

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: The Corporation of the City of London
The Old Victoria Hospital Lands Secondary Plan Area and 124
Colborne Street and the Block Bounded by Hill Street,
Colborne Street, South Street, and Waterloo Street (Known as
the Old Victoria Hospital Phase II Lands)

Public Participation Meeting on: September 21, 2020

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the applications of The Corporation of the City of London relating to The Old Victoria Hospital Lands Secondary Plan Area and the properties located at 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 29, 2020 to amend the Official Plan for the City of London, 1989 by changing Section 20.6 – Old Victoria Hospital Lands Secondary Plan by **DELETING** Section 20.6.3.3 – Bonus Policies and **DELETE** and **REPLACE** Sections 20.6.4.1 iv) a), b), c), and d); 20.6.4.2 v) a), b), and c); 20.6.4.3.1 iii) a), b), and c); 20.6.4.3.2 iii) a), b), and c); and 20.6.4.3.3 iii) a), b), and c);
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on September 29, 2020 to amend The London Plan by changing policy 1565_3 – List of Secondary Plans – Old Victoria Hospital Secondary Plan, by **DELETING** Section 20.6.3.3 – Bonus Policies and **DELETE** and **REPLACE** Sections 20.6.4.1 iv) a), b), c), and d); 20.6.4.2 v) a), b), and c); 20.6.4.3.1 iii) a), b), and c); 20.6.4.3.2 iii) a), b), and c); and 20.6.4.3.3 iii) a), b), and c);
- (c) The Urban Design Guidelines for the Old Victoria Hospital Lands Phase II attached hereto as Appendix "C" **BE ADOPTED** at the Municipal Council meeting on September 29, 2020 by resolution of City Council;
- (d) The proposed by-law attached hereto as Appendix "D" **BE INTRODUCED** at the Municipal Council meeting on September 29, 2020 to amend section 19.2.2 of the Official Plan for the City of London, 1989 by **ADDING** the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to the list of Council approved guideline documents;
- (e) The proposed by-law attached hereto as Appendix "E" **BE INTRODUCED** at the Municipal Council meeting on September 29, 2020 to amend Section 20.6 (Old Victoria Hospital Lands Secondary Plan) of the Official Plan for the City of London, 1989 by **ADDING** a policy to Section 20.6.5.8 "Guideline Documents";
- (f) The proposed by-law attached hereto as Appendix "F" **BE INTRODUCED** at the Municipal Council meeting on September 29, 2020 to amend Section 1716_ of The London Plan by **ADDING** the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to the list of Council approved guideline documents;
- (g) The proposed by-law attached hereto as Appendix "G" **BE INTRODUCED** at the

Municipal Council meeting on September 29, 2020 to amend Section 1565_3 of The London Plan (Old Victoria Hospital Secondary Plan), by **ADDING** a policy to Section 20.6.5.8 "Guideline Documents";

- (h) The proposed by-law attached hereto as Appendix "H" **BE INTRODUCED** at the Municipal Council meeting on September 29, 2020 to amend Zoning By-law No. Z.-1, in conformity with the 1989 Official Plan, The London Plan, and the Old Victoria Hospital Lands Secondary Plan as amended in parts (a) and (b) above, to change the zoning of the subject property **FROM** a Residential R3/Residential R7/Residential R9 (R3-1/R7•D150•H24/R9-7•H24) Zone and Holding Residential R7/Residential R9/Regional Facility (h-5•R-7•D150•H12/R9-3•H12/RF) Zone **TO** a Holding Residential R8 Special Provision (h•h-5•R8-4(*)) Zone, Holding Residential R8 Special Provision (h•h-5•R8-4(**)) Zone, Holding Residential R8 Special Provision (h•h-5•R8-4(***)) Zone, a Holding Residential R4 Special Provision/Residential R8 Special Provision (h•h-5•R4-6(_)/R8-4(****)) Zone, and an Open Space Special Provision (OS1(*)) Zone;
- (i) Pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed Official Plan amendment as:
- i) The changes represent technical amendments to the 1989 Official Plan and The London Plan to facilitate amendments to the Old Victoria Hospital Lands Secondary Plan; and,
 - ii) The recommended Official Plan amendments has the same effect as the proposed Official Plan amendment circulated in the Notice of Application and the Public Meeting Notice.

Executive Summary

Summary of Request

The Corporation of the City of London has requested an area-wide amendment to the Old Victoria Hospital Lands Secondary Plan to delete Section 20.6.3.3 – Bonus Policies; amend Sections 20.6.4.1, 20.6.4.2, 20.6.4.3.1, 20.6.4.3.2, and 20.6.4.3.3 to remove references to bonus zoning and permit the stated maximum building height and density without bonus zoning; and adopt Urban Design Guidelines pursuant to Section 20.6.5.8 for the Old Victoria Hospital Phase II Lands. A site-specific Zoning By-law Amendment for the Old Victoria Hospital Phase II Lands has also been requested in order to modernize the zoning to implement the vision and policies of the Old Victoria Hospital Lands Secondary Plan.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to ensure the maximum heights and densities contemplated by the Old Victoria Hospital Lands Secondary Plan can be implemented after recent changes to the *Planning Act*, introduced through Bill 108, come into effect. Further, the purpose and effect of the recommended action is to rezone the Old Victoria Hospital Phase II Lands, consistent with the adopted vision of the Secondary Plan.

