

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: The Corporation of the City of London
391 South Street
Public Participation Meeting on: August 13, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of the Corporation of the City of London relating to the property located at 391 South Street, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 28, 2018 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a holding Residential R7/ Residential R9/ Regional Facility (h-5*R7*D150*H30/R9-7*H30/RF) Zone **TO** a holding Residential R8 Special Provision Bonus (h-__*R8-4(__)*B-__) Zone; and a holding Residential R9 Special Provision Bonus (h-__*R9-3(__)*H30*B-__) Zone.

The (B-__) Bonus Zone shall be implemented through one or more agreements to provide for an apartment building height maximum of 23 storeys or 80m (262 ft) with an increased density of up to 705 units per hectare in return for the provision of the following facilities, services, and matters:

- 1) A high quality development which substantively implements the site plan and renderings as attached as Schedule "1" to the amending by-law, with minor revisions except where described in more detail below;

Lower Podium

- i) Ensure that brick is the primary material used to clad the lower podium portion of the building;
- ii) Ensure ground floor units facing the Riverfront Promenade and South Street include individually accessible and externally lockable front door entrances;
- iii) Ensure ground floor units provide walkways that lead to: a City sidewalk, the courtyard, the River Promenade, and the mid-block connection;
- iv) Provide for elevated ground floor patios where possible, in order to provide for privacy and increase the livability of the ground floor units;
- v) Ensure the principle entrances into the apartment buildings are prominent and easily identifiable by: introducing a break in the rhythm of massing, including a high level of clear glazing, or through the incorporation of canopies;
- vi) Ensure high quality design of the south elevation with individual unit entrances and private amenity courtyard spaces oriented to the Riverfront Promenade, and avoid blank walls to provide a positive edge with active uses facing the promenade;
- vii) Provide a green roof treatment and/or amenity space on top of the lower podium roof;
- viii) Provision of all above-ground structured parking within the building entirely screened by active uses;

Courtyard

- i) Ensure that the Colborne Building is appropriately integrated with the proposed courtyard by including entrances, patios, and active ground floor uses;
- ii) Utilize similar materials, treatments and patterns (ie- paving, aerial string lights between new building and Colborne Building, etc) as the

- proposed SoHo Heritage Square to the north in the design of the proposed courtyard;
- iii) maintain the vista to the Children's War Memorial Hospital Building from the courtyard, by relocating any artifacts such as the nurse's residence arch from the north of the courtyard to elsewhere in the courtyard

Upper Podium

- i) Incorporating brick is encouraged on the mid-rise (eight storey) portions of the building;
- ii) Ensure that the material and colour palette provides for a cohesive design between all elements of the development including the lower podium, towers, top of towers, and the Colborne Building

Tower

- i) Provision of slender point towers with floor plates less than 800m²,
- ii) Ensure the design of the top of the towers provides interest to the skyline and is well integrated with the design language of the overall development
- iii) Offsetting heights of 19 storeys on the north tower and 23 storeys on the south tower.

- 2) Conservation, retention and adaptive re-use of the existing heritage designated Colborne Building;
- 3) Provision of a publicly accessible open space courtyard which substantively implements the concept landscape plan attached as Schedule "2" to the amending by-law, which features:
 - i) A publicly accessible connection over private lands from the SoHo Civic Space to the Riverfront Promenade;
 - ii) Enhanced landscaping with the use of trees, shrubs, and various raised planting features;
 - iii) Decorative paving reminiscent of the former Hospital uses;
 - iv) Provision of publicly accessible seating areas;
 - v) Provision of publicly accessible art pieces in accordance with the Public Art policies in section 20.6.3.3 of the Old Victoria Hospital Lands Secondary Plan through the installation of hospital artifacts.
- 4) Provision of two levels of underground parking;

Executive Summary

Summary of Request

The requested amendment would facilitate the first redevelopment phase of the Old Victoria Hospital Lands through the retention and adaptive reuse of the existing Colborne Building and provision of a new residential apartment development.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended zoning is to implement the secondary plan on the first development phase of the Old Victoria Hospital Lands. The zoning will allow for the uses, intensity of uses and built form that is envisioned by the secondary plan on a site-specific development. The proposed development will implement the adaptive reuse of the Colborne Building for approximately 20 residential units at the corner of South Street and Colborne Street and a new mixed use development with 2 apartment buildings with heights of 19 and 23 storeys with an upper 8 storey podium, and lower 3 storey podium with up to 620 residential units.

Rationale of Recommended Action

- 1. The recommended amendment is consistent with the Provincial Policy Statement (PPS), 2014, which promotes intensification, redevelopment and a compact form in

strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents;

2. The adaptive reuse of the existing Colborne Building is consistent with the Provincial Policy Statement, as it encourages a sense of place and preserves important built heritage.
3. The recommended amendment conforms to the Old Victoria Hospital Secondary Plan and facilitates the development of one of the Four Corners and a High Rise Residential block, and contributes to the creation of a vibrant mixed-use node
4. The recommended bonus zone provides for an increased density and height in return for a series of bonusable facilities, services and matters that benefit the public in accordance with Section 20.6.3.3 of the Old Victoria Hospital Lands Secondary Plan;
5. The recommended amendment is appropriate for the site and context, and will implement the vision of the Old Victoria Hospital Secondary Plan on the City-owned lands, and be a catalyst for revitalization of the overall SoHo community.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is part of the former Victoria Hospital Lands, which extend from the Thames Valley Corridor between Waterloo and Colborne Streets, and represent a prominent site within the SoHo community and the broader City. The site is municipally addressed as 391 South Street and is located at the southwest corner of South Street and Colborne Street intersection. The site is vacant with the exception of the existing heritage Colborne Building located to the east of the site which was constructed in 1899. The subject site consists of a parcel of land with a total frontage of 98m and a lot area of 0.94ha with an irregular shape towards the south of the site which abuts the Thames River. The lands are located on a prominent and significant site within the OVHL secondary plan and the SoHo community.

The surrounding area is comprised of the vacant institutional buildings formerly associated with the Old Victoria Hospital, including the other two buildings to be retained that are located on the north side of South Street: the Old War Memorial Children's Hospital and the Health Services Building. The lands to the south along the Thames River are to be developed as part of a future multi-use pathway for motorists, pedestrians and cyclists known as the Riverfront Promenade. There is one single detached dwelling located east across Colborne Street and the residential neighbourhood of SoHo located further north and east of the site.

1.2 Current Planning Information (see more detail in Appendix D)

- Official Plan Designation – Multi-Family, High Density Residential
- The London Plan Place Type – Neighbourhoods
- Specific Policy – Remnant High Density Residential Overlay
- Old Victoria Hospital Lands Secondary Plan Designation – The Four Corners and High-Rise Residential
- Existing Zoning – holding Residential R7/ Residential R9/ Regional Facility (h-5*R7*D150*H30/R9-7*H30/RF) Zone

1.3 Site Characteristics

- Current Land Use – Vacant land and Vacant Heritage Building
- Frontage – 98m (South Street)
- Depth – Varies
- Area – 0.94ha
- Shape – Irregular

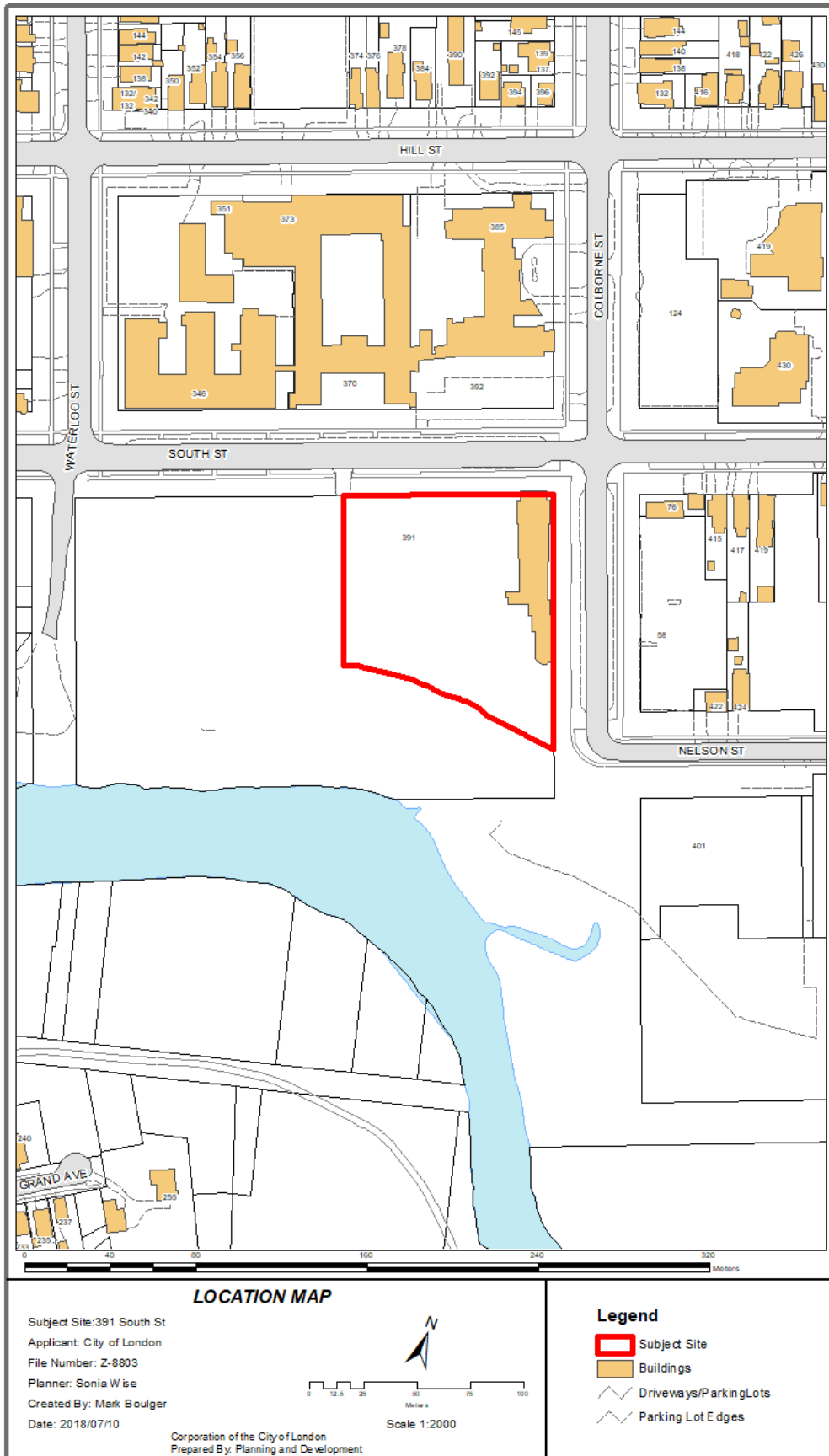
1.4 Surrounding Land Uses

- North – Vacant Regional Facility
- East – Vacant Regional Facility
- South – Thames River
- West – Vacant Regional Facility

1.5 Intensification (identify proposed number of units)

640 residential units represent intensification within the Built-area Boundary and Primary Transit Area

1.6 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The purpose of the recommended zoning is to implement the secondary plan on City-owned lands that will allow for the uses, intensity of uses and built form that is envisioned by the secondary plan. The proposed development will implement the adaptive reuse of the Colborne Building at the corner of South Street and Colborne Street with approximately 20 residential units, and a new residential development featuring 2 apartment buildings of 19 and 23 storeys with a lower podium of 3 storeys and an upper podium of 8 storeys, and 620 residential units.



Figure 1: Conceptual Rendering of Development Proposal

3.0 Relevant Background

3.1 Old Victoria Hospital

The legacy of the hospital lands began in 1866, when the site was purchased for one of the city's first medical facilities. London General Hospital was constructed in 1875, renamed to Victoria Hospital in the 1890's, and officially opened in 1899. The hospital lands were added to, expanded and improved with new services with major construction occurring in 1921, 1922, 1927, 1941, 1953, with the last building constructed in 1967 with the addition of the Middlesex Wing.

In 1970, Victoria Hospital was recommended to be moved to the Westminster site, (Current Victoria Hospital) which took nearly 10 years to complete. In 1997 the Health Services Restructuring Commission directed that new space be created at the current Victoria Hospital to replace the outdated and aging facilities at the Old Victoria (South Street) hospital lands. In January 2013, the London Health Sciences Centre moved the last of its clinical programs out of the former hospital, and officially closed to patient care after 138 years of health service. The decision to decommission the hospital lands resulted in the redevelopment opportunity of the subject site and others land of the former hospital that is further detailed through this report ([So Long South Street, 2017](#)).

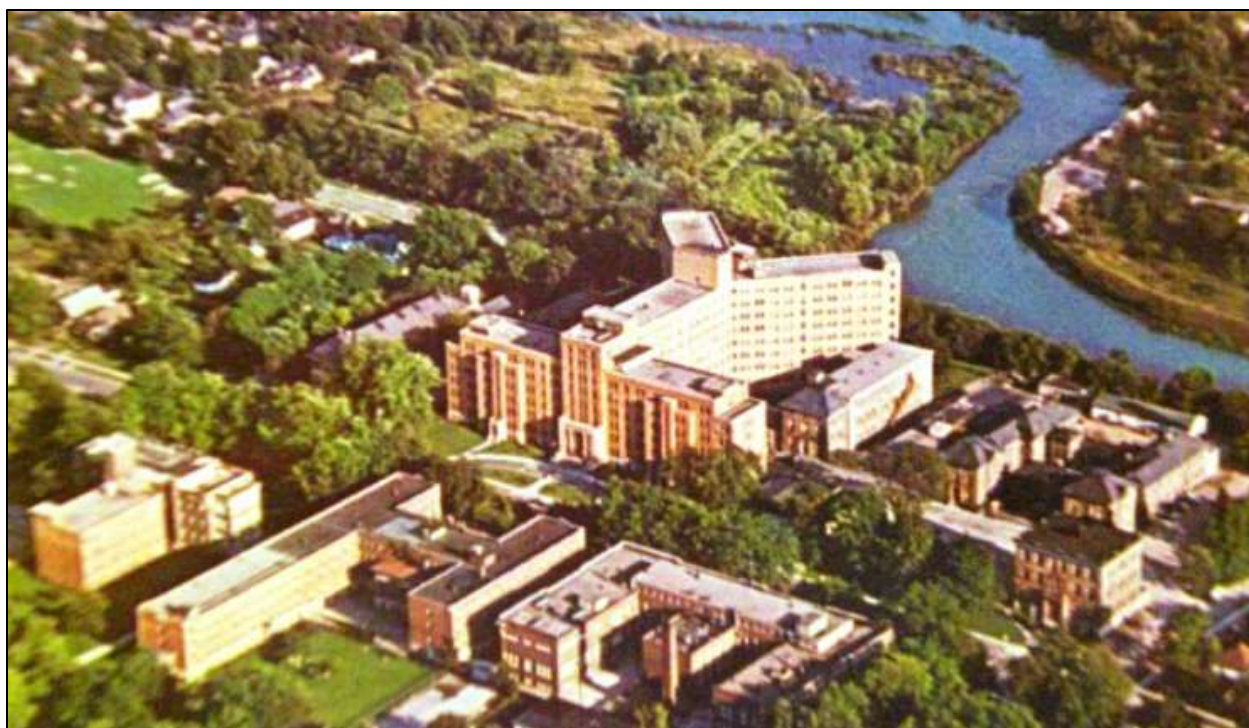


Figure: 2 Aerial Photo - Victoria Hospital (circa 1960) (Courtesy – UWO Archives)

3.2 SoHo Community Improvement Plan – Roadmap SoHo

There has been an extensive planning history for the broader SoHo Area, as well as the site specific history associated with the Old Victoria Hospital Lands, and disposal of lands, through planning initiatives like the SoHo Community Improvement Plan (Roadmap SoHo) and Old Victoria Hospital Lands Secondary Plan. Beginning in 2009 the SoHo Community Association and City of London worked together to prepare a plan that would guide the future opportunities for the neighbourhood. The result was a Community Improvement Plan (CIP) for London's Soho District, and the regeneration south of Horton Street, known as Roadmap SoHo which was approved in 2011.

