in the City Official Plan	Identify that reference to the Official Plan also means "The London Plan".
20.5.1.2	3rd Paragraph	Schedules of the City's Official Plan	Study area	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.1.4	v)	road network and road connections	Design and provision of road networks and connections	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.1.5		Section 3.5.11, Sections 3.5.17 and 10.1.3 cxix, and Section 10.1.3 ci	Approved Area Plans - North Talbot Community, Bostwick East Area Plan and North Longwoods Community	Policies for North Talbot Community and Bostwick East Area Plan of current Official Plan are found in Neighbourhoods policies of The London Plan, no change is required. Add policy 10.1.3 ci from the current Official Plan.
20.5.2	iv)	Arterial roads	As part of Community Structure Plan	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.3	iii) a)	Collector Roads	Location of Central Activity Nodes - general	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.3	iii) a)	Secondary collector road and local road	Location of Central Activity Nodes - specific neighbourhoods	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.4	2nd Paragraph	Section 16	Parkland and park hierarchy	Policies for Parks and Recreation of current Official Plan are found in Parks and Recreation policies of The London Plan, no change is required
20.5.3.5		Section 16.3.2	Parkland dedication policies	Policies for Parkland Dedication of current Official Plan are found in Parks and Recreation policies of The London Plan, no change is required