Rationale of Recommended Action

1. The recommended amendment is consistent with the PPS, 2020, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
2. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Key Directions;
3. The recommended amendment conforms to the in-force policies of the Old Victoria Hospital Lands Secondary Plan, including but not limited to The Four Corners,

Transit-Oriented Mainstreet, Low-Rise Residential, Mid-Rise Residential, and High-Rise Residential Policy Areas; and,

4. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, High Density Residential designation.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject lands are located in the Central London Planning District within the SoHo Neighbourhood. The requested amendments consist of two separate applications, which are cross-referenced but apply to different areas of land. The first is an area-wide Official Plan Amendment to the Old Victoria Hospital Lands Secondary Plan in its entirety while the second is a site-specific Zoning By-law Amendment for the Old Victoria Hospital Phase II Lands (OVH Phase II Lands).

The OVH Phase II Lands consist of 124 Colborne Street and the block bounded by Hill Street to the north, Colborne Street to the east, South Street to the south, and Waterloo Street to the west. These lands were formerly developed with several buildings occupied by Victoria Hospital and surface parking. To date, all but two buildings on the subject site have been demolished. The War Memorial Children's Hospital building and the Health Services building are the only two buildings remaining and are listed on the City's Heritage Register. Additional information on the OVH Phase II Lands are contained in Sections 1.2, 1.3, and 1.4 below.

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

- Old Victoria Hospital Lands Secondary Plan – Low-rise Residential, Mid-rise Residential, and The Four Corners Character Areas
- Official Plan Designation – Multi-Family, High Density Residential
- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – Residential R3/Residential R7/Residential R9 (R3-1/R7*D150*H24/R9-7*H24) Zone and Holding Residential R7/Residential R9/Regional Facility (h-5*R-7*D150*H12/R9-3*H12/RF) Zone

1.3 Site Characteristics

- Current Land Use – Surface Parking and Vacant Lands
- Frontage – 124 Colborne Street: 21 metres (68.89 feet); the block: 100 metres (328 feet)
- Depth – 124 Colborne Street: 100 metres (328 feet); the block: 203 metres (666 feet)
- Area – 124 Colborne Street: 0.32 hectares (0.8 acres); the block: 2.03 hectares (5.04 acres)
- Shape – 124 Colborne Street: Irregular; the block: regular

1.4 Surrounding Land Uses

- North – Low Density Residential and a City-owned Surface Parking Lot
- East – Place of Worship and High Density Residential
- South – Old Victoria Hospital Phase I Lands and Low Density Residential
- West – Office



Figure 1: War Memorial Children's Hospital (northeast view from South Street)



Figure 2: Health Sciences Building (northwest view from South Street)