The plan provided a blueprint for revitalization that is focused on four implementation themes, which all have relevance for the subject lands, including: 1) Old Victoria Hospital Lands, 2) Neighbourhood Places, 3) Neighbourhood Movement, and 4) Neighbourhood Public Spaces. One of the recommendations from the SoHo CIP was undertaking a Secondary Plan for the redevelopment of the Old Victoria Hospital Lands, and introducing a mixed use and flexible zoning by-law for their redevelopment (SoHo CIP p.21).

3.3 Old Victoria Hospital Lands Secondary Plan

Preparation of the Terms of Reference for the Old Victoria Hospital Lands Secondary Plan was initiated in September 2012, and The Old Victoria Hospital Secondary Plan was adopted by Council in June of 2014. The Secondary Plan fulfilled a key initiative of Roadmap SoHo and laid the foundation to promote the long-term sustainability of the area, stimulate re-investment and build neighbourhood capacity. The Secondary Plan provided a detailed land use plan for the comprehensive redevelopment of the lands, and promoted urban design policies to implement the community vision set out in Roadmap SoHo.

3.4 Official Plan and The London Plan

Both the Official Plan and The London Plan recognize the need for a secondary plan such as the Old Victoria Hospital Secondary Plan to provide more detailed policy guidance for a specific area that goes beyond the general policies. The Old Victoria Hospital Secondary Plan forms part of the Official Plan and its policies prevail over the more general Official Plan and The London Plan policies if conflicting (1556 & 1558).

3.5 Draft Zoning Z-8344

When Council approved the Old Victoria Hospital Lands Secondary Plan they also directed that Civic Administration initiate a zoning review to implement the Secondary Plan. The draft zoning by-law amendment was completed in 2014 through application number Z-8344. The draft zoning provided an indication of how the approved Old Victoria Hospital Secondary Plan policies would be applied in the Z.-1 Zoning By-law and implemented through regulations. The draft zoning was not approved in 2014 to provide flexibility to tailor future zoning requirements to specific development proposals and allow further refinement from public input. The draft zoning for the subject site that was proposed in 2014 will be modified to reflect the proposed development and winning design from the RFP process for 391 South Street, which is the purpose of this amendment.

3.6 Request for Proposals – First Development Phase

In 2014 the Investment and Economic Prosperity Committee directed staff to undertake the necessary steps to initiate a Request for Expressions of Interest (REOI)/Request for Proposal (RFP) process for the land sale and redevelopment of Phase 1 of the Old Victoria Hospital Lands. Phase 1 includes the subject site which is a development parcel of 0.94ha located west of Colborne Street, south of South Street and north of the Thames River.

The City evaluated the REOIs for completeness, feasibility and alignment with community objectives, and invited pre-qualified proponents to submit RFPs in 2016. In May of 2017, Council approved Medallion Corporation as the winning bid and entered into an agreement for the sale of the lands. Medallion Corporation will acquire the property pending planning approvals and develop the site in accordance with the design proposed through this Zoning Amendment process.

3.7 Proposed Amendment

The proposed amendment builds on and refines the draft Zoning By-law that was prepared as part of application Z-8344 in 2014. A Residential R8 Special Provision (R8-4(_)) is proposed for the eastern portion of the site including the Colborne Building in the Four Corners Designation, and a Residential R9 Special Provision (R9-3(_)) Zone is proposed for the western portion of the site within the High-Rise Residential designation. A holding provision to implement the vision and policies of the Old Victoria Hospital Plan, and a bonus zone is proposed to permit the greater height and density sought in return for eligible facilities, services and matters specified in the bonusing provisions of the Secondary Plan.

3.8 Community Engagement (see more detail in Appendix B)

A Public Information Meeting was held on June 11, 2018 which was collaboratively hosted by the City of London and Medallion Corporation. There were approximately 29 members of the public in attendance along with the local councillor's representative, parks planning staff, planning staff, development services staff and Medallion Corporation staff. The comments received during the application review include a combination of emails, comment cards, and phone comments with approximately 7 generally opposed to the development, and 5 generally in support of the development. A summary of the comments received include the following:

Scale of Development

1) development should not be taller than 1 London Place, 2) maximum height should be no more than 10 storeys, 3) proposed heights are higher than the maximums discussed in 2013, 4) too dense for site, 5) towers are disproportionately high and represent a forbidding aspect in area for dwellings and apartments, 6) impact of shadows from buildings (x2), 7) decreased quality of life with increase in population, 8) the residential uses proposed will be less intensive than the previous hospital uses

Heritage

1) design of the new building does not communicate to the look of the Colborne Building, 2) proposal complements the retention and adaptive reuse of the existing heritage building, 3) impressed by conservation of the Colborne Building

Design

1) development does not blend in or mitigate the 'fortress' feel, 2) are the public courtyards actually public, 3) not in tune with the neighbourhood, 4) appeal for imagination and creativity in design, 5) impressive modern architecture

Bonusing

1) concerned that when re-zoned for greater height/density, developer will abuse permissions, 2) existing zoning should be utilized, 3) Soho Community Association does not support zoning, 4) bonus zones exceed 25% maximum (x2), 5) not consistent with the desires for neighbourhood revitalization in the secondary plan or The London Plan, 6) precedent setting development for other future high density uses that may provide less bonusing, 7) underground parking is not bonusable but necessary

Access to River

1) towers cut off the river and view from the neighbourhood (x2), 2) Nelson St expansion seems to compete with the park space, 3) uncertain about the willingness of the residents to share the river promenade with the rest of the community, 4) development will not block river, river cannot be seen now, 5) excited by the TVP extension to Nelson Street, 5) shared space for vehicles and bikes needs to have distinction

Traffic, Parking and Cycling

1) Concern over increased traffic (x2), 2) excited about the possibilities for people who are choosing active transportation over cars, 3), better bike parking is required, 4) bike storage should be convenient,

Environmental Impacts

1) Concern for environmental impacts on river (x2)

Revitalization

1) development will improve the whole area (x2), 2) support for project (x3), 3) would like to live in a unit, 4) SoHo should be welcoming of this investment, 5) development will generate new tax revenue, 6) efficient utilization of existing infrastructure, 7) neighbourhood can only benefit, 8) strong walking core between SoHo and the downtown and new residents will help support businesses, schools, waterfront amenities, parks and walking paths, and establish a grocery store, 9) more housing choice is needed,

Other

1) feels the community's opinions have been incorporated, 2) interest in details of integration of low-rise residential uses, ownership vs. rentals, and the provision of affordable housing, 3) rental housing in SoHo is an odd mix, 4) people with physical disabilities find renting difficult, 5) no longer lives in SoHo because of lack of rentals and would like to return

3.9 Policy Context (see more detail in Appendix C)

Provincial Policy Statement (PPS), 2014

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. The PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of uses and cost-effective development patterns.

Official Plan

The designation for the lands in the current Official Plan is Multi-Family, High Density

Residential, which primarily allows for high-rise, high intensity housing forms. The existing Official Plan designation allows for apartment buildings, and considers height on a site specific basis.

The London Plan

The London Plan places an emphasis on growing 'inward and upward' which encourages growth within the existing Built-Area Boundary, and Primary Transit Area. A target minimum of 45% for all new residential development will occur within the Built-Area Boundary, and 75% within the Primary Transit Area, which is the part of the City with the highest level of transit service, and includes the subject site (81 & 92.3).

High Density Residential Overlay

The London Plan directs higher density uses towards strategic locations to support and take advantage of public transit, such as in transit villages and along transit corridors, though also recognizes some remnant high density designated residential areas (954). The subject site is within the Neighbourhoods Place Type which encourages intensification through mid-rise residential and mixed-use development, though is also included in the High Density Residential Overlay which retains greater development potential from the 1989 Official Plan designation as High Density Residential (828 & 955).

Old Victoria Hospital Secondary Plan

The OVH Secondary Plan sets out a community structure, general policies and character area land use designations that provide guidance to reflect the unique development intent for the area. As part of the preparation of the OVH Lands Secondary Plan, a number of studies were completed, including:

- Traffic Impact Assessment
- Storm/Sanitary/Water Servicing Study
- Environmental Impact Study
- Cultural Heritage Resource Study and
- Heritage Building Conditions Assessments

4.0 Key Issues and Considerations

4.1 Location

Four Corners

The eastern portion of the site currently occupied by the Colborne Building is located within the Four Corners designation, which extends outward in all directions from the intersection of South Street and Colborne Street, and south to the top of the Thames Valley Corridor. The Four Corners is intended to provide the primary focal point and mixed use "heart" of the SoHo Community. It is recognized as an important intersection in the neighbourhood with South Street providing the major east – west link to Wellington Street Transit and Commercial Mainstreet, and Colborne Street providing the major north-south link from the Thames River to the Downtown (20.6.4.1).

High-Rise Residential

The western portion of the site is located within the High-Rise Residential designation which extends from South Street to the Thames River. The High-Rise Residential designation is strategically located in proximity to major transportation networks, open space and recreational opportunities, the Four Corners, the Wellington Street Mainstreet Corridor and Bus Rapid Transit, and appropriately distanced from existing and planned low-rise residential forms of development. The designation supports an urban housing form with height and intensity generally increasing closer to the Thames Valley Corridor which is intended to provide a population base to help support the Four Corners and the Wellington Street Transit-Oriented Mainstreet Corridor.

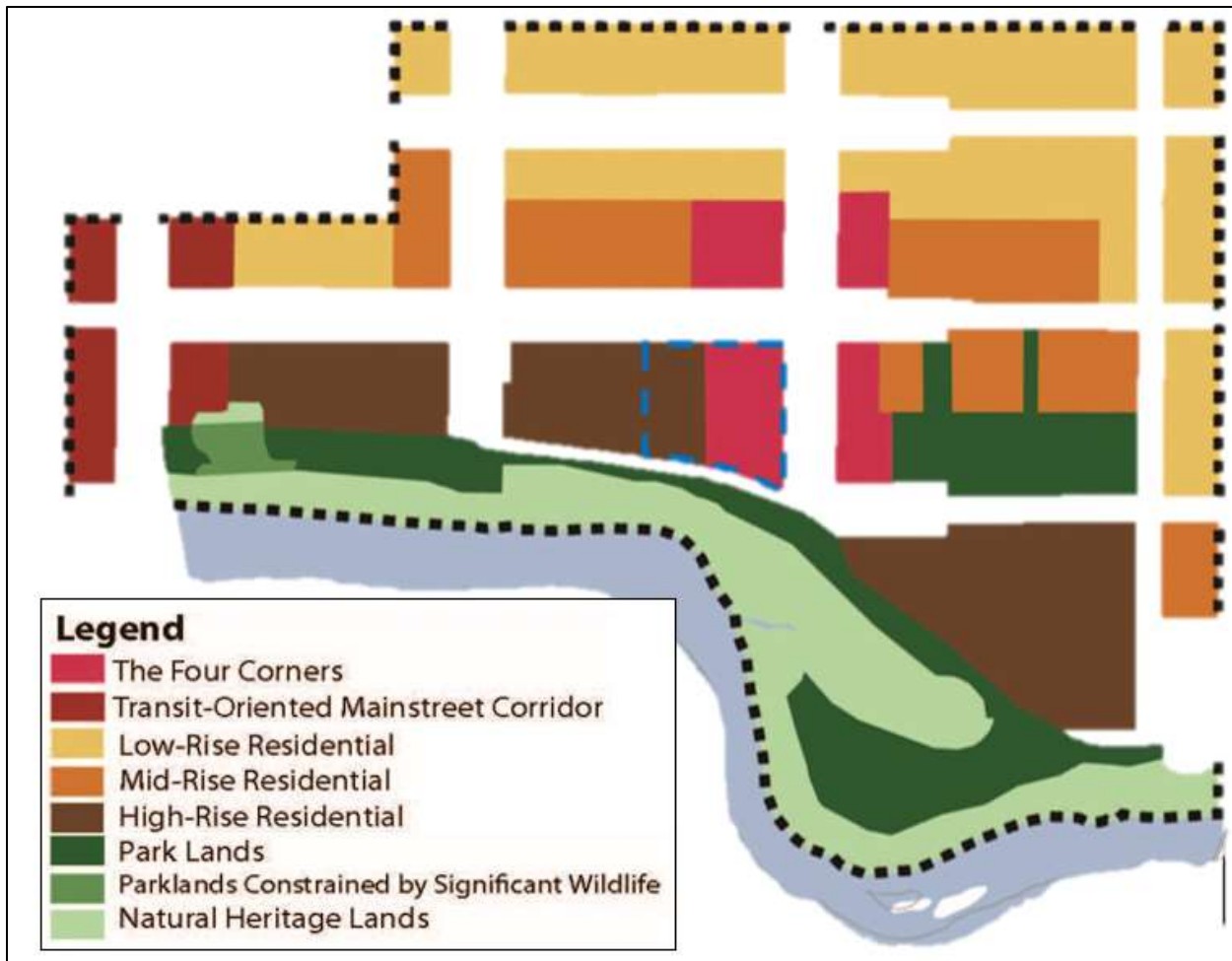


Figure 3: Old Victoria Hospital Secondary Plan Character Designations

4.2 Use

The PPS promotes healthy, livable and safe communities by accommodating an appropriate range and mix of residential, employment, and other uses to meet long term needs (1.1.1 b) PPS). The proposal provides for a mix of predominantly residential and some commercial uses which are suitable and encouraged in the prominent riverfront location.

Four Corners

The primary permitted uses in the Four Corners include residential, community facilities, and various commercial uses that are appropriate in a residential environment and provide a service to local residents without generating impacts on neighbouring residential uses (20.6.4.1 iii). The commercial uses include: small scale-offices, medical/dental offices, small-scale retail stores, small-scale restaurants, personal service establishments, private and commercial schools, convenience stores, day care centres, small-scale specialty food stores, studios and galleries, fitness and wellness establishments, and financial institutions. A variety of small-scale commercial uses are proposed to provide a range of options and flexibility for future tenants.

The recommended zoning for the Colborne Building provides additional permissions to facilitate adaptive reuse and allow for function and flexibility, such as allowing for the conversion of the Colborne Building for office space which would normally be capped for new buildings. The proposed use of the Colborne Building will include residential uses on the 2nd and 3rd floors, with a mix of non-residential and residential uses on the ground floor. The northern portion of the Colborne Building will feature small commercial uses in the first two 'bays' of the building with the possibility of opening up these two areas, which is the part of the building that is most relevant and proximate to the Four Corners.