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.5.3.5	i)	Chapter 16	Methods of acquisition	Policies for Parkland Acquisition of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.3.6	iv) a)	Chapter 15	Municipal Environmental Assessment	Policies for Municipal Environmental Assessment Studies of current Official Plan are found in Natural Heritage policies of The London Plan, no change is required
20.5.3.6	iv) a)	Sections 15.4.6 iii) and 15.3.7 (d)	Management and rehabilitation priorities	Policies for Management and Rehabilitation of current Official Plan are found in Natural Heritage policies of The London Plan, no change is required
20.5.3.6	2nd Paragraph	Section 15	Additional policies to current NHS policies	Policies for Natural Heritage of current Official Plan are found in Natural Heritage policies of The London Plan, no change is required
20.5.3.6	i) b)	Section 15	Recommendations of approved EIS	Policies for EIS of Official Plan are found in Natural Heritage policies of The London Plan, no change is required
20.5.3.6	i) c)	Section 15	Recommendations of approved EIS	Policies for EIS of Official Plan are found in Natural Heritage policies of The London Plan, no change is required
20.5.3.6	i) c)	Section 15	Ecological buffers	Policies for Natural Heritage of current Official Plan are found in Natural Heritage policies of The London Plan, no change is required
20.5.3.6	iv) a)	Section 15.1	Work within Dingman Creek corridor	Policies for Natural Heritage of current Official Plan are found in Natural Heritage policies of The London Plan, no change is required
20.5.3.6	i) e)	Section 16	Acquisition of ecological buffers	Policies for Acquisition of Ecological Buffers of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.3.6	iv) a)	Section 17.6	Stormwater Management	Policies for Stormwater Management of current Official Plan are found in Civic Infrastructure policies of The London Plan, no change is required
20.5.3.6	i) d)	Table 15-1	Trigger distances for EIS	Add reference Table 15 – Areas Requiring Environmental Study of the Official Plan (The London Plan).
20.5.3.6	i) c)	Schedule B-1	Delineation of Natural Heritage features	Reference to Schedules A, B-1 and C of the current Official Plan are found in the extracts provided in Appendix 1 Official Plan Extracts, no change is required
20.5.3.6	i) d)	Schedule B-2	Limits of natural hazards	Add extract of Schedule B-2 of the current Official Plan to Appendix 1 Official Plan Extracts
20.5.3.6		Official Plan Schedules A, and B-1	Components of Natural Heritage Study incorporated in SWAP	Reference to Schedules A, B-1 and C of the current Official Plan are found in the extracts provided in Appendix 1 Official Plan Extracts, no change is required
20.5.3.6	iii) e)	Arterial roads	Tree planting standards	Reference to roads hierarchy (Table 18-1) or Schedule “C” of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.5.3.6	iii) b)	Local streets	Tree planting standards	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.7	2nd Paragraph	Collector roads, arterial road	Location of school site	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.8		Section 11	Urban design policies	Policies for Urban Design of current Official Plan are found in Civic Design policies of The London Plan, no change is required
20.5.3.8	i) e)	Local and secondary collector streets	Special design treatments	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.8	i) h)	Local roads	On-street parking	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.8	i) j)	Local street	Street connections along Wonderland Road South	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.8		Local streets, and arterial, primary and secondary collector roads	Transportation network	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.8	ii)	Local streets, arterial roads, or collector roads	Access to Bradley Ave	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.8	iv)	Local streets, or arterial roads	Wonderland Road South	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.8	i) f)	Primary and/or Secondary Collector roads on Schedule C	Conveyance and construction of roads	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.5.3.9	iii)	Arterial and collector roads	Buildings on corner lots	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.9	ii) a) & e)	Local streets, arterial roads, or collector roads	Public realm	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.3.9	i) c)	Roads	Modified grid system	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.4.1	iv) e)	Section 11.1	Built Form and Intensity	Policies for Urban Design of current Official Plan are found in City Design policies of The London Plan, no change is required
20.5.4.1	iv) c)	Arterial road network	Intent	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.4.1	iv) e)	Arterial road	Built Form and Intensity	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.4.1	v)	Arterial road	Applications to Expand or Add	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.4.1	ii)	Arterial road network	Residential character	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.4.1	iii) a)	Arterial roads	Access to arterial roads	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.4.1	iv) a)	Arterial roads and Arterial road network	Function and purpose	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.5.4.1	iv) b)	Arterial roads and Arterial road network	Character	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.4.1	iii) c)	arterial, primary and secondary collector roads	Building types along the identified classified roads	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.4.3	ii) d)	Section 15.3.3	Stormwater Management	Policies for Stormwater Management of current Official Plan are found in Natural Heritage policies of The London Plan, no change is required
20.5.4.3	ii) d)	Section 17.6	Stormwater Management	Policies for Stormwater Management of current Official Plan are found in Civic Infrastructure policies of The London Plan, no change is required
20.5.5		Official Plan	Parts of SWAP to be read in conjunction with Official Plan	Identify that reference to the Official Plan also means "The London Plan"
20.5.6		Section 4.8 WRCEC policies		Add policy 4.8 from current Official Plan
20.5.6	i)	Arterial	Function and purpose	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.6.1	viii)	Section 6.2.5	Built form and intensity of Institutional development	Add policies of section 6.2.5 of current Official Plan
20.5.6.1	ii)	Office Area policies	Permitted uses	Add section 5.2.2 Permitted Uses from current Official Plan
20.5.6.1	i)	Local roads	Grid pattern/street connections along Wonderland Road South	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.6.1	ii)	New Format Regional Commercial Node designation	Permitted uses	Add section 4.3.6.3 Permitted Uses from current Official Plan
20.5.6.1	iii)	Local street	Right-of-way dedication within Wonderland Road Community Enterprise Corridor	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.6.3	ii)	Multi-family, Medium Density Residential	Permitted uses	Add section 3.3.1 ii) iv) Permitted Uses from current Official Plan
20.5.6.3	iii)	Section 11.1	Built Form and Intensity	Policies for Urban Design of current Official Plan are found in Civic Design policies of The London Plan, no change is required
20.5.6.4	ii)	High Density Residential	Permitted uses	Add section 3.4.1 ii) iv) Permitted Uses from current Official Plan
20.5.6.5	ii)	Arterial roads	Function and purpose	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.5.7.1	ii)	Low Density Residential designation	Permitted uses	Add section 3.2.1 v) vi) Permitted Uses from current Official Plan
20.5.7.2	ii)	Section 3.6.9 i), iv) and vi)	Conversion of existing dwellings for office use	Add section 3.6.9 i), iv) and vi) from current Official Plan
20.5.7.2	iii) a)	Section 3.3.3 i)	Building heights	Add section 3.3.3 i) from current Official Plan
20.5.7.2	iii) b)	Section 3.3.3 ii)	Residential density exceeding 75 units per hectare	Add section 3.3.3 ii) from current Official Plan
20.5.7.2	iii) c)	Section 3.6.9 i), iv) and vi)	Office and retail conversions	Add section 3.6.9 i), iv) and vi) from current Official Plan
20.5.7.2	ii)	Multi-family, Medium Density Residential	Permitted uses	Add section 3.3.1 ii) iv) Permitted Uses from current Official Plan
20.5.7.2	iii) d)	Local street	Access arrangements for conversions	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.7.3	ii)	Auto-Oriented Commercial Corridor	Permitted uses	Add section 4.4.2.4 Permitted Uses from current Official Plan
20.5.8	iii)	Section 4.5	Planning Impact Analysis	Policies for Planning Impact Analysis of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.8.1	ii)	Main Street Commercial Corridor	Permitted uses	Add section 4.4.1.4 Permitted Uses from current Official Plan
20.5.8.1	ii)	Multi-family, Medium Density Residential	Permitted uses	Add section 3.3.1 ii) iv) Permitted Uses from current Official Plan
20.5.8.2	ii)	Main Street Commercial Corridor	Permitted uses	Add section 4.4.1.4 Permitted Uses from current Official Plan
20.5.8.2	ii)	Low Density Residential designation	Permitted uses	Add section 3.2.1 v) vi) Permitted Uses from current Official Plan
20.5.8.2	ii)	Multi-family, Medium Density Residential	Permitted uses	Add section 3.3.1 ii) iv) Permitted Uses from current Official Plan
20.5.9	i)	Collector and local road network, and arterial road	Function and purpose	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.9	ii)	Local road, collector and local roads	Character	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.9.1	iii) c)	Section 3.3.3 ii)	Residential density exceeding 75 units per hectare	Add section 3.3.3 ii) from current Official Plan
20.5.9.1	ii)	Multi-family, Medium Density Residential	Permitted uses	Add section 3.3.1 Permitted Uses from current Official Plan
20.5.9.1	iii) d)	Arterial road	Built form and intensity	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.9.1	iii) e)	Arterial road	Built form and intensity	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.9.2	iii)	Sections 3.4.3 (ii) and (iv)	Built form and intensity	Add section 3.4.3 (ii) and (iv) Scale of Development from current Official
20.5.9.2	ii)	High Density Residential	Permitted uses	Add section 3.4.1 ii) iv) Permitted Uses from current Official Plan