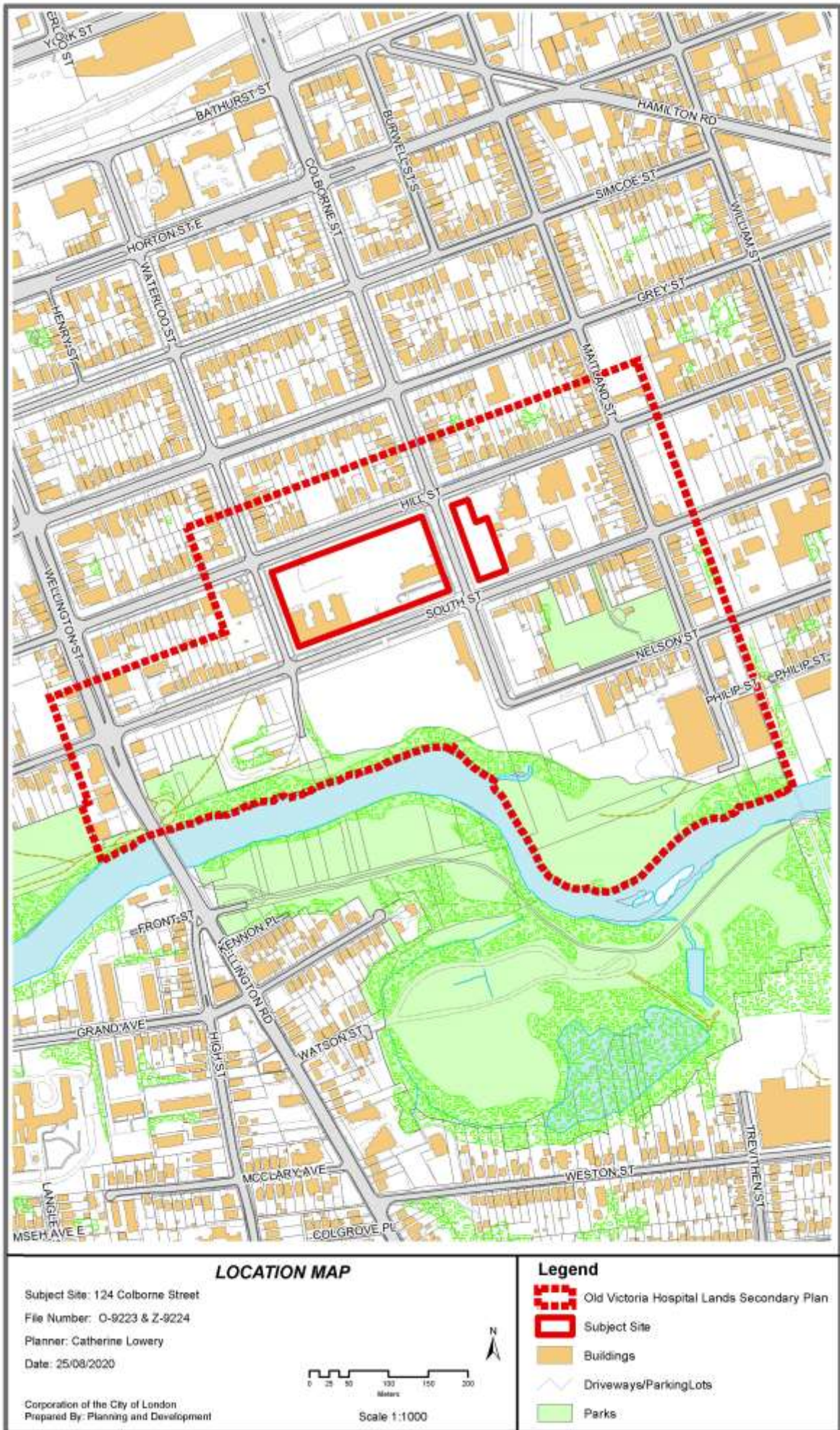


Figure 3: 124 Colborne Street (northerly view from South Street)



Figure 4: Southeast view from intersection of Hill Street and Waterloo Street

1.5 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The policies established in the Old Victoria Hospital Lands Secondary Plan rely on bonus zoning to implement key features of the overall vision. Recent changes to the *Planning Act* through *Bill 108: More Homes, More Choice Act, 2019* will ultimately phase out bonus zoning and may take effect as early as the end of 2020. The objective of this Official Plan Amendment is to maintain the intent of the adopted policies, but modify the policy framework to ensure the maximum heights and densities contemplated by the Secondary Plan can be implemented as a result of these recent changes taking effect. The requested Official Plan Amendment also seeks to adopt site-specific urban design guidelines for the OVH Phase II Lands.

Concurrent with the Official Plan Amendment to the whole of the Old Victoria Hospital Lands Secondary Plan is a site-specific Zoning By-law Amendment for the OVH Phase II Lands. The lands are currently City-owned and have been declared surplus. It is anticipated that a specific development proposal will be submitted upon future sale of the lands; there is no development proposed at this time. Rather, the intent of the proposed Zoning By-law Amendment is to rezone the lands consistent with the adopted vision of the Secondary Plan.

3.0 Relevant Background

3.1 Planning History

In 2013, the last patients in the South Street (Old Victoria Hospital) complex were relocated to a new hospital site. The buildings were owned by London Health Sciences Centre (LHSC), but the majority of the lands on which they were situated were owned by the City. An agreement was made between the City and LHSC in which the hospital would contribute to the costs associated with demolition and the remediation of the site.

As the decommissioning process concluded, the lands were transferred in stages back to the City. The first phase included the lands south of South Street. The sale of these lands, including the Colborne Building, to the Medallion Corporation, was recently finalized in July 2020. The second phase included the lands located at 124 Colborne Street, as well as those bounded by Waterloo Street, South Street, Colborne Street and Hill Street. The LHSC-owned lands and both buildings were transferred to the City in late 2019.

The Old Victoria Hospital Lands Secondary Plan was adopted in June 2014. Since there was no concurrent Zoning By-law amendment adopted at that time, the zoning currently applied to the subject lands is not consistent with the adopted Old Victoria Hospital Lands Secondary Plan. Draft zoning was prepared in 2014 (Z-8344) but was not finalized and implemented for these lands.

3.2 Requested Amendment

The requested amendments are twofold: 1) an area-wide Official Plan Amendment to the Old Victoria Hospital Lands Secondary Plan, and 2) a site-specific Zoning By-law Amendment for the OVH Phase II Lands.

The Official Plan Amendment proposes to: delete references to bonus zoning and to maintain the stated maximum building heights and densities without the use of bonus zoning; delete Section 20.6.3.3 – Bonusing Policies; amend Sections 20.6.4.1, 20.6.4.2, 20.6.4.3.1, 20.6.4.3.2, and 20.6.4.3.3 to remove references to bonus zoning and permit the stated maximum building height and density without bonus zoning; and adopt Urban Design Guidelines pursuant to Section 20.6.5.8 for the Old Victoria Hospital Phase II Lands.

The Zoning By-law Amendment proposes to: implement the policy framework of the Old Victoria Hospital Lands Secondary Plan; permit additional uses; and apply specific regulations to each area subject to the Zoning By-law Amendment.

3.3 Community Engagement (see more detail in Appendix I)

Five written responses and two phone calls were received from neighbouring property owners, which will be addressed later in this report. The responses were largely seeking clarification on the proposed amendments and expressing support for redevelopment of the OVH Phase II Lands and in the broader SoHo area.