The southern portion of the existing building is also proposed to have a small retail, restaurant or café unit in the one storey portion of the building that was once the Children's Pavilion. The southern portion of the Colborne Building will have direct access to the Riverfront Promenade and the commercial unit will be able to serve and

take advantage of the multi-use pathway foot and cyclist traffic. The remainder of the ground floor could accommodate small non-residential spaces, residential amenity space for the units above, residential units or live/work studio spaces.

High-Rise Residential

The permitted uses in the High-Rise Residential designation primarily include stacked townhouses and apartment buildings. Lower-rise housing forms are not permitted in this character designation (20.6.4.3.3 ii). For properties such as 391 South Street that abut on the Riverfront Promenade, small-scale restaurant and studio uses may be permitted at grade within the podium of high-rise buildings facing the river, though will not allow for the range or size of non-residential uses anticipated in the Four Corners or the Mainstreet Corridor. The proposed development includes residential uses in the podium and tower portions and has no specific intent for non-residential uses along the promenade. The proposed zoning will allow for small units for the future conversion to restaurant or studio space.

4.3 Intensity

The PPS promotes cost-effective development patterns and standards to minimize land consumption and servicing costs, and encourage settlement areas to be the main focus of growth and development (1.1.3). The subject site is a unique development parcel within a central location with strong connections to the downtown, Old South, Hamilton Road and the Thames River, and efficiently utilizes the existing infrastructure and public service facilities within a walkable neighbourhood.

Four Corners

The Four Corners are intended to integrate a modest amount of mixed-use and commercial and other employment generating uses to serve the local neighbourhood. The Colborne Building is located within the Four Corners character designation and will be re-used for a mix of commercial and residential uses. The Four Corners is not intended to compete with the Wellington Street Mainstreet Corridor regarding diversity of uses or intensity, and the proposal is to provide ground floor commercial space with residential units above, which will provide local and small-scale stores that serve the neighbourhood and maintain the Wellington Corridor as the major commercial centre (20.6.2.4.1 a, c & d).

Residential densities within the Four Corners shall be between 50-75uph without bonus zoning. Residential densities exceeding 75uph may be permitted through a site specific bonus zone (20.6.4.1 iv. a). If the entire Colborne Building was converted to residential units, it could equate to as many as 20 units, which would equate to a density of 79uph. The conversion of the Colborne Building and design of the floorplate to accommodate permitted secondary uses at grade is consistent with the intent to ensure the Four Corners is a focal point for the neighbourhood (20.6.4.1.iv. j)

The draft zoning by-law from 2014 also contained provisions in the event of adaptive reuse of the Colborne Building for office uses. The adaptive reuse of a heritage building for office uses is permitted up to 2,000m², and could be increased through site specific bonus zoning (20.6.4.1 iv. d). The intention is to utilize the building as residential, though the full conversion to the office use for the existing building represents an appropriate alternative if the demand arose. The Colborne Building has a total gross floor area of 3,013m², and a total usable floor space of 2,436m² which could facilitate a mix of office, commercial and residential units as an alternative to the primarily residential uses proposed.

High-Rise Residential

In the High-Rise Residential designation, lands adjacent to the river corridor shall generally experience a higher intensity of development than the interior portions of the neighbourhood. The site directly abuts the river corridor and is proposing a density of up to 705 units per hectare, and a height of 80m. In conformity with the Secondary

Plan, higher densities are to be constructed along the riverfront and gradually decrease in height and density northbound towards the existing SoHo residential neighbourhood. The development of new residential areas at higher than current densities will further serve to provide a population base to help support the planned function of the Four Corners and the Wellington Street Transit-Oriented Mainstreet Corridor (20.6.4.3. i).



Figure 4: Northwest View – Proposed Rendering

4.4 Form

The PPS encourages a sense of place by promoting well-designed built form (1.7.1 d) PPS). The proposed development is an appropriate infill development that relates well to pedestrians with a human scale podium, conserves an important heritage designated building, and the rest of the SoHo neighbourhood.

Four Corners

The Four Corners is intended to be a walkable urban mixed-use “main street” with a pedestrian scale. The adaptive reuse and existing location of the Colborne Building maintains the existing scale and provides a transitional building between the existing residential neighbourhood and the new development phases.

The Secondary Plan identifies that the restoration and sensitive adaptation of significant heritage buildings like the Colborne Building for contemporary urban uses, is a preferred approach to achieving the focal point function and purpose of the Four Corners (20.6.4.1 ii). The adaptive reuse of the Colborne Building will retain the existing built form with modifications to better facilitate its new use, such as the provision of new doors, terracing and stairs for access.

High-Rise Residential

High-rise buildings within the Old Victoria Hospital lands will be composed of three sections; a base, a middle and a top. As proposed, the base of high-rise buildings will consist of a 3 to 4 storey podium (lower podium), the middle will be setback 3-5m from the edge of the podium (upper podium), and the top will be distinguished architecturally from the remainder of the building (20.6.4.3.3.iii.d). The middle (upper podium) is adequately setback from the lower podium and has a range of setbacks given the articulations and changes of planes along the base and middle levels to manage and minimize the massing. The stepback provided achieves the general intent of the minimum provision, and according to section 20.6.5.2 of the Secondary Plan, minor variations may be permitted provided the general intent, and objectives of the Secondary Plan area maintained.



Figure 5: Southeast View – Proposed Rendering

Lower Podium

The massing, siting and scale of buildings located adjacent to, or along the edge of the Riverfront Promenade will be oriented to the Thames Valley Corridor, which is consistent with the proposed development that has the 23 storey tower main entrance principally accessed from the River Promenade. Similarly, back of house activities such as garbage storage and utility boxes are specifically not permitted along the Thames Valley Corridor, and will instead be accessed from the mid-block connection (20.6.4.3.3.iii.i). The lower podium consists of 3 storeys which effectively frames South Street, the mid-block connection and the Riverfront Promenade. The treatment of the ground floor of the lower podium will include ground floor units that can be individually accessed externally to promote convenient ingress and egress that generates activity.

Upper Podium

The upper podium is comprised of an eight (8) storey level, reminiscent of the previous hospital form which presented seven (7) storeys along South Street and nine (9) storeys in the middle and 'Y' addition in the north-south direction. The upper podium provides a transition to the tower portions of the built form and is sufficiently set back from the lower podium to minimize the massing on the pedestrian and street-level. The upper podium will provide a change in materials to the lower podium and add interest and dimension to the massing.

Towers

The middle, or shaft portion of tall buildings shall have a floor plate which reduces the massing of such tall buildings and provides for a slender tower (20.6.4.3.3.iii.e). The total GFA for the floor plate does not exceed 800m² for each tower which creates slender point towers that minimize shadow impacts and creates light and separation on site. The tower components are located towards the south and west of the site, and are step-backed from the lower and upper podiums, which also reduces the impact of shadowing on the surround areas. The top is distinguished architecturally from the remainder of the building while incorporating all mechanical penthouses into a design that will enhance the city skyline (20.6.4.3.3.iii.d).

4.5 Parks, Open Space and The River Promenade

The PPS supports publicly-accessible built and natural settings including parklands, open space areas, trails and linkages, and public access to shorelines (1.5.1 b) & c) PPS). Despite the site backing onto the Thames River, there is currently very little connection to the river, and the existing fencing and lack of trails or paths creates an uninviting interface. The proposal will front the proposed Riverfront Promenade that will extend the Thames Valley Parkway and provide a connection to the Thames River.

Public Courtyard

The space between the existing Colborne Building and proposed new construction to the west is intended to be developed as a publicly accessible, common open space courtyard. The courtyard will provide separation and open views to the Colborne Building, and provide a connection from South Street to the river. Vistas from the river looking north to the Children's War Memorial building and the SoHo civic square will be maintained from the provision of the courtyard. The public space is designed to attract public interest and be used year round, and will have a variety of landscaping and treatments to enhance the space and create unique pockets of interest.

A number of artifacts were salvaged from the demolition phases of the hospital to be re-introduced through future redevelopment phases. The proposed courtyard design features some of these artifacts and incorporates them as pieces of public art, which communicates the area's medical legacy (20.6.1.3 i). The stone archway is to be salvaged from the Nurse's Residence and will be featured in the Courtyard, including a design on the reverse face of the archway featuring a pictorial collage of historical images from the original hospital building and hospital staff. The hospital emblem from the Education Centre is intended to be installed on a stone wall within an exterior

seating area. Stone paths and paving patterns that match the interior plaster detail of the Nurse's Residence, include the cross emblem, as well as the reflexology pathway are also proposed to be installed in the courtyard on site.



Figure 6: View of Courtyard from South

SoHo Civic Square - Heritage Square

The northwest corner of the Four Corners is the urban plaza or SoHo Civic Space. The design of the plaza was developed with community input and highlights heritage features of the surrounding buildings. The plaza will function as a neighbourhood gathering area, and will complement the mixed-uses within the adjacent buildings (20.6.4.v). As a part of the OVHL a mixed-use core is proposed at the intersection of Colborne Street and South Street. The design of the Civic Space will be integrated with the surrounding streetscape and is generally framed by the Children's War Memorial Hospital and the Colborne Building.

Riverfront Promenade

Through the preparation of the Old Victoria Hospital Lands Secondary Plan, City staff worked closely with the Upper Thames River Conservation Authority to establish the extent of the development limit. Various studies including the Environmental Impact Study helped form the foundation for the boundary of the developable lands to ensure they were appropriately set back from the river corridor and any significant features.

The Riverfront Promenade will extend along the north bank of the river from Wellington to Colborne Streets. The Riverfront Promenade will include facilities for pedestrians, cyclists and some vehicular access points along the Thames River. The subject site abuts a section of the Riverfront Promenade and will form part of the new the urban/river interface with the eventual promenade. The promenade is currently in the early stages of planning and the City's consultant Dillon will be exploring detailed designs and undertaking public consultation beginning in the fall of 2018.



Figure 7: Draft Riverfront Promenade Connections

Back to the River

The entire parcel abuts the Thames River Valley Corridor to the south and is located in proximity to the SoHo portion of the Back to the River initiative. The initiative identifies that the entire edge of new development for the hospital lands should be designed to take advantage of the river as a primary amenity (p.25 B2R). The treatment of the river boundary will be a key consideration for the site design to ensure that the importance of the river edge is pronounced and not mistaken for a back of house service area. A system of places and features including trees, pedestrian lighting, sitting areas, viewpoints and furnishings should be complemented by active ground floor uses from Victoria's Lookout to the Overlook at Waterloo Street (p.25 B2R). The proposed design for the site supports the objectives of the Back to the River plan, with the intent of the Four Corners to create a mixed-use pedestrian node that has strong visual connection to the Thames Valley Corridor (20.6.2.4 c). The provision of a destination and gathering place along the Thames Valley Corridor in the courtyard space, and integration with the Riverfront Promenade provide further connection of the built form to the river.

The Back to the River initiative identifies specific special project areas including the downtown Forks of the Thames, and The SoHo Inaugural Project. The SoHo project contains a number of features ranging from lookouts, paved plazas, picnic space, concrete steps, retaining seatwalls and lawn terraces among others (p.24, B2R). The improvements associated with the river will be an attractive development amenity to the hospital site and broader SoHo area. The proposed development integrates well with the Riverfront Promenade and the Back to the River initiative and will continue to find ways to relate to the river through the planning and design stages.

4.6 Heritage

The PPS encourages a sense of place by conserving features that help define character, including built heritage resources like the Colborne Building (1.7.1 d). The Colborne Building and surrounding lands have a rich history associated with the use and legacy of the hospital operation over the past 138 years. In January 2012, Council allowed for the demolition of the Main Hospital Building, the Pastoral Care Building, the Isolation Building and the Surgical Building. However, Council requested that no action be taken on demolition of the remaining heritage buildings (the Colborne Building, the Children's War Memorial Hospital, the Nurses Residence and the Medical Building) until the feasibility of restoring these buildings was adequately assessed through a request for proposal process.

Colborne Building

The Colborne building located on the subject site is a 3 storey buff-brick building constructed in 1899 used initially for the Paying Patient's Pavilion (north portion) and the

Children's hospital (south portion). It was listed as a priority 1 structure on the City's heritage inventory prior to being proposed for part IV designation on November 10, 2017. The location of the Colborne Building at the main intersection of Colborne and South Streets allows the heritage building to be featured distinctively and prominently in the proposal as a whole due to its location and form. The materials of the proposed towers differ from that of the Colborne Building creating a juxtaposition and clearly maintaining the identity of the heritage building. The Colborne Building will be a focal point of the overall development, and the adaptive reuse for commercial and residential uses will contribute to its sustainability, as actively using the building makes it easier to maintain than a vacant building.

A Building Condition Assessment and Adaptive Reuse Study was prepared for the Colborne Building in 2011, which identified an estimated cost to preserve and convert the Colborne Building of \$8,022,000.00 plus HST. According to the report, the cost of constructing a new apartment building could be done for "close to one third of this conversion cost" (Adaptive Reuse Study, p2). The adaptive reuse of the building is a bonusable feature, as the greater height and density permitted in the new construction portion offsets the additional cost of retaining the Colborne Building.



Figure 8: Colborne Building: northeast and southeast views

The London Advisory Committee on Heritage (LACH) reviewed the proposal on July 11, and were generally supportive of the retention and reuse of the Colborne Building. Any future modification to the Colborne Building such as the creation of new doors or enlargement of windows will require an additional Heritage Alteration Permit (HAP) which will be considered by an additional meeting before LACH in the future.

4.7 Brownfield Remediation

Evaluation of the subject site for contamination was undertaken through Records of Site Condition in April, May and June of 2011. Later in the summer of 2011, the MOECC updated and increased the standards for environmental clean-up requirements Province-wide. As part of a due-diligence review of the Environmental Site Assessment, several potential contaminants were identified including: heavy metals, salt, polycyclic aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs) that exceed the revised generic MOECC standards. Remediation and disposal of impacted soil will occur prior to development, and Medallion Corporation sought the use of financial incentives through the Community Improvement Plan for Brownfield Incentives to offset some of the costs, which was approved by Municipal Council on July 24, 2018.

4.8 Transportation and Movement

The PPS promotes densities and land uses which are transit supportive, where transit is planned, exists or may be developed (1.1.3.2.a) 5 PPS). The site is located in convenient proximity to the future rapid transit corridor along Wellington Road as intended through SHIFT. The PPS also promotes a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and support the use of transit and active transportation (1.6.7.4 PPS). The subject site has direct access to the

proposed Riverfront Promenade which will provide a multi-use path that will connect cyclists and pedestrians and make active transit trips more accessible and appealing.

The site is located directly on the intersection of South Street and Colborne Street, which is recognized as an important cross-road in the neighbourhood, with South Street providing a major east-west link to the Wellington Street Transit- Oriented Mainstreet Corridor and Colborne Street providing a major north-south link to the Thames River (20.6.4.1.i). Colborne Street is planned as a primary streetscape to bring people from the interior portions of the SoHo neighbourhood towards the Thames River Corridor and riverfront promenade (20.6.2.3).

Traffic Impact Study

The City completed a Transportation Impact Assessment (TIA) at the time of the preparation of the Secondary Plan to provide important information for road needs and the timing of road improvements as development of the neighbourhood proceeds. The TIA also made recommendations such as the conversion of South Street and Grey Street to two-way operations, which is now tentatively scheduled to be converted in 2027 (20.6.3.6).