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.5.10	i)	Arterial road	Function and purpose	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.10.1	iii) d)	Medium Density Residential designation	Increase in density and height without an OPA	Add section 3.3.3 ii) Density from current Official Plan
20.5.10.1	iii) c)	Arterial road	Built form and intensity	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.10.1	iii) d)	Arterial road	Built form and intensity	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.10.2		Section 3.4	High density residential	Add section 3.4 Multi-Family, High Density Residential from current Official Plan
20.5.10.3	ii) c)	Section 7.6 Planning Impact Analysis	Evaluation of planning applications	Policies for Planning Impact Analysis of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.10.3	ii) a)	Light Industrial	Permitted uses	Policies for Light Industrial of current Official Plan are found in Light Industrial place type policies of The London Plan, no change is required
20.5.10.3	ii) a)	Office uses and retail outlets subject to policy 7.5.3	Permitted uses ancillary to Light Industrial uses	Policies for Light Industrial of current Official Plan are found in Light Industrial place type policies of The London Plan, no change is required
20.5.11.1	iii) d)	Medium Density Residential designation	Increase in density and height without an OPA	Add section 3.3.3 ii) Density from current Official Plan
20.5.11.1	ii)	Low and Multi-family, Medium Density Residential designation	Permitted Uses	Add section 3.2.1 v) vi) and 3.3.1 ii) iv) Permitted Uses from current Official Plan
20.5.11.1	iii) a)	Low and Multi-family, Medium Density Residential designation	Built form and intensity	Add section 3.2.2, 3.2.3 and 3.3.3 from the current Official Plan
20.5.11.1	i)	Arterial road	Intent	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.11.1	iii) c)	Arterial road	Built form and intensity	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.11.1	iii) d)	Arterial road	Built form and intensity	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.
20.5.11.2	iii) a)	Section 3.4 density requirements	Built form and intensity	Add section 3.4.3 Scale of Development from current Official
20.5.11.2	ii)	Section 3.4.1 High Density Residential	Permitted Uses	Add section 3.4.1 Permitted Uses from current Official Plan