3.4 Policy Context (see more detail in Appendix J)

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), 2020 provides policy direction on matters of provincial interest related to land use planning and development. In accordance with Section 3 of the Planning Act, all planning decisions “shall be consistent with” the PPS.

Section 1.1 of the PPS encourages healthy, livable and safe communities which are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. The PPS directs settlement areas to be the focus of growth and development, further stating that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities (1.1.3). As well, the PPS directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area (1.4.1).

The Old Victoria Hospital Lands Secondary Plan

The Old Victoria Hospital Lands Secondary Plan was adopted in June 2014. The purpose of the Secondary Plan is to establish a more specific land use policy framework to guide the evolution of the former Old Victoria Hospital property, and adjacent lands, into a vibrant residential community which incorporates elements of sustainability, cultural and natural heritage, mixed use development, walkability and high quality urban design. The Secondary Plan provides a greater level of detail than the general policies of the Official Plan and is to be used for the review of planning applications. In instances where the overall Official Plan and Secondary Plan are inconsistent, the Secondary Plan shall prevail (20.6.1.2).

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The broader Old Victoria Hospital Lands Secondary Plan area consists of Rapid Transit Corridor Place Type along Wellington Street, Neighbourhoods Place Type in the interior of the Secondary Plan area, and Green Space Place Type along the Thames River, in accordance with *Map 1. The OVH Phase II Lands are in the Neighbourhoods Place Type, with frontage on Neighbourhood Streets (Hill Street and Waterloo Street) and Neighbourhood Connectors (South Street and Colborne Street). The lands are also located within the High Density Residential Overlay in accordance with *Map 2.

1989 Official Plan

The broader Old Victoria Hospital Lands Secondary Plan area consists of multiple land

use designations in the 1989 Official Plan, including: Main Street Commercial Corridor along Wellington Street, Low Density Residential and Multi-Family, High Density Residential in the interior of the Secondary Plan area, and Open Space along the Thames River. The Multi-Family, High Density Residential designation applies to the OVH Phase I and Phase II Lands, as well as the lands in the immediate vicinity, while the Low Density Residential designation applies to the broader vicinity on properties predominantly developed with existing low density residential uses.

4.0 Key Issues and Considerations

4.1 Issue and Consideration # 1: Area-Wide Official Plan Amendment to the Old Victoria Hospital Lands Secondary Plan

Provincial Policy Statement, 2020 (PPS)

The policies of the PPS direct planning authorities to identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs (1.1.3.3). Planning authorities are further directed to permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents as well as all types of residential intensification, including additional residential units and redevelopment (1.4.3b)). Densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed, is promoted by the PPS (1.4.3d)).

The PPS is supportive of appropriate development standards which facilitate intensification, redevelopment and compact form (1.1.3.4). The PPS also identifies that long term economic prosperity should be supported by encouraging a sense of place by promoting a well-designed built form (1.7.1e)).

The recommended amendment to the Old Victoria Hospital Lands Secondary Plan would facilitate future redevelopment of the lands within the Secondary Plan area at a greater density than what would currently be permitted without bonusing. The recommended amendment would ensure the vision of the Secondary Plan and full range of intensity can be achieved in the absence of bonus zoning, and apply site-specific Urban Design Guidelines for the OVH Phase II Lands consistent with policy 1.7.1e) of the PPS.

Old Victoria Hospital Lands Secondary Plan

In response to recent changes to the *Planning Act* through Bill 108, the recommended Official Plan amendment would remove bonus zoning policies from the *Old Victoria Hospital Secondary Plan* and modify the Character Area Land Use Designation policies accordingly to remove any references to bonus zoning. The recommended amendment would amend the standard maximum heights and densities in the Secondary Plan to match those contemplated through bonus zoning, in order to ensure that the maximum heights and densities can be achieved once the changes created by Bill 108 take effect.

The Built Form and Intensity policies of The Four Corners Policy Area currently permit a minimum density of 50 units per hectare and a maximum density of 75 units per hectare. Densities beyond 75 units per hectare may be permitted with bonus zoning. Building heights are to be a minimum of three storeys and a maximum of eight storeys, but may be permitted up to 11 storeys with bonus zoning (20.6.4.1 iv) a), b), and c)). The recommended Official Plan Amendment would require a minimum density of 50 units per hectare, but would not cap the maximum permitted density. The maximum building height would be capped at 11 storeys.

Additionally, the Built Form and Intensity policies of The Four Corners Policy Area

currently permit small-scale office development through the adaptive re-use of a heritage building up to 2,000 square metres. Office uses in excess of 2,000 square metres may be permitted through site specific bonus zoning. All other office development shall be limited to 2,000 square metres or less within each new mixed-use building or a total of 5,000 square metres in the entire designation (20.6.4.1 iv d)). The recommended Official Plan Amendment would contemplate adaptive re-use of heritage buildings for office uses in excess of 2,000 square metres through a site-specific Zoning By-law Amendment. No changes are recommended to policies related to the scale of new office development.