Mid-block Connection

A mid-block connection is proposed in the north-south direction to the west of the subject site, which would divide the current large block into two generally equal pieces. The mid-block connection will provide the vehicular connection for the underground and structured parking for the proposed development. This location will service the Colborne Building as well, and provide one central location for vehicular entry that the plan supports (20.6.4.1.iv.r). The mid-block connection is also located away from the intersection of South and Colborne Streets which maintains the pedestrian orientation and priority for that area.

Public Transit & Active Transportation

The site is well connected with existing public transit including route 1 along South Street directly in front of the site, and additional services along Wellington Road (routes 13 & 90) to the west, including the proposed future rapid transit services. To the east along Adelaide Street North are two routes, 16 & 92, and to the north there is route 3 along Horton Street. The extension and construction of the Riverfront Promenade will add new cycling and pedestrian infrastructure to the south of the site which will provide convenient access to the off-street Thames Valley Parkway. There are also on-road cycling routes along South Street and Colborne Street which are proposed to be maintained.

Parking

To reduce the impact of surface parking and to provide at-grade amenity areas, the provision of structured parking either underground or above ground shall be encouraged for higher density forms of development (20.6.3.6 viii g). The development is providing 2 levels of underground parking and an additional 3 levels of structured parking above ground. The structured parking provided above ground minimizes the ground disturbance and related remediation required as detailed in section 4.7 of this report.

The structured parking is screened entirely by residential units, and there are a total of 360 parking spaces that will be shared between the new development and the adaptive reuse of the Colborne Building. The draft zoning by-law identified a parking rate of 0.75 spaces per unit, and the 360 provided will equate to 0.56 spaces per unit. The reduced parking rate is appropriate in this location as the site is within a central area of the city with high connectivity to transit, shops and services, and will enjoy strong active transportation connections in the future with the Riverfront Promenade.

4.9 Servicing & Infrastructure

At the time the Old Victoria Hospital Secondary Plan was initiated in 2012, a number of studies and evaluations were also prepared to support the future development of the lands, including:

- Traffic Impact Assessment
- Storm, Sanitary, Water Servicing Strategy
- SoHo Redevelopment Environmental Impact Study
- Building Condition Assessment and Adaptive Reuse Study for Colborne Building

According to the Old Victoria Hospital Lands Secondary Plan, the area is currently fully serviced (20.6.3.5). Recent upgrades occurred beginning in 2014 for water and sewer systems that were identified through a Servicing Area Plan including works on Nelson, Maitland, Simcoe & Henry Streets. Additionally, there is district energy available in this location, which previously serviced the hospital lands and may provide a future connection for the development blocks.

4.10 Bonusing

There are bonusing provisions set out in the Secondary Plan which identify the facilities, services and matters that would be eligible for the consideration of greater height or density permissions for the Old Victoria Hospital Lands. The bonusing provisions must be commensurate with the requested increase in height or density including one or more of the following:

Conservation of the heritage attributes of properties designated under Part IV of the Ontario Heritage Act;

The Colborne Building was designated by Council in November 2017, and will be retained, adaptively reused and incorporated into the proposed development.

Buildings and landscaping of a very good or exceptional design quality. The Urban Design Peer Review Panel will provide guidance to such proposals;

The built form and landscaping around the buildings and in the courtyard is of high quality and will facilitate interest, activity and liveliness in the area. The first development phase of the Old Victoria Hospital Lands sets a high design standard and will serve as a catalyst for revitalization in the area. The Urban Design Peer Review Panel reviewed the proposal on June 20 and provided various comments, recommendations and suggestions. Subject to their implementation, they concluded that “the proposed development represents an appropriate solution for the site”.

Underground parking only in combination with buildings and landscaping of a very good or exceptional design quality;

There are two levels of underground parking and 3 levels of above ground structured parking. The underground parking location is the preferred location as it preserved above ground space to be used for residential or commercial uses that contribute to the streetscape and provide passive surveillance and activity. The structured above ground parking is wrapped by active residential uses which entirely screens the parking and driveway access, and presents animated building frontages rather than blank or unused space typically associated with vehicle storage inside buildings.

Public Art as defined in this Plan;

The Secondary Plan encourages public art to be located in areas that are publicly accessible, highly visible and have cultural significance (20.6.3.4 b). A number of artifacts were salvaged from the demolition phases of the hospital to be re-introduced through installation in the publicly accessible courtyard.

Development of public realm elements such as publicly accessible promenades, parks, plazas, look-outs or seating areas.

The proposed development includes a publicly accessible courtyard located west of the Colborne Building and east of the new construction. The courtyard will connect pedestrians from the Riverfront Promenade to the SoHo Civic space and include a number of different landscaping treatments, seating and play areas on the privately owned lands.

Two additional bonusable features identified in the secondary plan include the provision of affordable housing and the achievement of LEED gold or higher. While these aspects are encouraged for any development, they are not proposed through the first phase of the hospital lands development, and will be pursued through further development phases in the future. The bonusable features proposed for the development of the subject site result in numerous public benefits and are more than sufficient to support the request for greater height and density.

4.11 Zoning

The Four Corners Designated portion of the site will be implemented by the holding Residential R8 Special Provision Bonus (h-_*R8-4 (__) *B-__) Zone. The R8-4 zone variation will include special provisions to allow for an expanded range of uses including: a mix of commercial, retail office, and residential apartments within the existing heritage building. Reduced setbacks will recognize the existing location of the Colborne Building in relation to the existing property boundaries.

The Residential R8 zone allows for a modest height and density as of right per the secondary plan, and the Bonus zone will allow for the greater heights and densities associated with the proposed development. The Colborne building is proposed to have flexibility on the amount and location of non-residential floor area permitted within. Front, rear and exterior side yard depths will have a minimum and maximum setback from 0-3m. Lot coverage will be a maximum of 80%, and landscaped open space will be a minimum of 20%. The height for any new buildings will be 9-13m maximum, and the density will be in a range from 50-60uph. Parking is proposed to be 0.75 spaces per residential unit.

The High-Rise Residential designated portion of the site will be implemented by the holding Residential R9 Special Provision Bonus (h-_*R9-3 (__) *B-__) Zone. The R9-3 zone variation will allow for stacked townhouses and residential apartments. Two additional uses of restaurant and studios will be permitted for the building frontages that abut the River Promenade at grade. The base zone will allow for a maximum high density of 100 units per hectare, and a maximum height of 10 storeys or 30m. Minimum and maximum setbacks will be applied to ensure a strong street presence along the abutting streets, and the River Promenade.

One bonus zone will apply to the entire property for both the Colborne Building and the new development portion. The bonus zone will allow for the greater height of 80m and density of up to 705 units per hectare in return for the provision of such facilities, services and matters described in section 4.7 Bonusing of this report.

A holding provision will apply to both the R8-4 and R9-3 zone variations to ensure that the development is consistent with the vision of the Old Victoria Hospital Secondary Plan. The holding provision will remain on site until a development agreement is entered into for the subject lands that conforms with the character area, form and design policies of the Old Victoria Hospital Secondary Plan.

More information and detail is available in Appendix B and C of this report.

5.0 Conclusion

The proposed amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Official Plan, The London Plan and the Old Victoria Hospital Lands Secondary Plan. The proposal revitalizes a key site in the SoHo community and Old Victoria Hospital lands and implements the vision of the Roadmap SoHo Community

Improvement Plan. The new residential development provides a population that will support the nearby transit services and commercial and retail along the Wellington Road corridor. The retention of the Colborne Building maintains a heritage designated property and local history. The zoning implements the winning design from the RFP process and will facilitate a vibrant and well-designed development form in a transformative location.

Prepared by:	Sonia Wise, MCIP, RPP Planner II, Current Planning
Submitted by:	Michael Tomazincic, MCIP, RPP Manager, Current Planning
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner

/sw

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August 3, 2018

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 391 South Street.

WHEREAS the Corporation of the City of London has applied to rezone an area of land located at 391 South Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 391 South Street, as shown on the attached map comprising part of Key Map No. A107, from a holding Residential R7/Residential R9/Regional Facility (h-5*R7*D150*H30/R9-7*H30/RF) Zone, to a holding Residential R8 Special Provision Bonus (h-__*R8-4(__)*B-__) Zone; and a holding Residential R9 Special Provision Bonus (h-__*R9-3(__)*H30*B-__) Zone.
- 2) Section Number 3.8 2) (Holding "h" Zones/Holding Zone Provisions) is amended by adding the following new holding zone:

h-__ Purpose: to ensure that development is consistent with the vision and objectives for the development of the Old Victoria Hospital lands, the holding provision will not be lifted until a development agreement is entered into for the subject lands, that substantively implements the site plan and renderings attached as Schedule "1" to the amending by-law, with minor variations to the satisfaction of the City of London; that conforms with the community structure, character area, form and design policies of the Old Victoria Hospital Lands Secondary Plan.

Permitted Interim Uses: Existing uses

- 3) Section 4.3. 4) (Bonus Zones/Site Specific Bonus Provisions) is amended by adding the following new bonus zone:

4.3.4(__) B(__) 391 South Street

This bonus zone is intended to facilitate a high quality development which substantively implements through the required development agreement(s), the Site Plan, Renderings and Concept Landscape Plan, attached as Schedule "1" and Schedule "2" to the amending by-law; and

- i) Conservation, retention and adaptive re-use of the existing heritage designated Colborne Building;
- ii) Provision of the publicly accessible courtyard and public art within the courtyard
- iii) Provision of two levels of underground parking

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

- a) Regulations:

i) Density: Maximum	705 units per hectare
ii) Frontage: Minimum	98m (328 ft)
iii) Lot Area: Minimum	9,000m ² (9,687 sq ft)
ix) Front, Interior, Exterior and Rear Setbacks: Minimum	0m (0ft)
x) Height: Maximum	80 metres (262 ft)
xi) Tower floor plate above 9 th Storey Maximum	800m ²
xii) Parking total for all uses: Minimum	360 spaces

- 4) Section 12.4 d) (Residential R8/Special Provisions) is amended by adding the following new special provision zone variation:

R8-4()

a) Additional Permitted Uses

- i) Offices
- ii) Medical-dental offices
- iii) Clinics
- iv) Day care centres
- v) Studios
- vi) Convenience stores
- vii) Pharmacies
- viii) Financial institutions
- ix) Personal service establishments
- x) Restaurants, eat-in
- xi) Business service establishments
- xii) Hotels
- xiii) Retail Store

b) Regulations

- i) Within the existing building, there will be no limit on the location of non-residential floor area or floor space permitted within, with the exception of the retail store use.
- ii) For the existing building, the height is as existing on the date of the passing of the by-law.
- iii) Residential uses located on the ground floor of the existing building may occupy no more than 80% of the total ground floor gross floor area
- iv) Within new buildings, non-residential uses are restricted to the ground floor with a maximum combined gross floor area of 850m²

v) Lot Frontage Minimum	25m
vi) Lot Coverage Maximum	80%
vii) Height Minimum	9 m (29 ft)
Maximum	13 m (42 ft)
viii) Density Minimum	50 units per hectare
Maximum	60 units per hectare
ix) Front and Exterior Side Yard Setbacks Minimum	0m (0 ft)
Maximum	3m (10 ft)
x) Rear Yard Requirements Maximum	3m (10 ft)
xi) Interior Side Yard Requirements Minimum	2m (6 ft)
xii) Landscaped Open Space Minimum	20%
xiii) Parking requirement for residential uses Minimum	0.75 spaces per unit
xiv) Retail Store Total Gross Floor Area Maximum	300m ² (3,229 sq ft)
xv) Offices/Medical Dental Offices for new buildings Maximum	2,000m ²

- 5) Section 13.4 c) (Residential R9/Special Provisions) is amended by adding the following new special provision zone variation:

R9-3()

a) Permitted Uses

- i) Apartment buildings
- ii) Stacked townhouses

b) Secondary Permitted Uses on the ground floor abutting the Riverfront Promenade:

- i) Restaurants, eat-in
- ii) Studios

c) Regulations

- | | |
|---------------------------|--------------|
| i) Lot Coverage (Maximum) | 80% |
| ii) Height
Minimum | 21 m (69 ft) |
| Maximum | 30 m (98 ft) |

iii)	Density	
	Minimum	75 units per hectare
	Maximum	100 units per hectare
iv)	Floor plate above 4 th Storey	800m ²
	Maximum	
v)	Front and Exterior Side Yard Setbacks	
	Minimum	0 m (0 ft)
	Maximum	3m (10 ft)
vi)	Rear Yard Requirements	
	Minimum	0m (0 ft)
vii)	Interior Side Yard Requirements	
	Minimum	0m (0 ft)
viii)	Landscaped Open Space	20%
	Minimum	
ix)	Parking requirement for residential uses	0.75 spaces per unit
	Minimum	

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

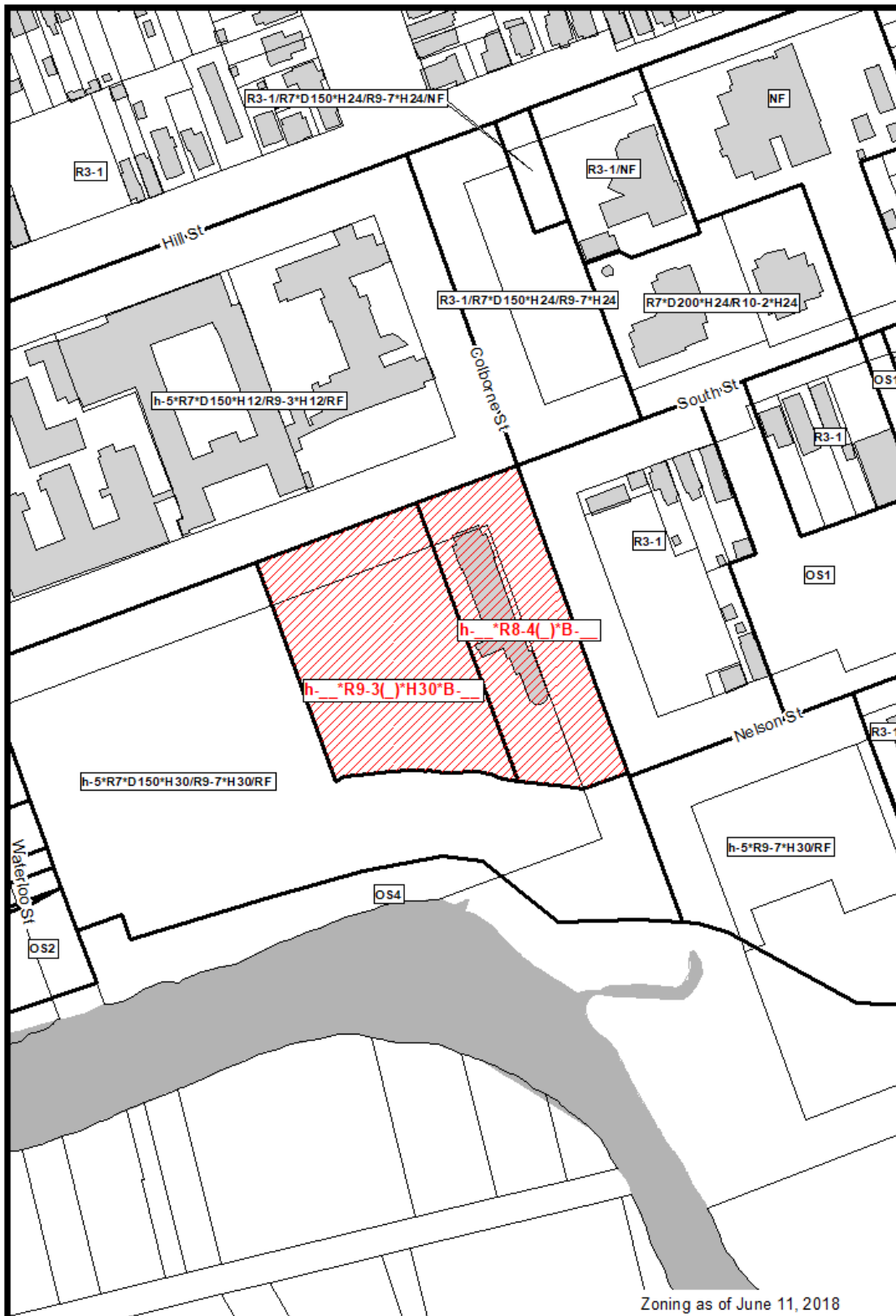
This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on August 28, 2018.