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.5.12	iii) a)	Density of Rural Settlement designation	Built form and intensity	Policies for Rural Settlement of current Official Plan are found in Rural Neighbourhood place type policies of The London Plan, no change is required
20.5.12	ii)	Rural Settlement designation	Permitted Uses	Policies for Rural Settlement of current Official Plan are found in Rural Neighbourhood place type policies of The London Plan, no
20.5.12	i) a)	Section 9.3 Rural Settlement	Intent	Policies for Rural Settlement of current Official Plan are found in Rural Neighbourhood place type policies of The London Plan, no
20.5.13.1	i)	Section 7.6 Planning Impact Analysis	Permitted Uses	Policies for Planning Impact Analysis of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.13.1	i)	General Industrial designation	Permitted Uses	Policies for General Industrial of current Official Plan are found in Rural Heavy Industrial place type policies of The London Plan, no
20.5.14	i)	Light Industrial designation	Permitted Uses, including secondary permitted uses	Policies for Light Industrial of current Official Plan are found in Light Industrial place type policies of The London Plan, no change is required
20.5.14.1	i)	Section 7.6 Planning Impact Analysis	Permitted Uses	Policies for Planning Impact Analysis of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.14.1	i)	Light Industrial designation	Permitted Uses	Policies for Light Industrial of current Official Plan are found in Light Industrial place type policies of The London Plan, no change is required
20.5.14.1	i) 2nd paragraph	Office uses and retail outlets subject to policy 7.5.3	Permitted uses ancillary to Light Industrial uses	Policies for Light Industrial of current Official Plan are found in Light Industrial place type policies of The London Plan, no change is required
20.5.15	iv)	Urban Design objectives of the relevant Land Use designations	Built form and intensity	Policies for Urban Design of current Official Plan are found in City Design policies of The London Plan, no change is required
20.5.15	iii)	New Format Regional Commercial Node, Auto-oriented Commercial Corridor, Office Area,	Permitted Uses	Add section 4.3.6.3, 4.4.2.4, 5.2.2, 6.2.2 i) and 7.3.1 Permitted Uses from current Official Plan
20.5.16.10		Section 18.2.2 (v)	Corridor study or functional planning study	Add policy 18.2.2 v) from the current Official Plan
20.5.16.10		Schedule C of the Official Plan	Alignment of future road corridors	Reference to Schedules A, B-1 and C of the current Official Plan are found in the extracts provided in Appendix 1 Official Plan Extracts, no change is required
20.5.16.11	ii)	Section 19.16 of the Official Plan	Other Studies and reports	Policies for Other Studies and Reports of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.16.11	i) f)	Arterial roads	Transportation Design Concept Plan	Reference to roads hierarchy (Table 18-1) or Schedule "C" of current Official Plan shall be in accordance with the roads hierarchy of the Mobility policies and Map 5 of The London Plan, no change is required.

Policy reference	Sub section No.	Topic of Policy reference in Current OP	Context	Action taken
20.5.16.12		Urban Design policies in the Official Plan	Urban design policies	Policies for Urban Design of current Official Plan are found in City Design policies of The London Plan, no change is required
20.5.16.14		Section 19.1 of the Official Plan	Interpretation	Policies for Interpretation of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.16.4	ii)	Land Use Schedule 'A'	Schedule A Environmental Review prevails over Schedule 4 of SWAP designations	Reference to Schedules A, B-1 and C of the current Official Plan are found in the extracts provided in Appendix 1 Official Plan Extracts, no change is required
20.5.16.4	i)	Schedules of the City's Official Plan	Appendices to the Secondary Plan	Reference to Schedules A, B-1 and C of the current Official Plan are found in the extracts provided in Appendix 1 Official Plan Extracts, no change is required
20.5.16.4	iii)	Applicable policies of the City Official Plan	Applications to amend SWAP Secondary Plan	Identify that reference to the Official Plan also means "The London Plan"
20.5.16.4	iv)	City Official Plan	Updates to Secondary Plan	Policies of Chapter 20 of current Official Plan are found in Secondary Plan policies of The London Plan, no change is required
20.5.16.5	ii)	Planning Impact Analysis	Applications to amend zoning by-law subject to Planning Impact Analysis OP policies	Policies for Planning Impact Analysis of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.16.5	i)	City Official Plan	Applications to amend zoning by-law subject to OP policies	Policies for Zoning By-law Amendment applications of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.16.6		City Official Plan	Applications for subdivision, condominium or consent - applicable policies	Policies for Subdivision, Condominium or Consent applications of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.16.7		City Official Plan	Applications for Site Plan approval - applicable policies	Policies for Site Plan approval applications of current Official Plan are found in Our Tools policies of The London Plan, no change is required
20.5.16.9		Net Density	Calculating minimum residential density	Add section 3.6.10 Measurement Density from current Official Plan

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

Appendix "C"

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 as it relates to the London Psychiatric Hospital Lands Secondary Plan.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 May 31, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

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

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To establish a new paragraph to the end of Section 20.4.1.2 (Introduction – Purpose and Use) of the London Psychiatric Hospital Lands Secondary Plan to explain why the policies of the Official Plan for the City of London (1989) have been added to the London Psychiatric Hospital Lands Secondary Plan.
2. To establish a new appendix Section 20.4.8, (Official Plan Extracts – Policies) of the London Psychiatric Hospital Lands Secondary Plan for the City of London to add the required policies of the Official Plan for the City of London (1989) to the London Psychiatric Hospital Lands Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 840 and 850 Highbury Avenue North and 1414 and 1340 Dundas Street, and lands without municipal address east of 850 Highbury Avenue North and bounded by the Canadian Pacific and Canadian National Railways, in the City of London.