The Built Form and Intensity policies of the Transit-Oriented Mainstreet Corridor Policy Area currently permit a maximum density of 50 units per hectare and a maximum building height of four storeys (20.6.4.2 v a), b), and c)). Densities and heights exceeding 50 units per hectare and four storeys, respectively, may be permitted through a site specific bonus zone (20.6.4.2 v c)). The recommended Official Plan Amendment would not provide a density cap but would retain the maximum building height of four storeys. The recommended amendment would contemplate increases in building height beyond four storeys, subject to a site-specific Zoning By-law Amendment demonstrating that there is sufficient servicing capacity and amenity space to accommodate additional dwelling units and residents, and where site-specific guidelines are developed as a part of the Zoning By-law amendment that address the impact of the additional building height on the surrounding existing and future uses as envisioned by this Secondary Plan.

The Built Form and Intensity policies of the Low-Rise Residential Policy Area currently permit a minimum density of 15 units per hectare and a maximum density of 30 units per hectare. Densities beyond 30 units per hectare, up to a maximum of 75 units per hectare, may be permitted with bonus zoning. Building heights shall not exceed three storeys, but may be permitted up to five storeys with bonus zoning (20.6.4.3 iii a) and b)). The recommended Official Plan Amendment would permit a minimum density of 15 units per hectare, a maximum density of 75 units per hectare, and a maximum building height of five storeys.

The Built Form and Intensity policies of the Mid-Rise Residential Policy Area currently permit minimum and maximum densities of 30 and 75 units per hectare, respectively. Building heights shall be a minimum of three storeys up to a maximum of five storeys. Densities in excess of 75 units per hectare and building heights up to eight storeys may be permitted with bonus zoning (20.6.4.3.2 iii a), b), and c)). The recommended Official Plan Amendment would require a minimum density of 30 units per hectare but would not cap the maximum permitted density. The maximum building height would be capped at eight storeys.

Lastly, the Built Form and Intensity policies of the High-Rise Residential Policy Area currently permit a minimum density of 75 units per hectare and a maximum density of 250 units per hectare. Building heights in the High-Rise Residential Policy Area shall in no cases be less than seven storeys and shall not exceed 12 storeys, although heights exceeding 12-storeys may be permitted with bonus zoning (20.6.4.3.3 iii a), b), and c)). The recommended Official Plan Amendment would contemplate densities and building heights beyond 250 units per hectare and 12 storeys, respectively, subject to a site-specific Zoning By-law Amendment demonstrating that there is sufficient servicing capacity and amenity space to accommodate additional dwelling units and residents, and where site-specific guidelines are developed as a part of the Zoning By-law amendment that address the impact of the additional building height on the surrounding existing and future uses as envisioned by this Secondary Plan.

The recommended amendment maintains the intent of the adopted policies by not exceeding the heights and densities contemplated through the Secondary Plan, however addresses the legislative changes by facilitating its full implementation through means other than bonusing. As such, staff is satisfied the recommended amendment is in conformity with policies of the Old Victoria Hospital Lands Secondary Plan, and will achieve long-term implementation of its goals and vision.

Pursuant to section 20.6.5.8 of the Old Victoria Hospital Lands Secondary Plan, guideline documents may be adopted by Council to provide greater detail and guidance for development and the public realm elements of the Secondary Plan Area. The recommended amendment seeks to adopt site-specific Urban Design Guidelines for the Old Victoria Hospital Phase II Lands. As there is no development concept proposed for these lands at this time, it is important to establish specific urban design standards to inform the design of future redevelopment of this site. These guidelines will ultimately assist in ensuring future redevelopment achieves a number of urban design goals and objectives, such as successful integration with the existing heritage buildings and a pedestrian-friendly and focused design that minimizes the impact of vehicles and encourages use of future rapid transit services.

The London Plan

The London Plan recognizes the need and role of a Secondary Plan to provide more detailed policy guidance for a specific area that goes beyond the general policies. The Old Victoria Hospital Lands Secondary Plan forms part of The London Plan and the 1989 Official Plan, and its policies prevail over the more general Official Plan policies if there is a conflict (1556_ and *1558_). The Secondary Plan serves as a basis for the review of planning applications, which will be used in conjunction with the other policies of the Official Plan. The Old Victoria Hospital Lands Secondary Plan is an adopted Secondary Plan, in accordance with Policy 1565_ and *Map 7 of The London Plan.

The London Plan provides Key Directions (54_) that must be considered to help the City effectively achieve its vision. These directions give focus and a clear path that will lead to the transformation of London that has been collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented. These strategies serve as a foundation to the policies of the plan and will guide planning and development over the next 20 years. Relevant Key Directions are outlined below.

The London Plan provides direction to build a mixed-use compact city by:

- Implementing a city structure plan that focuses high-intensity, mixed-use development to strategic locations - along rapid transit corridors and within the Primary Transit Area;
- Planning to achieve a compact, contiguous pattern of growth – looking “inward and upward”;
- Sustaining, enhancing, and revitalizing downtown, main streets, and urban neighbourhoods;
- Planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward;
- Ensuring a mix of housing types within neighbourhoods so that they are complete and support aging in place; and,
- Mixing stores, restaurants, clean industry, live-work arrangements and services in ways that respect the character of neighbourhoods, while enhancing walkability and generating pedestrian activity. (Key Direction #5, Directions 1, 2, 4, 5, and 6).