Matt Brown
Mayor

Catharine Saunders
City Clerk

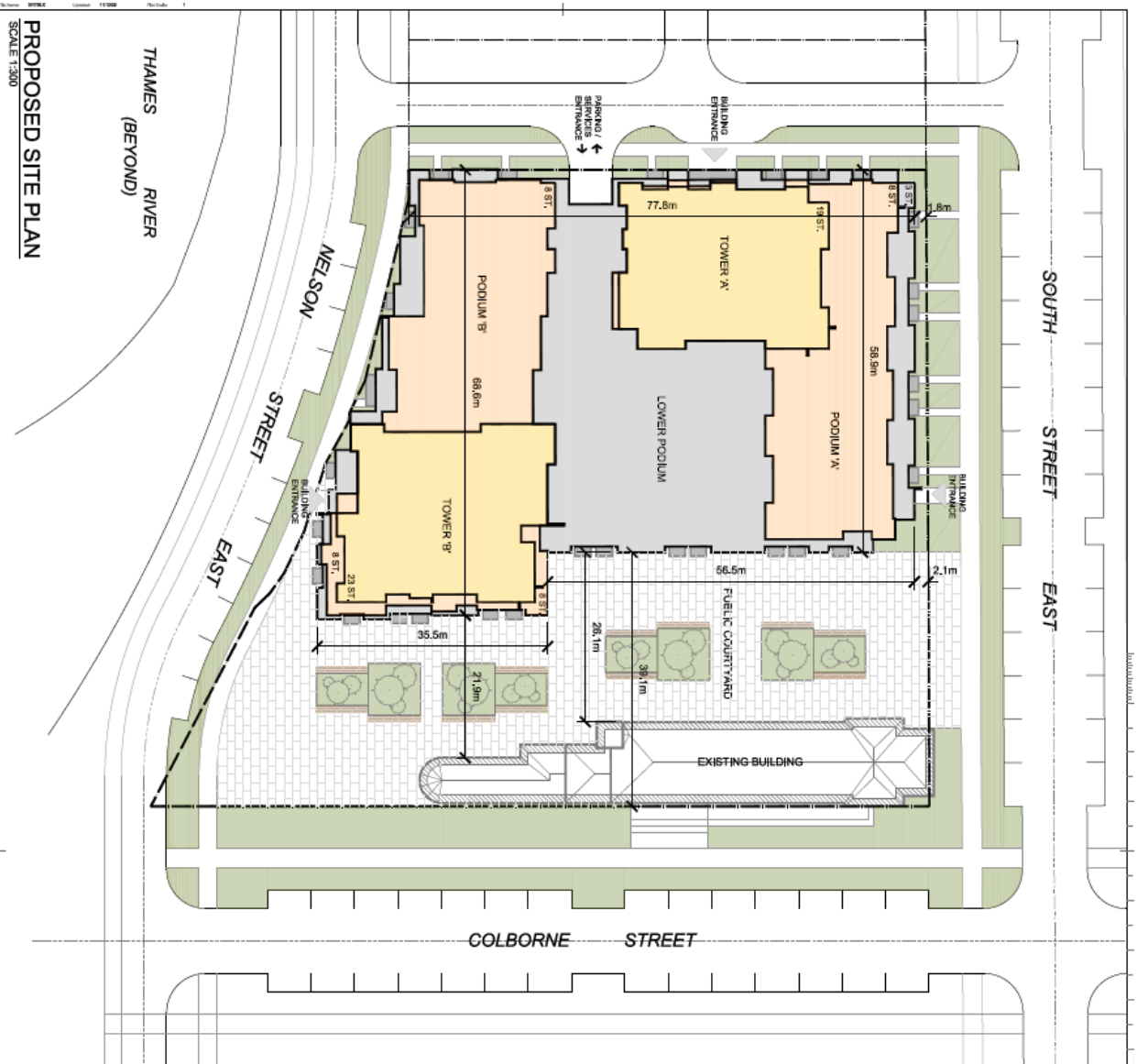
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of June 11, 2018

<p>File Number: Z-8803 Planner: SW Date Prepared: 2018/07/10 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p> <p></p>
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Schedule 1



PROPOSED SITE PLAN
SCALE 1:300

ZONING DATA:

SR SOUTH ST
PROPOSED ZONING: R-1992.179-#
PLAN 188 LOTS 2 & 3 FT LOT 1, PLAN 181 LOTS 3, 4, 5 & 6 SOUTH AND LOTS 7 & 8 NS NELSON REG
SOUTH STREET COLBORNE ST

USE	RECREATIONAL	PROPOSED
GRADE	HIGH RISE RESIDENTIAL	HIGH RISE RESIDENTIAL
LOT AREA (M ² MIN)	1000	1000
LOT FRONTAGE (M) MIN	10	10
FRONT YARD (M) MIN BUILDING	3m MIN	3m MIN
LANDSCAPE (M) MIN	3m MIN	3m MIN
REAR YARD (M) MIN	3m MIN	3m MIN
INTERIOR YARD (M) MIN	3m MIN	3m MIN
EXTERIOR YARD (M) MIN	3m MIN	3m MIN
LOT COVERAGE (%) MAX	75%	75%
LANDSCAPE OPEN SPACE (%) MIN	20%	20%
HEIGHT (M) MAX	100	100
TYPE OF STREET PARKING	STREET	STREET
BICYCLE PARKING	10	10
PARKING AREA COVERAGE (%) MAX	100	100
PARKING SET BACK	3m	3m
GROSS FLOOR AREA (M ²) MAX	1000	1000
GROSS FLOOR AREA FOR SPACIFIC USE (M ²) MAX	1000	1000
YARD ENCROACHMENTS	100	100
DENSITY (UNITS PER HA) MAX	100	100
SPECIAL PROVISIONS		
OTHER BY-LAW REGULATIONS		

BUILDING DATA:

UNITS	110 UNITS
LOWER PODIUM UNITS	110 UNITS
UPPER PODIUM UNITS A	110 UNITS
UPPER PODIUM UNITS B	110 UNITS
TOWER A'	110 UNITS
TOWER B'	110 UNITS
TOWER B''	110 UNITS
TOWER A''	110 UNITS
TOTAL UNITS	440 UNITS
PARKING	44 SPACES
PODIUM (G.F.A.)	44 SPACES
UNDERGROUND (G.F.A.)	122 SPACES
UNDERGROUND (G.F.A.)	228 SPACES
PARKING TOTAL (G.F.A.)	394 SPACES
PARKING TOTAL (G.F.A.)	394 SPACES

FLOOR AREA CALCULATIONS:

FLOOR	PARKING	SALEABLE	NON-SALEABLE	TOTAL
GROUND	1000.00m ² (10.7%)	2566.40m ² (27.2%)	830.30m ² (8.8%)	3396.70m ²
LOWER PODIUM (G.F.A.)	307.20m ² (3.3%)	5456.12m ² (58.4%)	1114.40m ² (11.9%)	6877.72m ²
UPPER PODIUM UNITS A (G.F.A.)	674.20m ² (7.2%)	12307.15m ² (132.8%)	7873.60m ² (84.5%)	16864.95m ²
UPPER PODIUM UNITS B (G.F.A.)	709.60m ² (7.6%)	12970.00m ² (139.1%)	8098.60m ² (86.8%)	18767.60m ²
TOWER A' (G.F.A.)	10297.00m ² (110.7%)	15702.00m ² (168.2%)	11893.00m ² (127.2%)	37892.00m ²
TOWER B' (G.F.A.)	40177.10m ² (430.1%)	60147.00m ² (647.2%)	51987.00m ² (558.2%)	152311.10m ²
TOWER B'' (G.F.A.)	40177.10m ² (430.1%)	60147.00m ² (647.2%)	51987.00m ² (558.2%)	152311.10m ²
TOWER A'' (G.F.A.)	10297.00m ² (110.7%)	15702.00m ² (168.2%)	11893.00m ² (127.2%)	37892.00m ²
TOTAL (G.F.A.)	11892.10m ² (127.2%)	18767.60m ² (202.2%)	152311.10m ² (162.8%)	216970.80m ²

1:300 Scale

17-0356

CONCEPTUAL SITE PLAN

A001

HANNA GHOBRIAL AND ASSOCIATES LTD.
architects
2100 Trenchard Drive
Windsor, ON N9B 1S5
(519) 944-3350 FAX: 953-3350

Renderings: Northeast & Southwest View



Rendering: Northwest View



Rendering: Southeast View



Schedule 2



Appendix B – Public Engagement

Community Engagement

Public liaison: On April 18, 2018, Notice of Application was sent to 43 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 19, 2018. Two “Planning Application” signs were also posted on the site.

12 replies were received

Nature of Liaison: To change the zoning from a holding Residential R7/R9/Regional Facility (h-5*R7*D150*H30/R9-7*H30*RF) Zone to a holding Residential R9 Special Provision Bonus (h-_*R9-3(_)*B-_) Zone; and a holding Residential R8 Special Provision Bonus (h-_*R8-4(_)*B-_) Zone.

Responses: A summary of the various comments received include the following:

Scale of Development

1) development should not be taller than 1 London Place, 2) maximum height should be no more than 10 storeys, 3) proposed heights are higher than the maximums discussed in 2013, 4) too dense for site, 5) towers are disproportionately high and represent a forbidding aspect in area for dwellings and apartments, 6) impact of shadows from buildings (x2), 7) decreased quality of life with increase in population, 8) the residential uses proposed will be less intensive than the previous hospital uses

Heritage

1) design of the new building does not communicate to the look of the Colborne Building, 2) proposal complements the retention and adaptive reuse of the existing heritage building, 3) impressed by conservation of the Colborne Building

Design

1) development does not blend in or mitigate the 'fortress' feel, 2) are the public courtyards actually public, 3) not in tune with the neighbourhood, 4) appeal for imagination and creativity in design, 5) impressive modern architecture

Bonusing

1) concerned that when re-zoned for greater height/density, developer will abuse permissions, 2) existing zoning should be utilized, 3) Soho Community Association does not support zoning, 4) bonus zones exceed 25% maximum (x2), 5) not consistent with the desires for neighbourhood revitalization in the secondary plan or The London Plan, 6) precedent setting development for other future high density uses that may provide less bonusing, 7) underground parking is not bonusable but necessary

Access to River

1) towers cut off the river and view from the neighbourhood (x2), 2) Nelson St expansion seems to compete with the park space, 3) uncertain about the willingness of the residents to share the river promenade with the rest of the community, 4) development will not block river, river cannot be seen now, 5) excited by the TVP extension to Nelson Street, 5) shared space for vehicles and bikes needs to have distinction

Traffic, Parking and Cycling

1) Concern over increased traffic (x2), 2) excited about the possibilities for people who are choosing active transportation over cars, 3), better bike parking is required, 4) bike storage should be convenient,

Environmental Impacts

1) Concern for environmental impacts on river (x2)

Revitalization

1) development will improve the whole area (x2), 2) support for project (x3), 3) would like to live in a unit, 4) SoHo should be welcoming of this investment, 5) development will generate new tax revenue, 6) efficient utilization of existing infrastructure, 7) neighbourhood can only benefit, 8) strong walking core between SoHo and the downtown and new residents will help support businesses, schools, waterfront amenities, parks and walking paths, and establish a grocery store, 9) more housing choice is needed,

Other

1) feels the community's opinions have been incorporated, 2) interest in details of integration of low-rise residential uses, ownership vs. rentals, and the provision of affordable housing, 3) rental housing in SoHo is an odd mix, 4) people with physical disabilities find renting difficult, 5) no longer lives in SoHo because of lack of rentals and would like to return

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

Telephone	Written
William Sedgwick 204-440 South Street London ON N6B 1C2	Nancy Hamm 354 Hill Street London ON N6B 1E3
Angela Lukach (SoHo Community Organization) 225 Burwell Street London ON N6B 2V5	Mark Clements 302 Hill Street London ON N6B 1E2
Patrick Ambrogio	Patrick Ambrogio
	Catherine Morrisey 105 Clarence Street London ON N6B 2J3
	Peter Dziadura 101 Waterloo Street London ON N6B 2M2
	Angela Lukach (SoHo Community Organization) 225 Burwell Street London ON N6B 2V5
	Jennifer Grainger (ACO) 1017 Western Road London ON N6G 1G5
	Spencer Murray
	Shelley Carr
	Karen Petit 181 William Road London ON N6B 3B6
	Heather Hatch 288 South Street London ON N6B 1B7

From: [REDACTED] [mailto:[REDACTED]]

Sent: Sunday, April 29, 2018 7:16 PM

To: Wise, Sonia <swise@london.ca>

Subject: application for rezoning z-8803

I am a homeowner in SOHO I welcome new developement however the wording of the rezoning does not maximize the height to 23 storeys it allows for bonusing above this height . I am not in favour of a highrise higher then 1 London Place. The top storey is already in the clouds. I am scared that when rezoned the developer will abuse it. Why can,t the present zoning be used with bonusing?Nancy Hamm 354 Hill Street

Message 2 Sent: Monday, May 14, 2018 5:08 PM

I received an invite to an info meeting in June. in It states that the height would be up to 23 storeys on top of 3 to 8 storeys not including. This is not what you told me earlier that it would not be no more than 23 storeys. What is it? 3 to 8 storeys on top of 23 or up to 23 storeys. You need to get your facts straight. This is too high of a density for 5 acres.

From: mark clements [mailto:]
Sent: Sunday, April 29, 2018 3:37 PM
To: Wise, Sonia <swise@london.ca>
Subject: Soho zoning change

I would like to weigh in on the zoning change to allow high rises on the old vic site. I don't understand why anyone would be against this. The argument it will block views of the river. Who can see the river now. This change would do nothing but improve the whole area.

Thank you
Mark Clements
302 Hill st

From: [mailto:]
Sent: Friday, May 04, 2018 4:17 PM
To: ASKCITY <ASKCITY@london.ca>
Cc: Park, Tanya <tpark@london.ca>; Wise, Sonia <swise@london.ca>
Subject: Safe Injection site 241 Simcoe

Hi City Hall,

I am a homeowner just a stone throw from 241 Simcoe. I was surprised to hear from a neighbour that a "Supervised Consumption Facility" , safe injection site, has been approved for this building, and that apparently there had been a process for public input. News to me!

I have carefully read all the letters in support of this initiative attached to the April 30 Planning and Environment Committee Agenda. It is clear to me those letters were the result of a well organized effort to get positive endorsement from a select group of people who live in other parts of the city. What was the criteria for selectively informing and inviting input, please?

