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**File: OZ-8610
J. Adema**

Appendix 'A'

Official Plan Amendment

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, relating to policies for Near-Campus Neighbourhoods.

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 July 26, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – July 26, 2016
Second Reading – July 26, 2016
Third Reading – July 26, 2016

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File: OZ-8610
J. Adema

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to update the vision, add to the land use planning goals, and change the boundary for Near-Campus Neighbourhoods. These changes will result in a vision statement that is clearer and more succinct, to more effectively communicate the community’s vision for these important neighbourhoods. The purpose of the revised boundary is to more accurately reflect neighbourhoods whose planned function has been affected, or has the potential to be affected by their proximity to Western University (and its affiliated colleges) or Fanshawe College.

B. LOCATION OF THE AMENDMENT

This amendment applies to lands located within the Near-Campus Neighbourhoods Area, as shown on Figure 3-1 in the Official Plan, which is amended by this by-law as shown in Schedule A1.

C. BASIS OF THE AMENDMENT

As a result of a review of the Great Near-Campus Neighbourhoods Strategy it was determined that no major changes to the intent or effect of the policies for Near-Campus Neighbourhoods should be considered at this time, but that these minor changes to clarify the vision and reduce the boundary are appropriate to achieve the vision.

D. THE AMENDMENT

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

- 1) Policy 3.5.19.2 is deleted in its entirety and is replaced with the following policy:

Near-Campus Neighbourhoods are extremely valuable city neighbourhoods. They provide places to live for residents who enjoy the neighbourhoods’ unique attributes. These desirable neighbourhoods offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to the employment, culture, and entertainment resources that their neighbouring educational institutions offer.

Near-Campus Neighbourhoods will be planned to enhance their livability, diversity, vibrancy, culture, sense of place, and quality of housing options for all residents.

- 2) Policy 3.5.19.4 is amended by adding the following item to the list following item xii):

xiii) Ensure that intensification can provide for reasonable uses and activities, while not interfering with the reasonable quiet enjoyment of other nearby properties.

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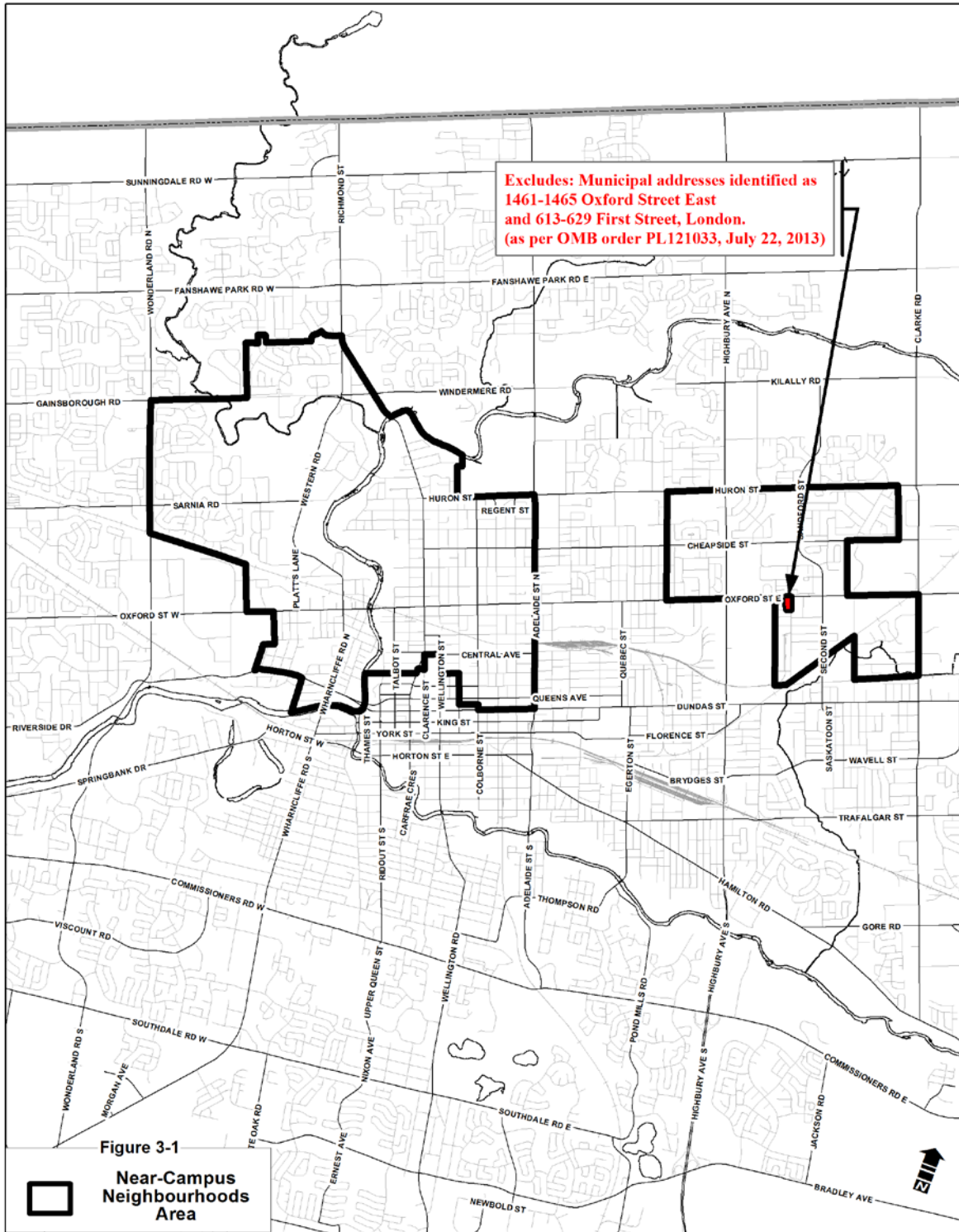
- 3) Figure 3-1 is deleted in its entirety and replaced with the new figure 3-1 in Schedule 'A1'.