The London Plan also provides direction to build strong, healthy and attractive neighbourhoods for everyone by:

- Planning for healthy neighbourhoods that promote active living, provide healthy housing options, offer social connectedness, afford safe environments, and supply well-distributed health services;
- Designing complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services;
- Creating social gathering places where neighbours can come together, such as urban parks and public spaces, community centres, family centres, community gardens, cafés, restaurants, and other small commercial services integrated within neighbourhoods;
- Integrating well-designed public spaces and recreational facilities into all of our

- neighbourhoods; and,
- Integrating affordable forms of housing in all neighbourhoods (Key Direction #7, Directions 1, 2, 4, 9, and 10).

The recommended amendment would facilitate the revitalization of SoHo, an urban neighbourhood on the fringe of downtown, and ensure the maximum heights and densities contemplated by the Secondary Plan can be achieved in the long term. The recommended amendment will also assist in provision of housing forms in this neighbourhood that do not currently exist or are in short supply, such as apartment and townhouse forms. These forms are particularly appropriate to support aging in place.

1989 Official Plan

Secondary Plan policies and schedules, adopted pursuant to Section 19.2.1 of the 1989 Official Plan, provide guidance and direction for the review and consideration of planning applications for specific geographic areas of the City (20.1). A Secondary Plan may be developed to provide Official Plan policies to be used in the review of development proposals and as the basis for zoning by-law amendments for a specific area. Secondary Plans may also be developed to provide Official Plan policies to implement a vision or design concept for a specific area, and provide a greater level of detail than the general policies of the Official Plan. The Old Victoria Hospital Lands Secondary Plan is an adopted Secondary Plan, as identified in policy 20.2iii) of the 1989 Official Plan.

4.2 Issue and Consideration # 2: Site-Specific Zoning By-law Amendment for the OVH Phase II Lands

Through an analysis of the use, intensity and form, Staff have considered the compatibility and appropriateness of the requested Zoning By-law Amendment with the subject lands and within the surrounding neighbourhood.

4.2.1 Use, Intensity, and Form

Provincial Policy Statement, 2020 (PPS)

The PPS encourages an appropriate affordable and market-based range and mix of residential types, including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons to meet long-term needs (1.1.1b)). The PPS also promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1e)).

The PPS directs settlement areas to be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation and are transit-supportive, where transit is planned, exists or may be developed (1.1.3.2). Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment (1.1.3.2).

The recommended amendment facilitates future redevelopment of an underutilized site within a settlement area. As the site is currently vacant, any future development represents a form of intensification through infill development. The site is located in an area serviced by existing transit and is located near a planned Rapid Transit Corridor. The recommended amendment supports the Province's goal to achieve a more compact, higher density form of development while utilizing existing infrastructure and building stock, consistent with the PPS.

Old Victoria Hospital Lands Secondary Plan

The subject site is split-designated The Four Corners, Low-Rise Residential, and Mid-Rise Residential in the Old Victoria Hospital Lands Secondary Plan. Five different zones are proposed for five separate areas of the site, as shown in Figure 5 below. The range of proposed uses, heights, and densities are unique for each area based on the relevant policies of the Character Area Land Use designation in which they are located.