C. BASIS OF THE AMENDMENT

The amendment was undertaken to ensure that the policy context is available after the Official Plan (1989) is no longer be in force and effect upon the adoption of the new Official Plan (The London Plan). Currently, the London Psychiatric Hospital Lands Secondary Plan contains policy references to the 1989 Official Plan that are required to understand, interpret and implement the Secondary Plan. To assist in the understanding, interpretation and implementation of this Secondary Plan, relevant policies from the 1989 Official Plan have been attached to the Secondary Plan.

D. THE AMENDMENT

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

1. Section 20.4.1.2 (Introduction – Purpose and Use) of the London Psychiatric Hospital Lands Secondary Plan for the City of London is amended by adding the following paragraph to the end of the section:

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. Section 20.4 of the London Psychiatric Hospital Lands Secondary Plan for the City of London is amended by inserting the following new section to the London Psychiatric Hospital Lands Secondary Plan following Section 20.4.7 Official Plan Extracts:

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

20.4.8 Official Plan Extracts – Policies

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

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

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)

3.3. 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.

3.4. Multi-Family, High Density Residential

3.4.3. Scale of Development

Criteria for Increasing Density

- (b) the development shall include provision for unique attribute 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.

5.3. Office/ Residential Areas

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

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)

Agenda Item # Page #

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

Appendix "D"

Proposed Amendments to London Psychiatric Hospital 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.



79 Official Plan Extracts - Policies

20.4.8

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)

3.3. 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.

3.4. Multi-Family, High Density Residential

3.4.3. Scale of Development

Criteria for Increasing Density

- (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 a 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.

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

Appendix "E"

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 as it relates to the Southwest Area Secondary Plan.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 May 31, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

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

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To establish a paragraph to the end of Section 20.5.1.2 (Introduction – Purpose and Use) of the Southwest Area Secondary Plan for the City of London to explain why the policies of the Official Plan for the City of London (1989) have been added to the Southwest Area Secondary Plan.
2. To establish a new Appendix 4 Official Plan Extracts – Policies to Section 20.5.17 (Appendices – Supplementary Information) to add the required policies of the Official Plan for the City of London (1989) to the Southwest Area Secondary Plan.
3. To establish an extract of Schedule “B-2”, Natural Resources and Natural Hazards, of the Official Plan for the City of London to Appendix 1 (Official Plan Extracts) of the Southwest Area Secondary Plan to add the required schedule of the Official Plan for the City of London (1989) to the Southwest Area Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located in the southwest quadrant of the City, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road, and the Urban Growth Boundary, as amended above, in the City of London

C. BASIS OF THE AMENDMENT

The amendment was undertaken to ensure that the policy context is available after the Official Plan (1989) is no longer be in force and effect upon the adoption of the new Official Plan (The London Plan). Currently, the London Psychiatric Hospital Lands Secondary Plan contains policy references to the 1989 Official Plan that are required to understand, interpret and implement the Secondary Plan. To assist in the understanding, interpretation and implementation of this Secondary Plan, relevant policies from the 1989 Official Plan have been attached to the Secondary Plan.

D. THE AMENDMENT

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

1. Section 20.5.1.2 (Introduction – Purpose and Use) of the London Psychiatric Hospital Lands Secondary Plan for the City of London is amended by adding the following paragraph to the end of the section:

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

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

this Secondary Plan.

2. Section 20.5.17 (Appendices – Supplemental Information) of the Southwest Area Secondary Plan for the City of London is amended by inserting the following new appendix to the Southwest Area Secondary Plan following Appendix 3:

Appendix 4 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 Official Plan (1989), all references shall be in accordance with the roads hierarchy of the Mobility policies and Map 3 of the 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 now 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,

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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 Table 15-1 Areas Subject to Environmental Impact Study Requirements of the Official Plan (1989) is referenced in the Southwest Area Secondary Plan, the table is now found in Table 15 – Areas Requiring Environmental Study of the Official Plan (The London Plan).
- xiv. 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)
- xv. 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).
- xvi. 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).
- xvii. 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).
- xviii. 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).
- xix. 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).
- xx. 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).