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Schedule 'A1'

Revised Official Plan Figure 3-1

Figure 1



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Appendix 'B'

Zoning By-law Amendment

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

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

A by-law to amend By-law No. Z.-1 to Amend Figure 4.36 to reflect the updated boundary for Near-Campus Neighbourhoods.

WHEREAS the Corporation of the City of London has applied to amend the Zoning By-law,

AND WHEREAS upon approval of Official Plan Amendment (number to be inserted by Clerk's Office), this amendment will conform to the Official Plan,

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

1. Figure 4.36 is deleted in its entirety and replaced with the revised figure in Schedule 'B1'

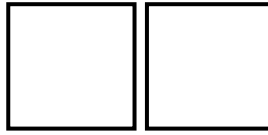
This by-law shall come into effect in accordance with subsection 17(38) of the Planning Act, R.S.O. 1990, c.P.13.

PASSED in Open Council on July 26, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

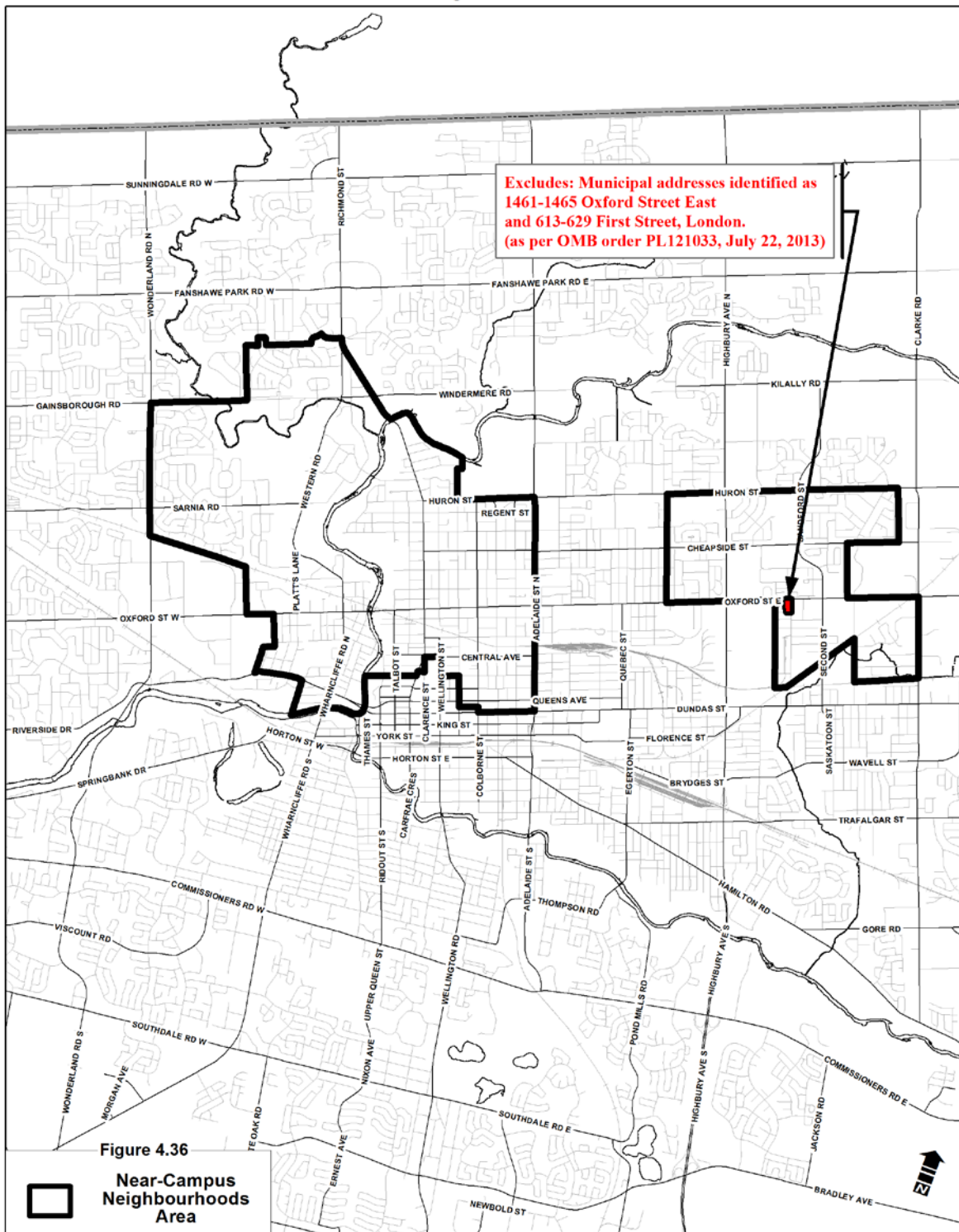
First Reading – July 26, 2016
Second Reading – July 26, 2016
Third Reading – July 26, 2016