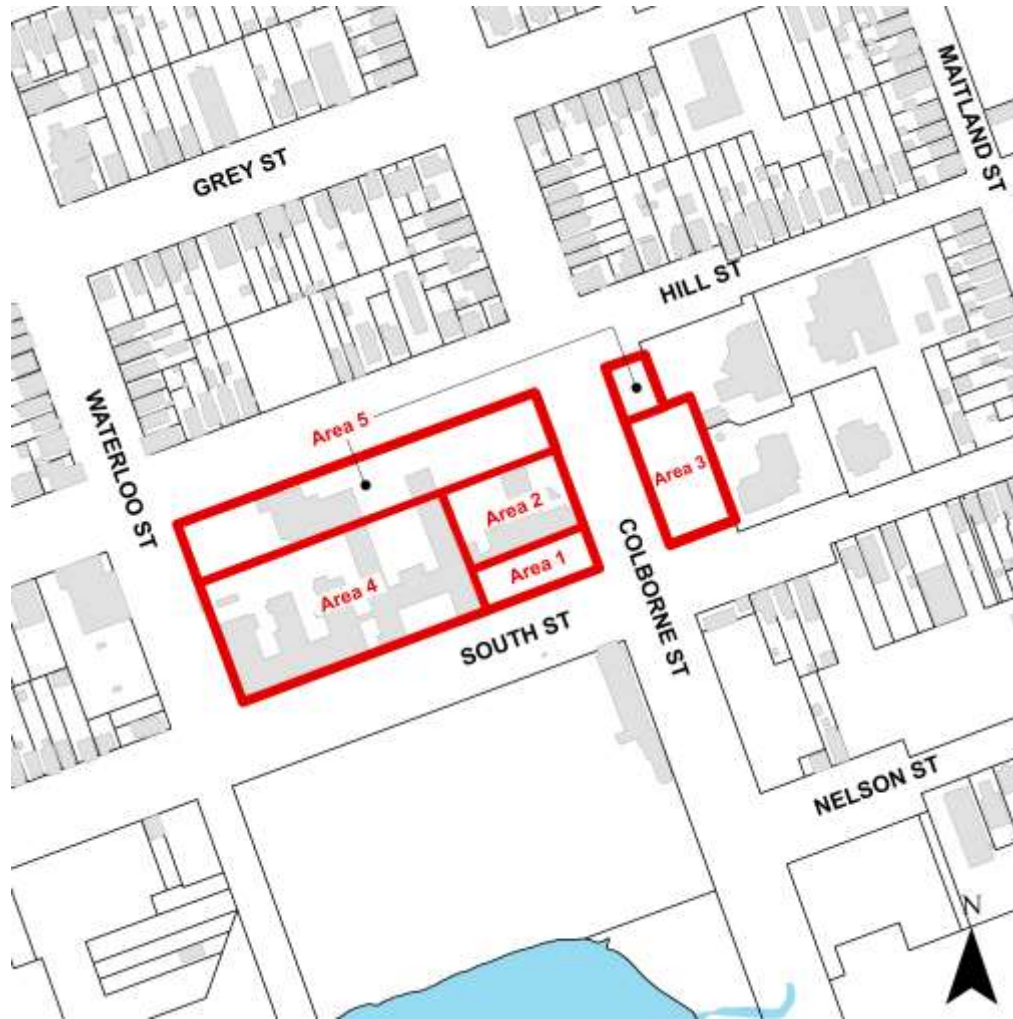


Figure 5: Specific Areas for Recommended Zoning

Area 1

Area 1, located at the corner of South Street and Colborne Street, is designated The Four Corners and is proposed to be rezoned to an Open Space Special Provision (OS1(*)) Zone. This portion of the site is proposed to be developed with an urban plaza, known as the SoHo Civic Square. The urban plaza is contemplated as a public realm feature, planned in this location at the northwest corner of the Colborne street and South Street intersection adjacent to the War Memorial Children's Hospital Building (20.6.4.1v)). A special provision is recommended to permit a reduced lot area of 1,350 square metres for the OS1 Zone, whereas a minimum lot area of 4,000 square metres is required.

Area 2

Area 2 contains the War Memorial Children's Hospital building and is in The Four Corners Policy Area. This portion of the site is proposed to be rezoned to a Holding Residential R8 Special Provision (h•h-5•R8-4(*)) Zone. In addition to the permitted uses of the R8-4 Zone, the following uses are proposed: offices; medical/dental offices; clinics; day care centres; studios; convenience stores; pharmacies; financial institutions; personal service establishments; restaurant, eat-in; business service establishments; hotel within existing buildings; craft brewery; artisanal workshop.

The permitted uses of The Four Corners are those of the Mid-Rise Residential Policy Area, which include street townhouses, stacked townhouses, converted dwellings and

apartment buildings (20.6.4.3.2ii)). In addition to the primary permitted uses of the Mid-Rise Residential designation, a range of secondary permitted uses are also contemplated in The Four Corners. These uses include, but are not limited to: small scale-office uses including 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 (20.6.4.1iii)). This range of uses achieves the policy intent of a mixed-use residential district and provides flexibility for the adaptive reuse of the War Memorial Children's Hospital.

To implement the vision of The Four Corners Policy Area, special provisions would require a minimum density of 50 units per hectare and a minimum building height of 34.5 metres and/or 11 storeys. No maximum density would be applied, but rather built form and intensity would be controlled by building height. Special provisions would restrict non-residential uses to the first and second floor, with the exception of the existing heritage buildings for which the policies have no limit on the amount or location of non-residential floor area permitted within them. The intent of this regulation is to provide flexibility to encourage adaptive reuse of the War Memorial Children's Hospital building.

Consistent with policy 20.6.4.1 iv) f), which requires a new buildings to be located within 3 metres of the property line adjoining the public road, minimum and maximum front and exterior side yard depths of 1 metre and 3 metres, respectively, are recommended. This would ensure new buildings are oriented towards the street and activate the street edge, but do not encroach into the public right of way. A minimum rear yard depth of 3 metres and interior side yard depth of 2 metres is also recommended to ensure development is coordinated and cohesive, as well as 0 metre setbacks between R8-4 Zone boundaries. Reduced parking rates of 0.5 spaces per residential unit and 0 spaces for all uses in existing buildings is recommended to support transit-oriented, pedestrian-friendly development. Lastly, to implement the recommended Urban Design Guidelines, additional special provisions requiring minimum and maximum podium heights of three and four storeys, respectively, are recommended. A minimum three metre step back from the podium to the tower portion of the building is also recommended beyond the fourth storey.

Area 3

Area 3 consists of a portion of 124 Colborne Street at the intersection of Colborne Street and South Street in The Four Corners Policy Area. This portion of the site is proposed to be rezoned to a Holding Residential R8 Special Provision (h•h-5•R8-4(**)) Zone. It should be noted that the recommended special provisions for Area 3 are nearly identical to Area 2. However, as Area 3 does not contain any existing buildings, all recommended regulations would pertain to new development and would not provide flexibility to support adaptive reuse of existing buildings.