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- xxi. 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).
- xxii. 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 Tools policies of the Official Plan (The London Plan).
- xxiii. 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).
- xxiv. 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).
- xxv. 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)

3.2. 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

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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)

3.3. 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

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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

- ii) 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 development 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.

3.4. Multi-Family, High Density Residential

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.

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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.
(Clause vii) added by OPA 438 Dec. 17/09)

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.

Municipal Services

- ii) Adequate municipal services can be provided to meet the needs of

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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.
(Clause v) added by OPA 438 Dec. 17/09)

3.4.3. Scale of Development

Criteria for Increasing Density

- (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.

Density Bonusing

- iv) Council, under the provisions of policy 19.4.4. and the Zoning By-law, may allow an increase in the density above the limit otherwise permitted by the Zoning By-law in return for the provision of certain public facilities, amenities or design features. The maximum cumulative bonus that may be permitted without a zoning by-law amendment (as-of-right) on any site shall not exceed 25% of the density otherwise permitted by the Zoning By-law. Bonusing on individual sites may exceed 25% of the density otherwise permitted, where Council approves site specific bonus regulations in the Zoning By-law. In these instances, the owner of the subject land shall enter into an agreement with the City, to be registered against the title to the land.
(Clause iv) amended by OPA 438 Dec. 17/09)

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

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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.

3.6. 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.
(Sub-clause (a) amended by OPA No. 146 – approved 99/02/19)

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.

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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 Bylaw, and will be at a scale which is compatible with surrounding land uses.
 - (a) Convenience commercial centres or stand-alone uses should not exceed 1,000 square metres (10,764 square feet) of gross leasable area.
 - (b) 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 freestanding uses that should be located in other commercial designations.
(Clause V) amended by OPA No. 146 - approved 99/02/19)

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:
 - (19) 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. Office Conversions

Definition of Office Conversions

- i) For the purposes 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:

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- (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.

Permission for Office Use

- vi) Where office conversions are permitted in Residential designations through the provisions of the Plan, the permission for office use shall be retained only as long as the life of the building, and shall not be used as the basis for a redesignation or rezoning of the property for office use.

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.

4.3.6. 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.

4.4.1. Main Street Commercial Corridor

4.4.1.4. Permitted Uses

Permitted uses in Main Street Commercial Corridors include small-scale retail

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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.

4.4.2. 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. (self-storage outlets added by OPA 558)

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.

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

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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.

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

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)

5.2. 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.

5.3. 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)

6.2. Regional and Community Facilities

6.2.2. Permitted Uses

Regional and Community Facilities designations shall be developed for

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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 Bylaw.