Why did I get an informative letter inviting my input on Zoning By-Law Amendment for 391 South Street because I reside within 120 metres, but I received no notice or information about the proposed injection site that will be 50 metres from my front door?

I support both initiatives. In fact I would love to live at 391 South Street when it gets built. But I do have serious concerns about the implications of the 241 Simcoe Street decision.

Two questions:

1. How do the residents in 241 Simcoe feel about this? It was originally a seniors building and very pleasant. I know because I delivered library books there once a month for years. A gifted pianist played in the community room while residents had coffee and exchanged their books. When the housing mandate shifted to include a wide range of special needs, original residents became frightened and desperate to get out. I am afraid to go in there now. There usually are Police cars at the door.

We need a safe injection site, or ten, and we need coordinated services to support drug users. My longtime concern as SoHo resident is the presence of drug dealers, violence, theft, and neighbourhood degradation. We have it all. The London Community Police

Service does a great job dealing with our homeless folks along the river, and that is where thousands of needles are found.

2. Is the decision to implement a "Supervised Consumption Facility" in 241 Simcoe a permanent plan? It sounds like a very weak commitment to solve a very major problem. What I think drug addicts need is their own facility, their own building, not a tiny little room in public housing. They need a massive commitment, multi-agency support, and some compelling sense of purpose to get back on track. They need jobs, or a positive role, and self respect.

This little pocket of historic houses between the river and Wellington, SoHo West, has the potential to become a Toronto commuter community. Two other homeowners and I are regular VIA morning train users, and we can walk to the train station in 11 minutes. Just like the GO Station where I grew up, the long term future of this area is being shaped by easy transportation. It is one of London's closely guarded secret gems.

But I am painfully aware of the evidence of social problems: needles on the ground, overdoses and stabbings, homelessness, poverty, and tents along the river. Our area is thought to be scary, dangerous, and unattractive.

If the injection site decision is permanent, then it slots the neighbourhood as undesirable and unattractive, forever.

I would propose that this decision be considered an interim solution while a more comprehensive strategy is carefully designed. An injection site has to be more than just a safe place. It has to be dedicated to users, and loaded with social support, medical support, psychological support, employment support, housing support, offering opportunity and hopefulness for the people who need it.

Thanks,
Catherine Morrissey
105 Clarence St.

From: Angela Lukach [mailto:]
Sent: Friday, May 11, 2018 4:30 PM
To: Wise, Sonia <swise@london.ca>
Subject: File Z-8803

Sonia -

Please accept this formal notice that the SoHo Community Association does **not** support the suggested zoning amendment for 391 South Street for a number of reasons.

We note that the proposed zoning amendments presented to residents in 2013 indicated a maximum height of 12 storeys for this particular lot. We are also aware that bonus zones elsewhere in the city top out at 25% of maximum height and/or density.

Our residents have expressed deep concerns regarding traffic patterns, shadows that will be cast by the building, and environmental concerns with construction on the river bank.

We look forward to discussing these with your department and Medallion in the future.

With thanks,

Angela Lukach, President

The SoHo Community Association
225 Burwell Street South
London, ON N6B 2V5

SoHo Website: www.soholondon.ca

SoHo Facebook: <https://www.facebook.com/pages/SoHo-Community-Association/211231608916480>

SoHo Twitter: @SoHoLdnOnt

From: "Patrick John Ambrogio, P.Eng." <[REDACTED]>
Date: 2018-05-14 12:34 PM (GMT-05:00)
To: "Park, Tanya" <tpark@london.ca>
Cc: "Carson, Melonie" <mcarson@london.ca>, Jesse Helmer <jhelmer@london.ca>, Stephen Turner <sturner@london.ca>
Subject: RE: South Street Development

Thank you Tanya.

My consistent opinion as a longtime advocate of SoHo, and as the developer of the London Roundhouse project, is that we want to be as welcoming as possible to investment in SoHo, and particularly in residential intensification.

London should send a clear message that developers willing to risk capital to help grow and support our downtown neighbourhoods are wanted.

Compared to the prior use of the lands and buildings as a busy hospital with 24-hour emergency ambulances, commercial deliveries and city-wide traffic, these kinds of residential developments in a walking neighbourhood actually represent a calming of SoHo. They will also lead to a critical population mass necessary to form an even more vibrant community.

A strong walking downtown core will help support our traditional downtown businesses, sustain SoHo schools, justify new critical services such as grocers, utilize new waterfront amenities, parks and walking paths, and so much more. The quality of life in a revitalized Live-Work-Play SoHo is unlimited.

In particular, from a financial perspective, SoHo residential developments will not only generate significant new tax revenue, but do so by leveraging our City's investment in already-existing built infrastructure, by far the most efficient and cost-effective growth pathway available to London.

I hope this does put us on the same side of the debate.

Regards,

Patrick

Message 2 Sent: Friday, May 18, 2018 1:11 PM

Hello Michael,

I wanted to share comments on the proposed development for the former hospital grounds in today's London Free Press (<http://lfpres.com/news/local-news/soho-neighbourhood-group-balks-at-expanded-highrise-plans>). I do so from the perspective of an owner, and early investor, in several residential and commercial properties within SoHo.

The illustrated concept boasts impressive and stunning architecture that integrates modern design. It fully complements the retention and adaptive reuse of the existing heritage building. It is inspiring and bold, and sends the clear message that not only is

Z-8803
Sonia Wise

SoHo open for business, but that the City of London is too. The confidence in our SoHo downtown will be unlimited and its revitalization momentum unstoppable.

Live-Work-Play will thrive in SoHo as we bolster the City's core population. As a catalyst, the project will attract even more downtown residents and private investment capital including my company's, which will naturally lead to improved services such as grocery stores, shops, and help sustain downtown schools.

My reading of the local residents' sentiment about the project is diametrically-opposed to that of the fledgling community group. Many if not most are in fact excited, ecstatic and fully-supportive. It is easy to forget that the prior use of the lands as a hospital for generations was exceedingly far more intensive and disruptive to the local neighbourhood than the proposed residential concept.

This project is a homerun. I congratulate you and your team, and all City officials, for bringing such a quality private investment partner to the table. After years of stagnation and delay, this is exactly what we have all been waiting for. And it has been well worth the wait.

Regards,

Patrick J. Ambrogio, P.Eng.
V.P. Creative Property Group
Developer of The London Roundhouse



LONDON REGION

Grosvenor Lodge
1017 Western Rd
London, ON N6G 1G5
May 13th, 2018

Sonia Wise
Planning Services
City of London

Dear Ms. Wise:

Re: Zoning By-Law Amendment 391 South St Z-8803

The Architectural Conservancy Ontario London and Region Branch have read with interest the above zoning amendment request and would like to make the following comments:

- A. The towers are disproportionately high. They present a forbidding aspect in this area of 2-5 storey dwelling houses and apartments.
- B. The towers and 'podiums' (themselves apparently 10 storeys in height) screen off the river and the view from the neighbourhood.
- C. This development would foster an enclave that is separate from the neighbourhood. There is no attempt to blend it in or mitigate the riverside 'fortress' feel of this proposal.
- D. Although there are 'public courtyards' incorporated into the plans, it is not clear whether these are open only to residents of the towers or the residents of the

Z-8803
Sonia Wise

neighbourhood at large. How are these courtyards viewed as being features that would foster the growth and development of an historic neighbourhood and the important access to the river?

We would urge you not to fall into the trap of screening off the river and its amenities for leisure from this neighbourhood. We feel that this development is not in tune with this neighbourhood or the professed desires for neighborhood revitalisation as proposed in the *Old Victoria Hospital South Street Secondary Plan* nor the *London Plan* which encourages the development and strengthening of neighbourhoods.

Once again, we appeal for imagination and creativity in design.

Thank you for your attention.

Yours sincerely,

Jennifer Grainger,
President, ACO London and Region

From: Peter Dziadura [mailto:]
Sent: Wednesday, May 16, 2018 8:30 PM
To: Wise, Sonia <swise@london.ca>
Subject: Zoning By -Law Amendment File:Z-8803

To Sonia Wise,

My name is Peter Dziadura and I live at 101 Waterloo St., I'm sending this email in response to the notice of planning application sent to me in the mail, File: Z-8803, and after attending my local SoHo meeting where this application was discussed.

At that time I did have some concerns about the proposed plan and would like to make them known to you at this time as well. My concerns, are mainly about the bonus zone to allow for the increased height and density of the proposed project. It appears that the height and density numbers are

above what was presented to the residence in 2013, and the bonusing is also above the city standards.

With density comes additional traffic and parking issues that did not appear to be clearly addressed. Also, the proposed extension of Nelson Street with it's close proximity to the river was not addressed and might pose some environmental issues? That was also a departure from previous plans,

which maintained a green space with public access walking paths as a priority on both sides of the river bank.

I realize that this is just one phase of the process, and I do plan to attend the upcoming participation meetings in regard to the environmental impact on the river, as well as the public meeting on June 11, 2018, at the Goodwill Industries and I look forward to following the progress of this development.

Thank You for giving me this opportunity to voice my concerns.

Sincerely
Peter Dziadura



COMMENT CARD

RE: Z-8803: 391 SOUTH STREET

June 11, 2018 – 255 Horton Street – Goodwill Industries

Notice of Collection of Personal Information

The personal information on this form is collected under the authority of the Planning Act, R.S.O. 1990 and may be used for the purpose of informing you of future information meetings and Statutory Public meetings relating to this matter. By providing this information you acknowledge, and give consent to, the Corporation of the City of London including your personal information in the public record and that such information may be included in a Council of the City of London agenda and on the City's web site. Questions about the collection of this personal information should be addressed to Michael Tomazincic, Manager of Current Planning, in person at 206 Dundas Street, by e-mail at mtomazin@london.ca, or by phone at 519-661-2489 ext. 4693.

MS. PETTIT	131 WILLIAM ST.	[REDACTED]
Name (Print)	Address	Email

Comments:

IN THIS NEIGHBOURHOOD THE MAXIMUM HEIGHT SHOULD BE TEN STORIES, AND SHORTER WOULD BE BETTER. A LARGE AREA WOULD BE IN PERPETUAL SHADE. THE RIVER BANK AND MANY HOMES IN THE DISTRICT THIS IS A PROPOSED LARGE INCREASE IN POPULATION DENSITY! THE QUALITY OF LIFE DECREASES WITH A SUDDEN INCREASE IN POPULATION.

ASK YOURSELVES IF YOU WOULD WANT THESE TALL BUILDINGS DWARFING YOUR HOMES.



London
CANADA

COMMENT CARD

RE: Z-8803: 391 SOUTH STREET

June 11, 2018 – 255 Horton Street – Goodwill Industries

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Heather Hatch	208 south st.	[REDACTED]
Name (Print)	Address	Email

Comments:

Still not content with answers given about the impact for the community of introducing such high density housing. The precedent being set for such a high density building will make it more difficult to argue against other 25 story developments that are less generous in their housing requirements. Also, talking about underground parking as a benefit to the community sets lines is disingenuous as there's no other way they could really provide sufficient parking for the density suggested. Also, their proposals include an approval extension of Nelson street which seems like it would impact on both the accessibility and the space available for the proposed park

development. ^{Extending} ~~Increasing~~ Melton Street will increase public access regardless of the public walk way.

I'm also, from a design perspective, that there is so little communication between the look of the proposed building and the Colborne building.

I'm also concerned that residents of this project will not be, in the long term, content to share the proposed proposals with the community at large, ~~and~~ especially if you are talking about appealing to demographics without children.

Thank you

From: shelly carr [mailto:]
Sent: Tuesday, June 12, 2018 7:46 AM
To: Wise, Sonia <swise@london.ca>
Subject: Soho Hospital lands/Medallion Project

Dear Planning Department/Medallion group

Thank you for public meeting about the proposed development at the former South Street hospital lands.

As John Fleming recalled last night, I too was at the original unveiling of the proposed development last spring. I was vice president of the Soho Association at the time.

I was and continue to be excited about this development. I was impressed by the amount of conservation of the Colborne Hospital will receive. I was excited by the suggested extension of the TVP to Nelson Street.

I am unclear on the reasons the current Association has against this development. Most of them are home owners so this may be a concern. However, for tenants in the area, the Medallion will be a Godsend.

Rental housing in the Soho district is an odd mix. We have 5 low income buildings. We have one highrise. We have many walk-ups. And the majority are home to multiple unit buildings.

Because of this mix in this area, people with physical disabilities find renting virtually impossible. And the buildings named have reached a fair age.

Definitely, more choice is needed.

On a more personal note, I was forced to leave Soho because of the rental shortage. I am an empty nester with a physical disability.

I am currently living in Wortley because I was unable to find safe, accessible housing. I anxiously await the building of these units so I can move back to Soho.

I am particularly excited about the possibilities for people who are choosing active transportation choices over cars. Currently, other units located on cycling routes are "dated" for bicycle transportation. Bicycle storage is seen as a convenience not a necessity. Tenants are looking for units that accommodate their bicycles (between my partner and I we have 5) and find many of the other developments lacking. As a Board member with London Cycle Link, I get asked where the apartments are that are "bicycle friendly" weekly. I point them to the OEV development as really their only choice.

The only concern I have is the extension of Nelson. For this section, I ask that a textured material (such as brick) be used to discourage cars from using excessive speeds on this section. The concept of cars sharing road space with cyclists and pedestrians sounds nice except cars weigh 3000 lbs and can "win" against other modes of transport.

But otherwise, on a major cycling route, near a proposed bridge to cross the Thames and near the expected BRT? Yes. Please bring it to Soho.

The neighbourhood can only benefit from such a well thought out unit.

Thanks for listening

Shelley Carr

From: Spencer Murray [mailto:]
Sent: Wednesday, June 13, 2018 11:06 AM
To: Wise, Sonia <swise@london.ca>
Subject: Old Victoria Hospital South Street Plan

Hi Sonia,

I hope all is well! I am emailing to introduce myself - my name is Spencer Murray and I attended the meeting you hosted on Monday night at the Goodwill regarding the Old Victoria South Street Plans. I have a couple further questions from the other evening but had to take off before I could have my questions answered personally.

I will say, I fully support the development of the area. My partner and I both live on Hill St. so will be directly impacted by the development. I work at Mortgage Wise, on the corner of Wellington and Moore, not too far from the development, and grew up close as well. My girlfriend works at Pathways, which is a short commute for her.

We were somewhat taken aback by the London Free Press article released yesterday regarding the outcome of the meeting on Monday. I felt the overall feeling in the room

was positive towards the development aside from one individual who seemed to be strongly opposed. The other community members who spoke in the Q&A were simply asking for clarification on aspects that mattered to themselves. I'm sure you are used to the 'bad press', but I feel that the article was not representative of the actual meeting. We've talked to many of our neighbours about the development and from the feedback we've been hearing, it's all been positive.

We moved into the area back in September, so have somewhat jumped into the planning process. I have tried to attend SoHo Community Association meetings, but with every attempt to do so, the meeting has been moved or cancelled. I believe that the voice of a few is clouding the voices of the many in this regard - it shows in the comments section of the LFP article. That being said, it has sparked some initiative for change between my partner and I.

I also want to thank yourself (and John Fleming) for your work on this project. I want you to know that it is appreciated by some people. From my understanding, the City and the developers have taken a good amount of community member's opinions into consideration for this development which, from what I understand, may not happen with all potential City developments.