Schedule 'B1'

Revised Zoning by-law Figure 4.36

Schedule "A"
Figure 4.36



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Appendix 'C'

Amendment to *The London Plan*

A. Purpose of this Amendment

The purpose of this Amendment is to revise the policies for Near-Campus Neighbourhoods and the Near-Campus Neighbourhoods area on Map 7 within *The London Plan*.

B. Location of This Amendment

This amendment applies to lands within the Near-Campus Neighbourhoods area, as amended.

C. Basis of the Amendment

This Amendment is being recommended as a result of the Great Near-Campus Neighbourhoods Strategy review. It does not include any changes to the intent or planning approach in the Near-Campus Neighbourhoods policies but includes changes that reflect an Amendment to the 1989 Official Plan and revise some wording and format of the policies to fit better within *The London Plan's* format and policy structure.

D. The Amendment

The London Plan is hereby amended as follows:

1. Policies for Near Campus Neighbourhoods (policies 962 to 983) are deleted in their entirety and replaced with the policies include in Schedule 'C1'
2. Map 7 – Specific Policy Areas is amended by deleting the Near-Campus Neighbourhoods Area and replacing it with the area indicated on Schedule 'C2'

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Schedule 'C1'

Policies for Near-Campus Neighbourhoods in *The London Plan*

NEAR-CAMPUS NEIGHBOURHOODS

> DEFINITION

1_ The following policies apply to lands within Near-Campus Neighbourhoods as identified on Map 7 – Specific Policy Areas. These neighbourhoods are located within proximity to Western University and Fanshawe College. These policies will augment the applicable place type policies and the Our Tools part of this Plan.

> VISION FOR NEAR-CAMPUS NEIGHBOURHOODS

2_ Near-Campus Neighbourhoods are extremely valuable city neighbourhoods. They provide places to live to a diverse group of residents who enjoy these neighbourhoods' unique attributes. These desirable neighbourhoods offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to the employment, culture, and entertainment resources that their neighbouring educational institutions offer.

The vision for Near-Campus Neighbourhoods is to enhance their livability, diversity, vibrancy, culture, sense of place, and quality of housing options for all residents.

> PLANNING GOALS FOR NEAR-CAMPUS NEIGHBOURHOODS

3_ The following planning goals will be pursued in Near-Campus Neighbourhoods in an effort to support the Vision for Near-Campus Neighbourhoods. All planning and development applications will be reviewed to evaluate the degree to which they meet these goals:

1. Plan for residential intensification in a proactive, coordinated and comprehensive fashion, utilizing secondary plans and master plans where appropriate.
2. Identify strategic locations where residential intensification is appropriate within Near-Campus Neighbourhoods and zone these opportunities accordingly; use strong transit connections to link these residential intensification opportunities to campuses.
3. Do not allow for incremental changes in use, density, intensity, and lot size that zoning amendments, minor variances and consents to sever are cumulatively leading to undesirable changes in the character and amenity of streetscapes and neighbourhoods.
4. Encourage appropriate forms of intensification that support the vision for Near-Campus Neighbourhoods and discourage forms of intensification that may undermine the long-term vision for Near-Campus Neighbourhoods.
5. In the pursuit of balanced neighbourhoods, recognize areas that have already absorbed significant amounts of residential intensification and residential intensity and direct proposals for additional intensification away from such areas.
6. Encourage a balanced mix of residential structure types at the appropriate locations while preserving stable residential areas.
7. With the exception of secondary suites, encourage residential intensification in mid-rise and high-rise forms of development and discourage a concentration of residential intensification and residential intensity in low-rise forms of housing.
8. Direct residential intensification to significant transportation nodes and corridors and away from the interior of neighbourhoods, excepting secondary dwelling

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units.

9. Utilize zoning and other planning tools to allow for residential intensification and residential intensity which is appropriate in form, size, scale, mass, density, and intensity.
10. Ensure that residential intensification projects incorporate urban design qualities that enhance streetscapes, complement adjacent properties, and contribute to the character and functional and aesthetic quality of the neighbourhood.
11. Conserve heritage resources in ways that contribute to the identity of streetscapes and neighbourhoods, in compliance with the Cultural Heritage chapter of this Plan.
12. Encourage affordable housing opportunities.
13. Ensure intensification is located and designed to respect the residential amenity of nearby properties.

> DEFINITION OF RESIDENTIAL INTENSITY

4_ Residential intensification is defined within the Neighbourhoods Place Type policies of this Plan, and in general refers to an increase in the number of dwelling units on a site. Residential intensity is different than intensification as it refers to the increase in the usability of an existing dwelling, building, or site to accommodate additional occupancy. It includes, but is not limited to, building construction or additions, increasing the number of bedrooms in a building, and expanding parking areas, but does not include the development of a property, site, or area at a higher density than currently exists.

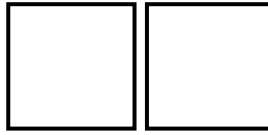
> INTENSIFICATION AND INCREASES IN RESIDENTIAL INTENSITY IN NEAR-CAMPUS NEIGHBOURHOODS

5_ Near-Campus Neighbourhoods have been planned with substantial opportunities for intensification. Most intensification in Near-Campus Neighbourhoods will be directed to place types that are intended to allow for mid-rise and high-rise residential development. These include the Transit Village, Rapid Transit Corridor, Urban Corridor, and Shopping Area Place Types. Intensification may also occur in some locations within the Neighbourhoods Place Type where it is permitted in Tables 10 to 12 and meets the Near-Campus Neighbourhoods policies of this Plan. Intensification is also permitted on lands that are within the High Density Residential Overlay (from 1989 Official Plan).

> INTENSIFICATION AND INCREASES IN RESIDENTIAL INTENSITY IN THE NEIGHBOURHOODS PLACE TYPE WITHIN NEAR-CAMPUS NEIGHBOURHOODS

6_ Residential intensification or an increase in residential intensity, as defined in these policies, may be permitted in the Neighbourhoods Place Type within Near-Campus Neighbourhoods only where it has been demonstrated that all of the criteria listed below have been met.

1. The proposed development is in conformity with the vision and planning goals for Near-Campus Neighbourhoods.
2. The proposed development is consistent with Tables 10 to 12 in the Neighbourhoods Place Type.
3. The development conforms to the Residential Intensification policies of this Plan, where those policies do not conflict with Near-Campus Neighbourhoods Policies.
4. The development conforms to any relevant Specific Policies of this chapter.
5. The development provides for an adequate amenity area that is appropriately shaped, configured, and located.



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6. Mitigation measures are incorporated into the proposed building(s) and site design which ensure that the amenity of surrounding residential land uses is not negatively impacted.
7. Significant heritage resources are protected and conserved where appropriate and necessary according to the Cultural Heritage policies of this Plan.
8. The proposal establishes a positive and appropriate example for similar locations within the Near-Campus Neighbourhoods areas.