10. Policies for Specific Areas

10.1.3. Specific Areas

North Longwoods Community

- c) 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

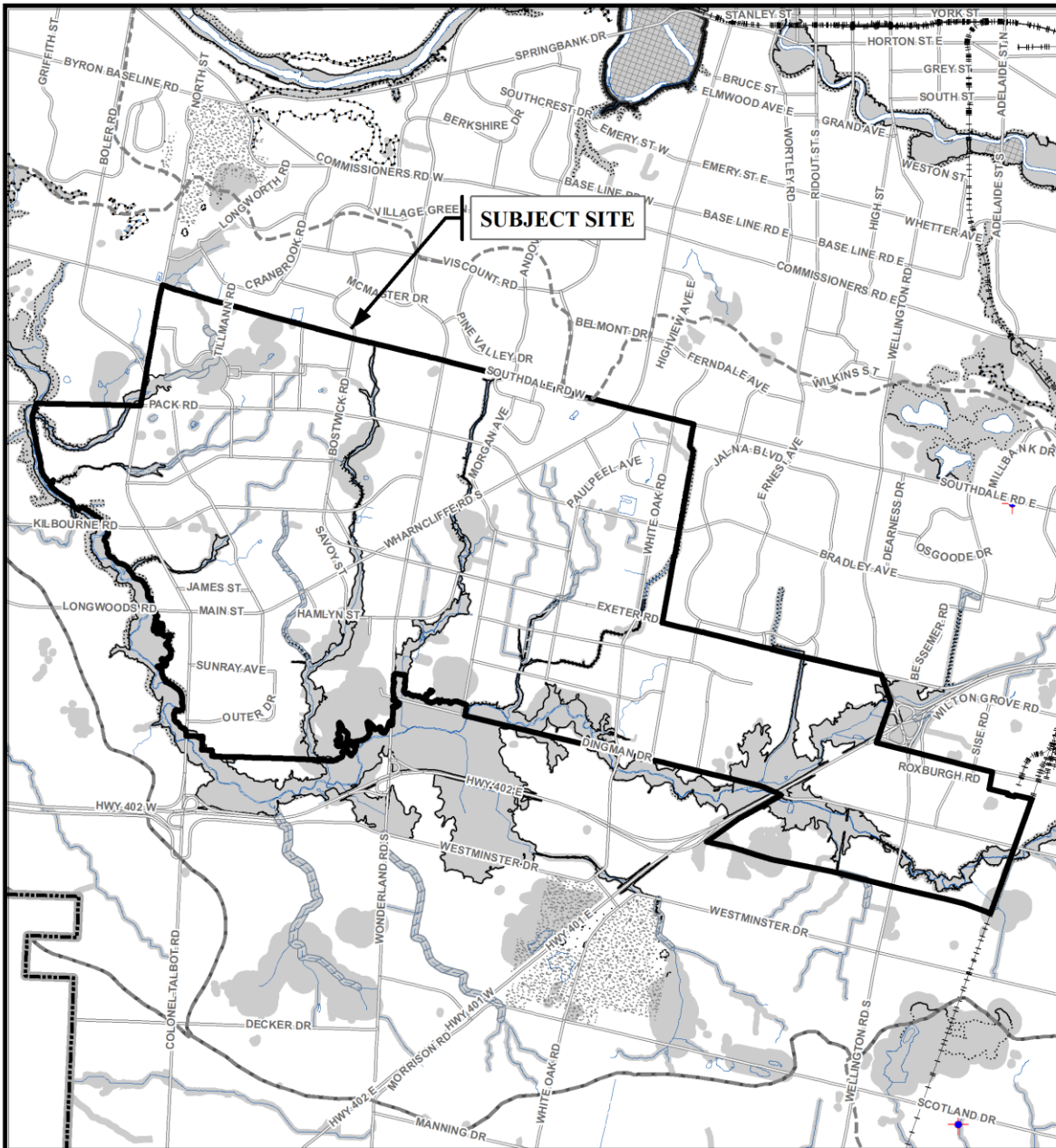
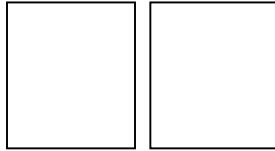
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Planner: M. Johnson

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)

3. Section 20.5.17 (Appendices – Supplemental Information) of the Southwest Area Secondary Plan for the City of London is amended by deleting Appendix 2 Woodland Table.
4. Appendix 3 of the Southwest Area Secondary Plan for the City of London is amended by renumbering it Appendix 2.
5. Appendix 4 of the Southwest Area Secondary Plan for the City of London is amended by renumbering it Appendix 3.
6. Appendix 1 (Official Plan Extracts) of the Southwest Area Secondary Plan is amended by adding an extract of Schedule “B-2”, Natural Resources and Natural Hazards, of the Official Plan for the City of London.



<p>NATURAL RESOURCES</p> <ul style="list-style-type: none"> Aggregate Resource Areas Extractive Industrial Emergency Municipal Water Wells <p>Base Map Features</p> <ul style="list-style-type: none"> Railways Water Courses/Ponds Streets (refer to Schedule "C") Conservation Authority Boundary Subwatershed Boundary Potential Special Policy Areas Special Policy Area 	<p>NATURAL HAZARDS</p> <ul style="list-style-type: none"> Regulatory Flood Line <i>NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.</i> <i>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</i> Riverine Erosion Hazard Limit For Confined Systems Riverine Erosion Hazard Limit For Unconfined Systems Steep Slopes Outside of the Riverine Erosion Hazard Limit Abandoned Oil/Gas Wells Conservation Authority Regulation Limit 	
<p align="center">CITY OF LONDON Department of Planning and Development OFFICIAL PLAN SCHEDULE B2 NATURAL RESOURCES AND NATURAL HAZARDS <small>PREPARED BY: Graphics and Information Services</small></p>	<p align="center"> Scale 1:30,000 0 250 500 1,000 1,500 2,000 2,500 Meters </p>	<p>FILE NUMBER: O-8370 PLANNER: MJ TECHNICIAN: MB DATE: 2016/04/20</p>