The few questions I had regarding the project are as follows

- What will the low-rise residential landscape look like? Will the houses that fit the 'low-rise' profile stay put? or will they be revamped with newer buildings to fit the mould?
- Will all the residential units in Medallion's two development buildings be all rentals? or will some be owned? I wasn't clear on the answer to this one.
- With regards to the Affordable Housing - I know there aren't going to be any Affordable Housing units in the developments but were there talks of potential Affordable Housing projects in the surrounding Low to Mid-Rise Residential areas? What concentration of these Affordable Houses would we see for the surrounding area?

Once again I thank you for your time; your time on the project and your time reading this email.

Warmest regards,

Spencer Murray, BSc

Mortgage Agent # [REDACTED]

Mortgage Wise Financial

FSCO Lic. # [REDACTED]

259 Wellington Rd., London, Ontario N6C 4N7

Cell: [REDACTED] Fax: [REDACTED]

Agency/Departmental Comments

UTRCA – July 31, 2018 Memo Excerpt

As indicated, the subject lands are regulated by the UTRCA. The UTRCA's concerns related to erosion and Geotechnical considerations are to be addressed through Site Plan Consultation with Dillon and Medallion Corporation.

Environmental and Engineering Services Department – June 8, 2018

The City of London's Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Zoning By-Law amendment application:

Wastewater

The following items are to be considered:

- Densities for the Old Victoria Lands shall be consistent with the accepted Aecom Servicing report.

Transportation

No comments for the re-zoning application:

The following items are to be considered:

- No objection though It is noted that study area of the TIA does not match the secondary plan nor do the contemplated development volumes of the TIA match those of the sought after densities in the zoning by-law amendment.

Stormwater

No comments for the re-zoning application.

The following items are to be considered during the site plan approval stage:

- Site to be service as per City as-con drawings 26260 and 26707.
- Site is within UTRCA
- Design and construction of the SWM servicing work shall be in accordance with the Central Thames Subwatershed.

Water

No comments for the re-zoning application.

Urban Design Peer Review Panel – June 20, 2018

Additional comments may be provided upon future review of the site

The Panel provides the following feedback on the submission to be addressed through the zoning bylaw amendment application:

- The Panel had some difficulty providing comments because the concept had evolved from the submission reviewed by the Panel and there were multiple variations and inconsistencies among the drawings.
- The Panel is supportive of the overall concept as follows:
- Active uses on all frontages including the integration of a public open space between South Street and the river.

- Adaptive reuse of the existing heritage building including opening up the façade for uses to connect/ spill out into the public open space.
- The Panel requested that the applicant consider adjustments to the proportions of the massing of the development, specifically, the upper storeys relative to its base (townhouses). The applicant should consider increasing the height of the base and/or providing greater step-back from the base to the upper floors in order to improve the proportion of the 8 storey portion relative to its base.
- The elevations could be enhanced to take better advantage of riverfront views with balconies / terraces.
- Further refinement of the design to have the building edge follow the curve along promenade should be considered.
- The Panel appreciates the effort put into the towers, however, elevations could benefit from simplification. The use of fins, extended rooflines and open hoods creates a sense of confusion throughout the elevations.
- Front entrances should be pronounced and facing a public street. The main entrance from South Street is unclear based on the current submission. Consideration for a larger physical item such as a covered walkway / canopy will help to demarcate the doors and create a sense of arrival.
- The Panel generally supports the efforts to consider the historic context in the detailed design of the promenade. At this early stage, the Panel encourages the applicant to consider the proportions of the space in relation to the buildings that frame it, and provide more detail about the planned use of the pedestrian corridor through the site.
- The Panel commends the applicant's use of the pedestrian corridor to assist in telling the history of the site. Consider through the detailed design of this area that reflection of the site's history does not have to form such a literal response.
- Wayfinding into the residences from the ground floor should be better defined.
- Wind study and shadow studies are recommended to ensure the pedestrian corridor and other pedestrian areas are comfortable spaces.
- Green space and rooftop amenity space(s) should be explored. A large majority of the proposed tower residences will look upon the podium area(s).

Concluding comments:

This UDPRP review is based on City planning and urban design policy, the submitted brief, and noted presentation. It is intended to inform the ongoing planning and design process. Subject to the comments and recommendations above, the proposed development represents an appropriate solution for the site. It is recommended that the project is presented to the Panel prior to site plan submission once further refinements to the concept have been made.

Urban Design – July 11, 2018

Urban Design staff commend the developer for the overall site layout and design in particular for incorporating the following into the design; retention and adaptive re-use of the Colborne Building; incorporating a privately owned publicly accessible courtyard on the west side of the Colborne Building that will link the future river promenade with the future SoHo heritage square; including active building uses on all four sides of the proposed building podium, with individual ground floor unit access directly to the City sidewalk, promenade, courtyard and mid-block connection; incorporating all parking entirely internal to the proposed building; providing for appropriate massing of the podium and towers; providing for appropriate tower setbacks from South Street, the promenade, and the Colborne building; providing for point towers (small floorplates), which limit the extents of shadows; including a high proportion of transparent glazing on the towers.

Urban design staff have been working closely with the developer through the rezoning process to address the majority of the design concerns that have been raised by the community, the Urban Design Peer Review Panel, and City staff. The following design matters should be addressed through the site plan process:

- Ensure ground floor units on all sides of the podium include lockable individual unit entrances with walkways that lead to a City sidewalk, the proposed courtyard, the future river promenade, or the mid-block connection.
- Where possible, provide for elevated ground floor patios in order to provide for privacy and increase the livability of the ground floor units.
- Ensure the principle entrances into the apartment buildings are prominent and easily identifiable. This can be achieved by introducing a break in the rhythm of massing, including a high level of clear glazing, the incorporation of canopies, etc...
- Ensure high quality design of the south elevation with individual unit entrance and private amenity courtyards spaces, avoiding blank walls, in order to provide a positive edge with active uses facing the promenade.
- Ensure the design of the top of the towers provides interest to the skyline and is well integrated with the design language of the overall development.
- Ensure that brick is the primary material used to clad the podium portion of the building, consideration should be given to incorporating brick on the mid-rise (eight storey) portions of the building as well.
- Ensure that the material and colour palette provide for a cohesive design between all elements of the development (podium, mid-rise portion, towers, top of towers, and the Colborne Building)
- Work with heritage staff to ensure that the Colborne Building is appropriately integrated with the proposed courtyard by including entrances, patios, balconies, active ground floor uses.
- Utilize similar materials, treatments and patterns (ie- paving, aerial string lights between new building and Colborne Building, etc...) as the proposed SoHo Heritage Square in the design of the proposed courtyard.
- Incorporate heritage artifacts from hospital buildings into the proposed courtyard.

The developer should provide a response to the UDPRP Memo issued following the March 2018 meeting detailing how they have considered all of the Panels comments.

LACH – July 25, 2018

b) S. Wise, Planner II, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusions of the Heritage Impact Assessment for the Colborne Building located at 391 Colborne Street and is also satisfied that the proposed development is appropriate to conserve the cultural heritage value of the Colborne Building, with the following recommendations:

- the open space should maintain vistas of adjacent cultural heritage resources, namely, the War Memorial Children's Hospital; and,
- the lower podium heights of the proposed new building should match the height of the eaves of the Colborne Building;

It being noted that the Colborne Building is being preserved in-situ and is appropriately setback from new buildings on the property;

It being further noted that a verbal delegation from E. van der Maarel, A+LiNK Architecture Inc., was received with respect to this matter.

Appendix C – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

PPS

- 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
- 1.1.3 Settlement Areas
- 1.6.7 Transportation Systems
- 1.7 Long-term economic prosperity

Official Plan

- 3.4. Multi-Family, High Density Residential
- 19.4.4 Bonus Zoning

London Plan

- 81 & 92 Growing 'inward and upward'
- 954 Remnant High Density Residential
- 1556 Secondary Plans
- 1645-1655 Bonus Zoning

SoHo Community Improvement Plan – Roadmap SoHo

- p.3 – Vision and Principles
- p.4 Strategic Directions
- p.7 The Plan
- p.11 Old Victoria Hospital Lands
- p.29 Neighbourhood Places
- p.45 Neighbourhood Movement
- p.63 Neighbourhood Public Space

Old Victoria Hospital Lands Secondary Plan

- 20.6.3 General Policies
- 20.6.4.1 Four Corners
- 20.6.4.3.3 High-Rise Residential
- 20.6.5 Implementation

Z.-1 Zoning By-law

- Section 4: General Provisions
- Section 12: Residential R8 Zone
- Section 13: Residential R9 Zone

Back to the River: The Ribbon of the Thames

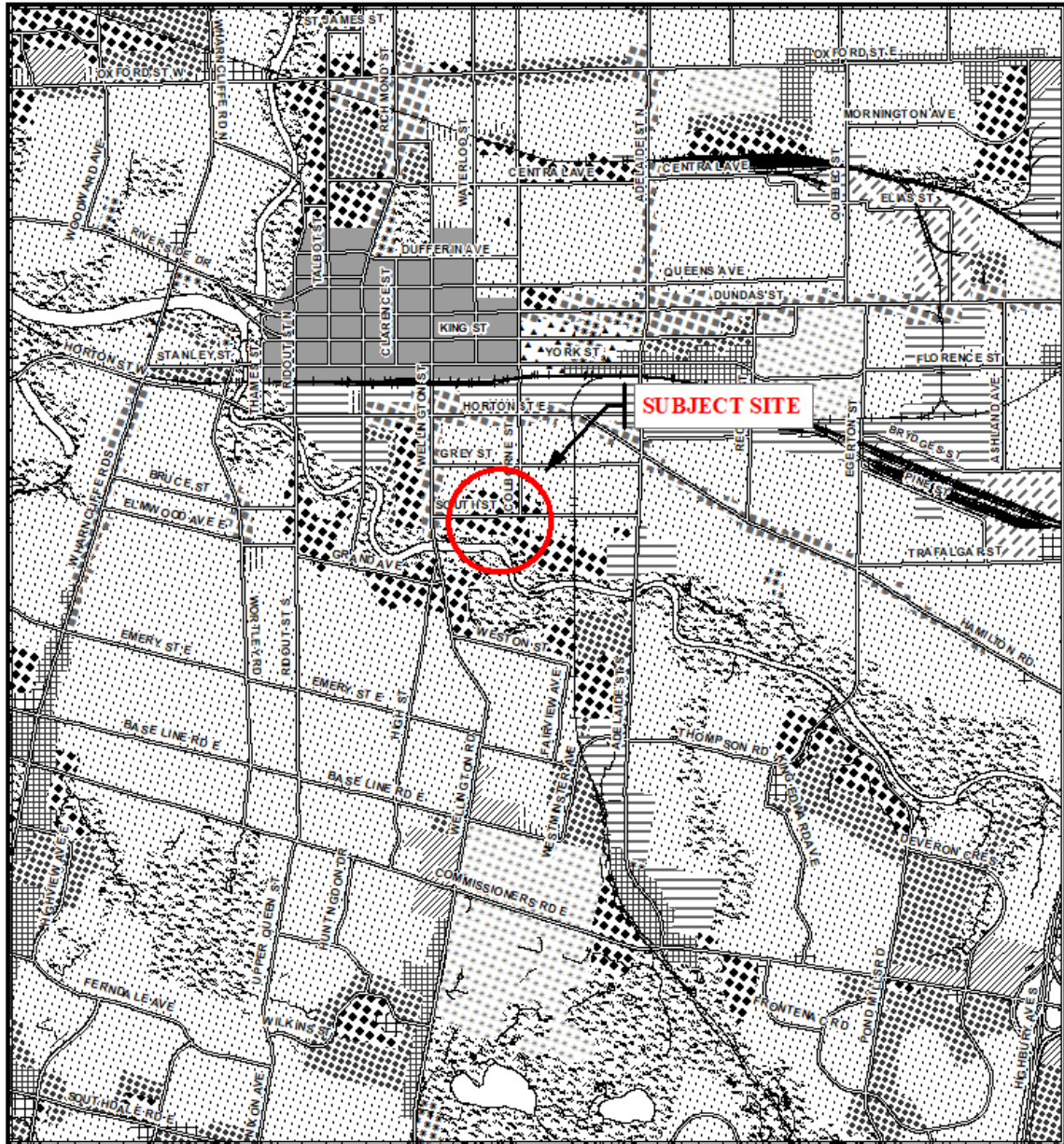
- p.24 – p.25 SoHo Neighbourhood
- p.26 SoHo Inaugural Project

So Long South Street: A Photographic History of Victoria Hospital R. Craven (2017)

- p.44 p.56 Making Way for Progress
- p.70 Crossing the River
- p.72 Two Hospitals Unite

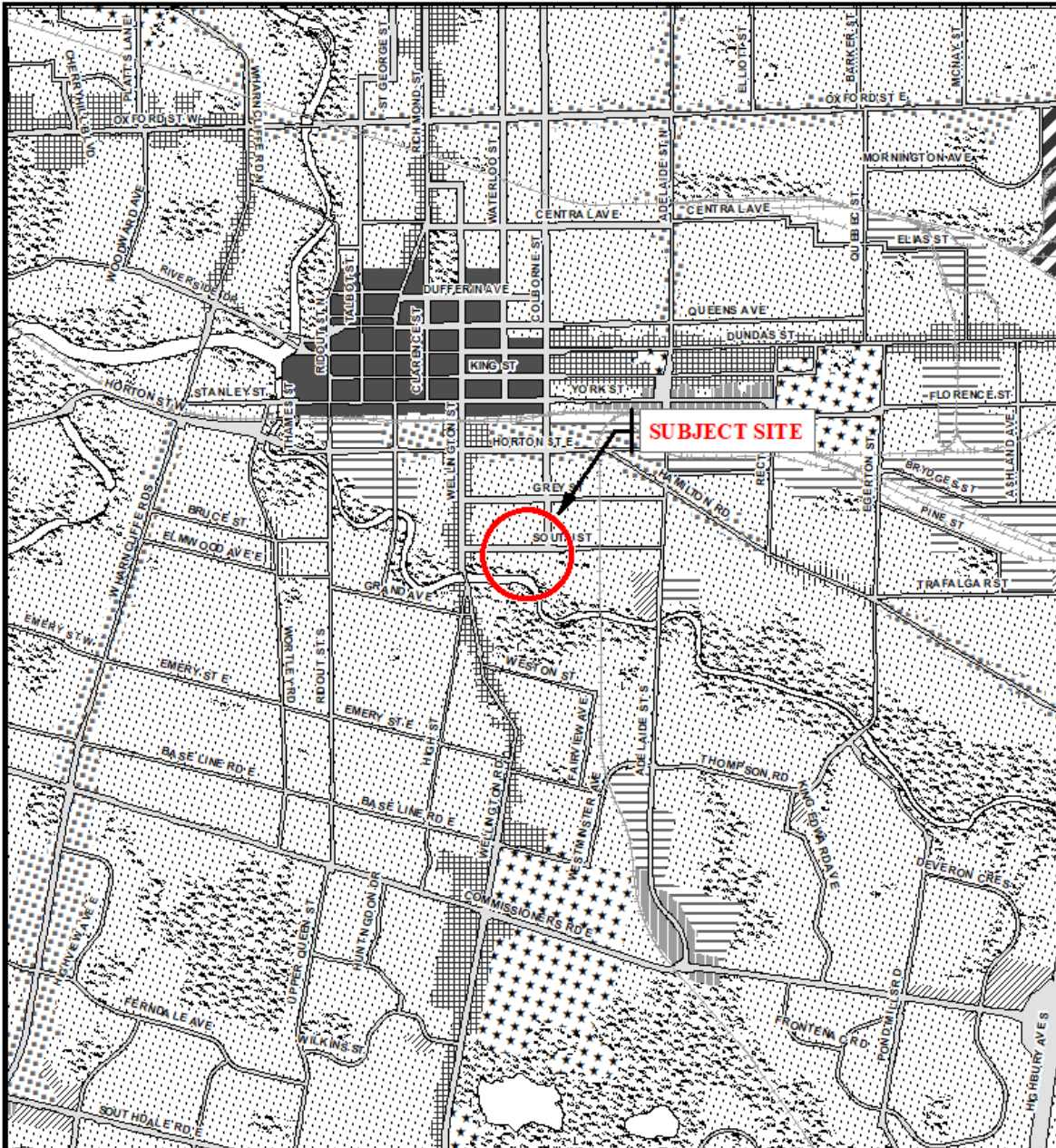
Appendix D – Relevant Background

Additional Maps



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

<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000 Meters</p>	<p>FILE NUMBER: Z-8803</p>
		<p>PLANNER: SW</p>
		<p>TECHNICIAN: MB</p>
		<p>DATE: 2018/07/10</p>



Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

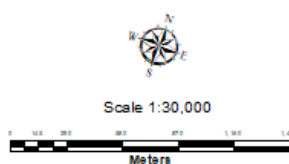
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

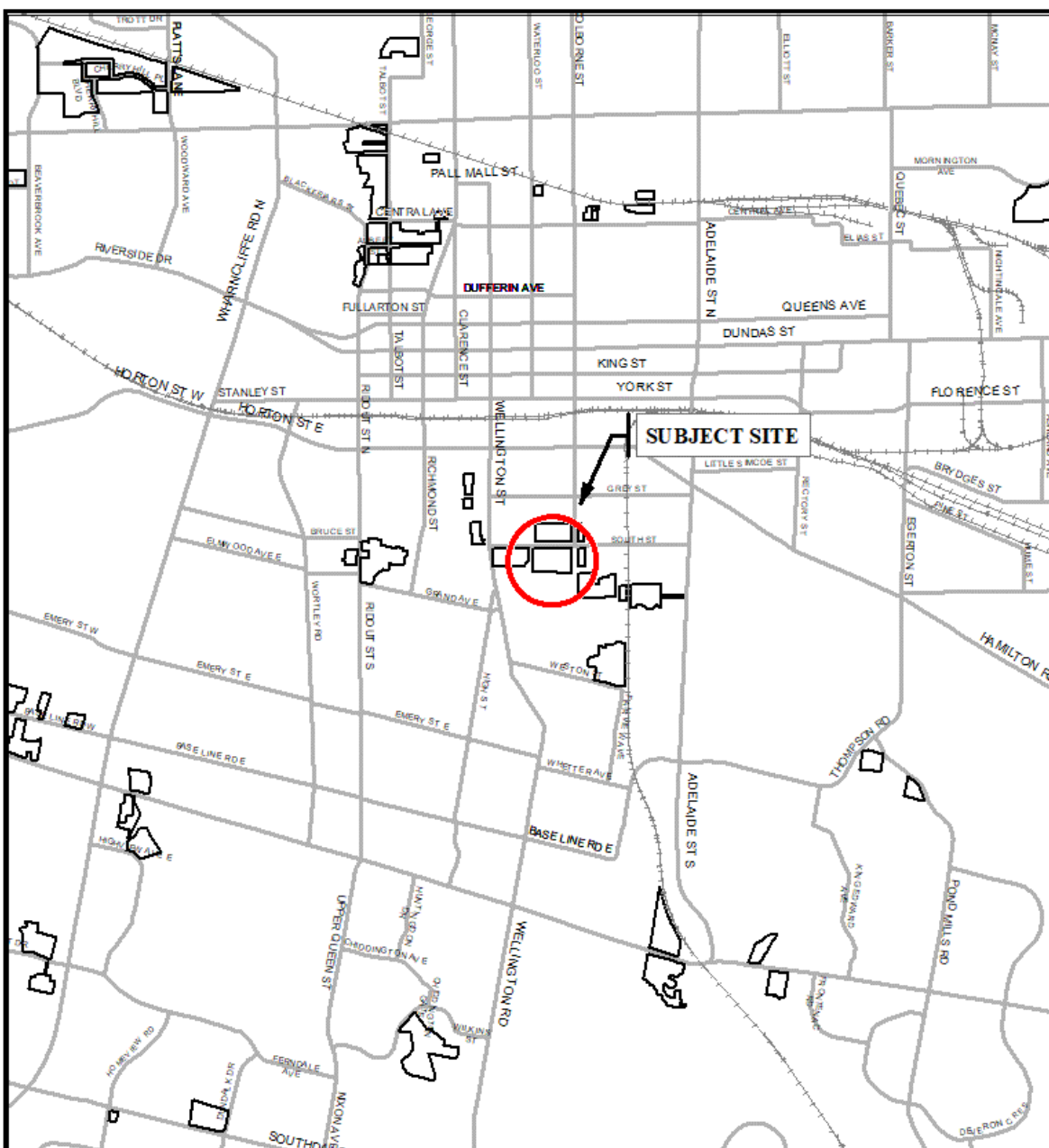
CITY OF LONDON
Planning Services /
Development Services

LONDON PLAN MAP 1
- PLACE TYPES -



PREPARED BY: Planning Services



File Number: Z-8803
Planner: SW
Technician: MB
Date: July 10, 2018



Legend

-  High Density Residential Overlay (from 1989 Official Plan)
-  Urban Growth Boundary

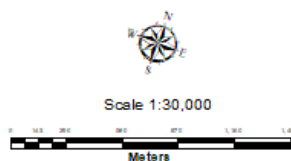
This is an excerpt from the Planning Division's working consolidation of Map 2 - High Density Residential Overlay (From the 1989 Official Plan) of the London Plan, with added notations.

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**LONDON PLAN MAP 2
- HIGH DENSITY RESIDENTIAL OVERLAY -
(FROM THE 1989 OFFICIAL PLAN)**

PREPARED BY: Planning Services



File Number: Z-8803
Planner: SW
Technician: MB
Date: July 10, 2018



LOCATION MAP

Subject Site: 391 South St
Applicant: City of London
File Number : Z-8803

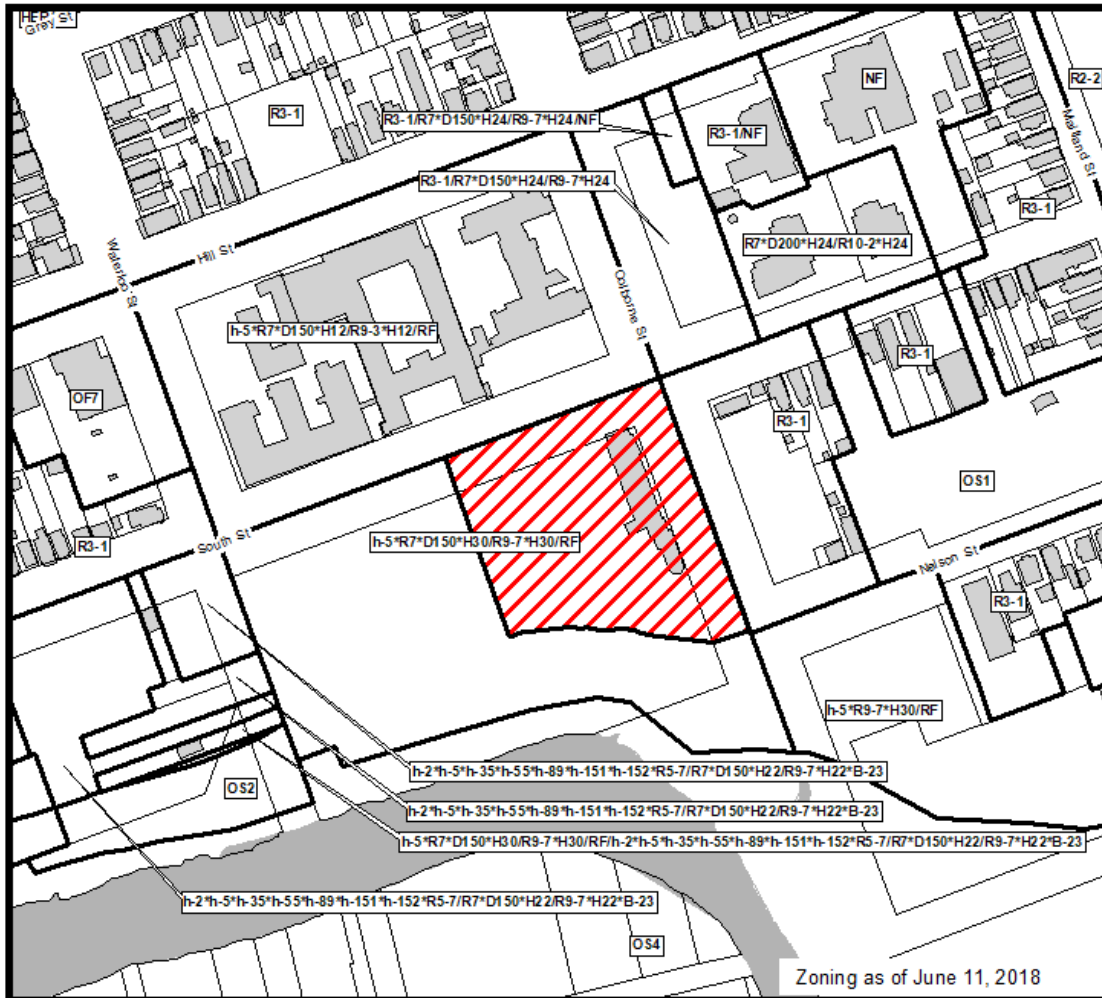
Planner : SW
Created By : MB
Date : 2018/07/10
Scale : 1:2000

Prepared by : Graphics & Information Services , Planning Division
Corporation of the City of London
File-planning/projects/pl_locationmaps/MXDs



Legend

 Subject Site



Zoning as of June 11, 2018



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-5*R7*D150*H30/R9-7*H30/RF

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-8803

SW

MAP PREPARED:

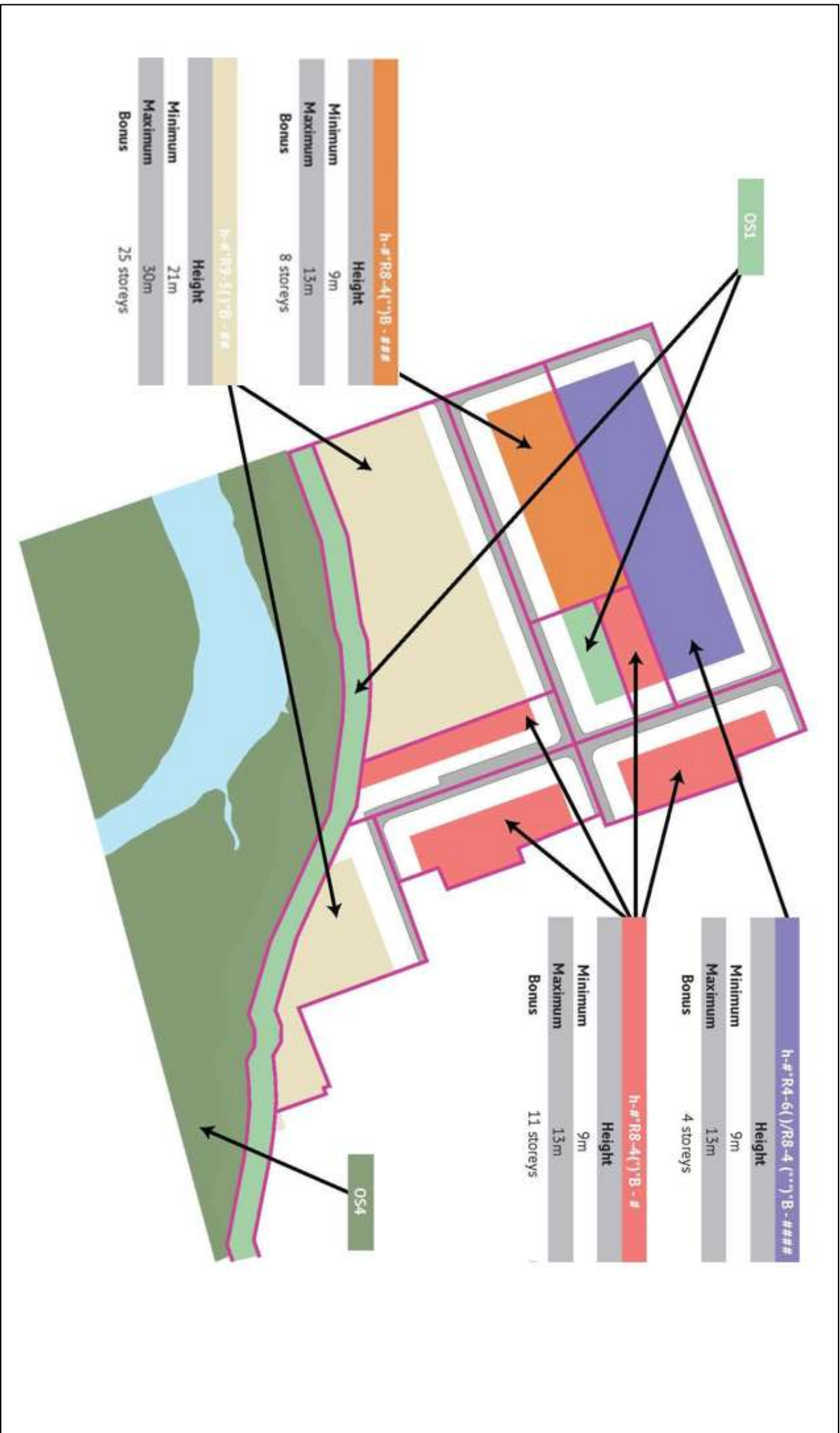
2018/07/10

MB

1:3,000

0 15 30 60 90 120

Meters





June 21
9:00am



June 21
12:00pm



June 21
6:00pm



September 21
9:00am



September 21
12:00pm



September 21
6:00pm



December 21
9:30am



December 21
12:00pm



December 21
6:00pm

Additional Reports

- Sept 25, 2017 Public Participation Meeting to PEC – Heritage Designation of Colborne Building
- October 7, 2014 Public Participation Meeting to PEC – Zoning Study
- August 26, 2014 Report to Corporate Services – Request for Proposals Update
- June 17, 2014 Public Participation Meeting to PEC - Old Victoria Hospital Lands Secondary Plan and Associated Official Plan Amendments/Old Victoria Hospital Lands Zoning Study Report
- June 9, 2014 Report to Investment and Economic Prosperity Committee (IEPC) – to initiate the Request for Proposals process for the Old Victoria Hospital lands
- Sept 25, 2012 Report to (IEPC) – a presentation outlining a preferred redevelopment process for the South Street Campus Lands and the preparation of a Terms of Reference for the Old Victoria Hospital Lands Secondary Plan.
- June 13, 2011 Report to the Built and Natural Environment Committee (BNEC) – a report recommending the adoption of the SoHo Community Improvement Project Area and the SoHo Community Improvement Plan (Roadmap SoHo).