

Bill No. 404  
2011

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

A by-law to amend the Official Plan for the City of London, 1989 relating 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.

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

1. Amendment No. 510 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 October 3, 2011.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 3, 2011  
Second Reading – October 3, 2011  
Third Reading – October 3, 2011

**AMENDMENT NO. 510**  
**to the**  
**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To add “London Psychiatric Hospital Secondary Plan” to the list of Adopted Secondary Plans, in Section 20.2 i) of the Official Plan for the City of London;
2. To add Section 20.4 – London Psychiatric Hospital Secondary Plan to Chapter 20 – Secondary Plans, of the Official Plan for the City of London;
3. To change the designation of certain lands within the London Psychiatric Lands Planning Area described herein from the “Regional Facility” and “Light Industrial” designations, to the “Multi-family, High Density Residential”, “Multi-family, Medium Density Residential”, “Office Residential”, “Regional Facility” and “Open Space” designations on Schedule A – Land Use, to the Official Plan for the City of London;
4. To add the delineation of an “Unevaluated Wetland” to Schedule B1 – Natural Heritage Features, to the Official Plan for the City of London;
5. To add the new collector road network within the London Psychiatric Hospital Secondary Plan to Schedule C – Transportation Corridors, to the Official Plan for the City of London; and,
6. To add the naming and delineation of the “London Psychiatric Hospital” to Schedule D – Planning Areas, to the Official Plan for the City of London.

**B. LOCATION OF THIS AMENDMENT**

1. 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 preparation of the London Psychiatric Hospital Secondary Plan was undertaken on the basis of the Community Plan Process Guidelines adopted by Council and Official Plan Amendment No. 501, adopted by Council on May 30, 2011, which permits the completion of Secondary Plans that can be adopted as part of the Official Plan. Infrastructure Ontario (formerly the Ontario Realty Corporation) was responsible for carrying out the necessary background studies, undertaking public consultation through community meetings, and satisfying certain planning requirements and criteria as set out in the Terms of Reference adopted by Council. The background studies, community and agency input, options and proposed policies were, in turn, reviewed and assessed by municipal staff in the context of the *Provincial Policy Statement* and the *City of London Official Plan*, and used in the finalization of the Secondary Plan. The results of a Stormwater Management Class Environmental Assessment, which was integrated with the Secondary Plan process under the provisions of the *Environmental Assessment Act* and in accordance with the *Municipal Class Environmental Assessment* document, are incorporated into the Secondary Plan. The background work also forms the basis and rationale for amendments to Official Plan Schedules “A”, “B1”, “C” and “D” to address land use changes, identify significant environmental features, specify a collector road system for the planning area, and delineate the secondary planning area.

The Secondary Plan, in conjunction with the rest of the Official Plan, will be used in the consideration of all development applications including subdivisions, condominiums, Official Plan amendments, Zoning by-law amendments, site plans, consents and minor variances within the Planning Area. The Plan consists of text that creates new Official Plan designations and special policies related to those designations and general development matters; and schedules that delineate land use designations and address issues related to building height, street network and hierarchy, pedestrian and cycling network, the cultural heritage framework, urban design priorities, noise and vibration impacts related to adjacent industry, and the preferred stormwater management servicing solution.

D. THE AMENDMENT

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

1. The following is added to Subsection 20.2 i) – List of Adopted Secondary Plans, of the Official Plan for the City of London:

London Psychiatric Hospital Secondary Plan

2. Chapter 20 – Secondary Plans, of the Official Plan for the City of London is amended by adding a new section, 20.4 London Psychiatric Hospital Secondary Plan, attached hereto as Schedule 5;
3. Schedule “A” – Land Use, to the Official Plan for the City of London is amended by changing the designation of those 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 from “Regional Facility” and “Light Industrial”, to “Multi-family, Medium Density Residential”, “Multi-family, High Density Residential”, “Office Residential”, “Regional Facility” and “Open Space”, as indicated on “Schedule 1” attached hereto;
4. Schedule “B1” – Natural Heritage Features, to the Official Plan for the City of London is amended by delineating an “Unevaluated Wetland”, as indicated on “Schedule 2” attached hereto;
5. Schedule “C” – Transportation Corridors, to the Official Plan for the City of London is amended by adding a new collector road system, as indicated on “Schedule 3” attached hereto; and,
6. Schedule “D” – Planning Areas, to the Official Plan for the City of London is amended by adding “Secondary Plans” to the legend, changing “Planning Area Name” in the legend to “Planning Area\Secondary Plan Name” and delineating the “London Psychiatric Hospital”, as indicated on “Schedule 4” attached hereto.