7_ For lands in the Neighbourhoods Place Type that are located within Near-Campus Neighbourhoods, the following forms of intensification and increased residential intensity will not be permitted:

1. Development proposals that are inconsistent with the uses and intensity shown in tables 10 to 12 of this Plan.
2. Developments within neighbourhoods that have already absorbed significant amounts of residential intensification and/or residential intensity and are experiencing cumulative impacts that undermine the vision and planning goals for Near-Campus Neighbourhoods.
3. Residential intensity that is too great for the structure type that is proposed.
4. Proposed lots and buildings requiring multiple variances that, cumulatively, are not in keeping with the spirit and intent of the zoning that has been applied.
5. Inadequately sized lots that do not reasonably accommodate the use, intensity or form of the proposed use due to such issues as:
 - a) A lack of on-site amenity area.
 - b) Inadequate parking areas to accommodate the expected level of residential intensity.
 - c) Excessive proportions of the site devoted to parking areas and driveways.
6. Built forms that are not consistent in scale and character with the neighbourhood, streetscape and surrounding buildings.
7. Developments that continue an ad-hoc and incremental trend toward residential intensification within a given street, block, or neighbourhood, rather than a proactive, coordinated, and planned approach toward residential intensification.
8. Converted Dwellings that do not reasonably accommodate the increased intensity of the proposed use due to issues such as:
 - a) A lack of on-site amenity area.
 - b) Inadequate parking areas to meet required number of spaces.
 - c) Relationship to adjacent residential properties that is not consistent with the prevailing neighbourhood form or character.

8_ Zoning Regulations will be utilized in the Neighbourhoods Place Type within Near-Campus Neighbourhoods to encourage appropriate residential intensification and intensity that is consistent with the vision, goals, and other policies for Near-Campus Neighbourhoods. Such regulations may include floor area ratios, maximum gross floor area, maximum number of bedrooms per unit by structure type, maximum parking area coverage, minimum landscaped and open space areas, and other regulations as determined by the City.

> CONSENTS TO SEVER IN NEAR-CAMPUS NEIGHBOURHOODS

9_ In the review of applications for consents to sever, it will be recognized that in some



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Near-Campus Neighbourhoods, Council has established specific zoning regulations that are not intended to support a continuation of the prevailing lot fabric that has been established over time. In these cases, Council has recognized that the area has already absorbed significant residential intensification or residential intensity and has established a zone that is intended to curtail lot creation below an estimated minimum lot size. This minimum lot size may be larger than the prevailing lot fabric in the area. In Near-Campus Neighbourhoods, applications for consents to sever will be evaluated based on the following:

1. The consent will not undermine the intent of the *Zoning By-law* where Council has applied a zone that is intended to establish a new standard for lot sizes in the neighbourhood, which may be larger than the prevailing lot fabric that has been established over time in that neighbourhood.
2. The conveyed and retained parcels will be required to function independently without the use of easements or shared facilities such as, but not limited to, mutual driveways or parking areas.
3. The consent will be consistent with, or assist with the implementation of, the vision and planning goals for Near-Campus Neighbourhoods.
4. The proposed consent is consistent with the Lot Creation policies of the Neighbourhoods Place Type.

> MINOR VARIANCES IN NEAR-CAMPUS NEIGHBOURHOODS

10_ The *Planning Act* identifies four tests when determining the appropriateness of a request for a minor variance. One of these four tests is whether the general intent and purpose of the official plan is maintained. The following policies are intended to provide guidance for minor variance applications in Near-Campus Neighbourhoods as part of the consideration of this test.

11_ The following criteria will be considered for minor variance applications in Near-Campus Neighbourhoods:

1. The requested variance(s) will not undermine the intent of the *Zoning By-law* where Council has applied a zone that established additional regulations or a new standard in the neighbourhood that may be different than that of the prevailing development in the area.
2. The requested variance(s) will not lead to intensification that is not consistent with the policies for intensification and intensity in Near-Campus Neighbourhoods.
3. The requested variance(s) will not result in an increase in residential intensity where the proposed new development, expanded development, or modified development can reasonably meet the regulations of the *Zoning By-law* through a reconfiguration of the development proposal.
4. Where a street, block, or neighbourhood in the Neighbourhoods Place Type has already absorbed substantial residential intensification, a minor variance to accommodate a proposed consent to sever will be discouraged.
5. Site-specific minor variance applications to accommodate an increase in residential intensity on lands that are not unique within their context and do not have any special attributes which would warrant a site-specific minor variance will not be supported.
6. Minor variances to permit front yard parking will be discouraged where the proposed new development, expanded development or modification to an existing development eliminates existing parking that is in a location which conforms to the *Zoning By-law*.

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> CAMPUS LANDS ADJACENT TO THE COMMUNITY

12_ At appropriate locations on the periphery of campus lands, where these lands are adjacent to Near-Campus Neighbourhoods, the University and Colleges will be encouraged to develop parks, urban parks, plazas, squares, forecourts, and other gathering areas where members of the community and the educational institutions can congregate and interact.

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Schedule 'C2'

***Near-Campus Neighbourhoods Area
to be included on Map 7 – Specific Policy Areas***