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Planner: M. Johnson

Appendix "F"

Proposed Amendments to Southwest Area Secondary Plan

Introduction

20.5.1.1 Introduction

The Southwest Area Secondary Plan applies to lands in the southwest part of the City of London, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road and the Urban Growth Boundary identified on Schedule “A” of the Official Plan. Comprising approximately 2,700 hectares of land, this Secondary Plan is the result of a City-led process intended to guide the long-term management and approval of growth in one of the city’s last and largest reserves of land, where a significant portion of growth will be absorbed over the next 50+ years. The Plan was developed through a comprehensive public and agency consultation process, current policy direction, and an analysis of opportunities and constraints.

20.5.1.2 Purpose and Use of the Plan

The purpose of the Secondary Plan is to establish a vision, principles and policies for the development of the Southwest Planning Area as a vibrant community in the city which incorporates a significant gateway into the city, elements of mixed-use development, an increased range and density of residential built form, sustainability, preservation of significant cultural heritage resources, walkability and high quality urban design.

This Secondary Plan provides a greater level of detail than the general policies in the City Official Plan. The Southwest Area Secondary Plan is organized around identified Neighbourhoods. In addition to general and implementation policies related to future development, specific Southwest Planning Area-based land use designations and policies are defined for each Neighbourhood in Parts 20.5.6 through 20.5.15. The Secondary Plan serves as a basis for basis for the review of planning applications which will be used in conjunction with the other policies of the Official Plan. While this Plan contains cross-references to other part of the Plan for convenience purposes, the Plan is to be read and applied in its entirety.

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 unless

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



Appendix 4

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 Official Plan (1989), all references shall be in accordance with the roads hierarchy of the Mobility policies and Map 3 of the 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 now 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 Table 15-1 Areas Subject to Environmental Impact Study Requirements of the Official Plan (1989) is referenced in the Southwest Area Secondary Plan, the table is now found in Table 15 – Areas Requiring Environmental Study of the Official Plan (The London Plan).
- xiv. 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).
- xv. 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).
- xvi. 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).
- xvii. 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).
- xviii. 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).

- xix. 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).
- xx. 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).
- xxi. 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).
- xxii. 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 Tools policies of the Official Plan (The London Plan).
- xxiii. 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).
- xxiv. 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).
- xxv. 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)

3.2. 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)

3.3. 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

- ii) 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.

3.4. Multi-Family, High Density Residential

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.
(Clause vii) added by OPA 438 Dec. 17/09)

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.

Municipal Services

- ii) 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.
(Clause v) added by OPA 438 Dec. 17/09)

3.4.3. Scale of Development

Criteria for Increasing Density

- (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.

Density Bonusing

- iv) Council, under the provisions of policy 19.4.4. and the Zoning By-law, may allow an increase in the density above the limit otherwise permitted by the Zoning By-law in return for the provision of certain public facilities, amenities or design features. The maximum cumulative bonus that may be permitted without a zoning by-law amendment (as-of-right) on any site shall not exceed 25% of the density otherwise permitted by the Zoning By-law. Bonusing on individual sites may exceed 25% of the density otherwise permitted, where Council approves site specific bonus regulations in the Zoning By-law. In these instances, the owner of the subject land shall enter into an agreement with the City, to be registered against the title to the land.
(Clause iv) amended by OPA 438 Dec. 17/09)

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.

3.6. 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.
(Sub-clause (a) amended by OPA No. 146 – approved 99/02/19)

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.
 - (a) Convenience commercial centres or stand-alone uses should not exceed 1,000 square metres (10,764 square feet) of gross leasable area.
 - (b) 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.
(Clause V) amended by OPA No. 146 - approved 99/02/19)

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:

- (19) 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. Office Conversions

Definition of Office Conversions

- i) For the purposes 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.

Permission for Office Use

- vi) Where office conversions are permitted in Residential designations through the provisions of the Plan, the permission for office use shall be retained only as long as the life of the building, and shall not be used as the basis for a redesignation or rezoning of the property for office use.

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.

4.3.6. 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.

4.4.1. 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.

4.4.2. 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.
(self-storage outlets added by OPA 558)

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.

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.

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

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)

5.2. 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.

5.3. 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)

6.2. 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.

10. Policies for Specific Areas

10.1.3. 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)