Area 4

Area 4 is located at the corner of South Street and Waterloo Street and contains the Health Sciences building. This portion of the site is in the Mid-Rise Residential Policy Area, which permits street townhouses, stacked townhouses, converted dwellings and apartment buildings. Community facilities are also permitted (20.6.4.3.2ii)).

This portion of the site is proposed to be rezoned to a Holding Residential R8 Special Provision (h•h-5•R8-4(***)) Zone. In addition to the permitted uses of the R8-4 Zone, the following uses are proposed: hotel within existing buildings; day care centres; libraries; post office depots; and private schools. The range of proposed uses achieves the policy intent of increased residential density with opportunities for community facility uses to support the residential population. It also provides flexibility for the adaptive reuse of the Health Services Building.

To implement the vision of Mid-Rise Residential Policy Area, special provisions would require a minimum density of 30 units per hectare and a minimum building height of

25.5 metres and/or 8 storeys. No maximum density would be applied, but rather built form and intensity would be controlled by building height. There would be no limit on the amount or location of non-residential floor area permitted, aside from hotels which would be restricted to the existing building.

Minimum and maximum front and exterior side yard depths of 1 metre and 3 metres, respectively, are recommended for new buildings. This would ensure new buildings are oriented towards the street and activate the street edge, but do not encroach into the public right of way. A minimum rear yard depth of 3 metres and interior side yard depth of 2 metres is also recommended to ensure development is coordinated and cohesive, as well as 0 metre setbacks between zone boundaries. Reduced parking rates of 0.5 spaces per residential unit and 0 spaces for all uses in existing buildings is recommended to support transit-oriented, pedestrian-friendly development. Lastly, to implement the recommended Urban Design Guidelines, additional special provisions requiring minimum and maximum podium heights of three and four storeys, respectively, are recommended. A minimum three metre step back from the podium to the tower portion of the building is also recommended beyond the fourth storey.

Area 5

Area 5 consists of the portion of the site fronting on Hill Street and is in the Low-Rise Residential Policy Area, which permits single detached, semi-detached, duplex, and converted dwellings with the exception of cluster housing. Street townhousing, stacked townhousing, triplexes and fourplexes are encouraged where appropriate (20.6.4.3.1ii)).

This portion of the site is proposed to be rezoned to a compound Holding Residential R4 Special Provision/Residential R8 Special Provision (h•h-5•R4-6(*)/R8-4(***)) Zone. The proposed R4-6 Zone would permit street townhouse dwellings, while the uses of the proposed R8-4 Zone would be restricted to stacked townhouses.

To implement the vision of Low-Rise Residential Policy Area, special provisions to the proposed R8-4 Zone would permit a minimum density of 15 units per hectare, a maximum density of 75 units per hectare, a minimum building height of 9 metres, and a maximum building height of 19.5 metres and/or five storeys. In addition, minimum and maximum front and exterior side yard depths of 1 metre and 3 metres, respectively, are recommended to ensure new buildings are oriented towards the street and activate the street edge, but do not encroach into the public right of way. A minimum rear yard depth of 3 metres and interior side yard depth of 2 metres is also recommended to ensure development is coordinated and cohesive. A reduced parking rates of one space per residential unit is recommended to support transit-oriented, pedestrian-friendly development.

Special provisions recommended to be added to the proposed R4-6 Zone would permit minimum and maximum front and exterior side yard depths of 2 and 3 metres, respectively, permit a maximum height of 19.5 metres or five storeys, and regulate the maximum residential garage width at 50% of the building façade.

The London Plan

The subject lands are located in the Neighbourhoods Place Type of The London Plan, with frontages on Neighbourhood Streets (Hill and Waterloo Streets) and Neighbourhood Connectors (Colborne and South Streets), in accordance with *Maps 1 and 3. There are several intersections of different street classifications that apply to the site, including intersections of two Neighbourhood Streets, two Neighbourhood Connectors, and a Neighbourhood Street and a Neighbourhood Connector. The range of uses permitted within the Neighbourhoods Place Type is directly related to the classification of street onto which a property has frontage or intersects (*Table 10 – Range of Permitted Uses in Neighbourhoods Place Type).

On a Neighbourhood Street, single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations, and group homes are permitted (*Table 10). On a Neighbourhood Connector, triplexes and small-scale

community facilities are also permitted, as well as fourplexes, stacked townhouses, and low-rise apartments in Central London. Mixed-use buildings are permitted as secondary permitted uses at the intersection of two Neighbourhood Connectors. Where development is being considered at the intersection of two streets of different classifications, the higher-order street onto which the property has frontage will be used to establish the permitted uses on *Table 10. The development is to be oriented toward the higher-order street (*920_4 a. and b.).

The London Plan uses height as a measure of intensity in the Neighbourhoods Place Type. A minimum height of 1-storey and a maximum height of 2.5-storeys is contemplated within the Neighbourhoods Place Type where a property has frontage on a Neighbourhood Street or Neighbourhood Connector (*Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type). On a Neighbourhood Connector in Central London, opportunities for heights up to 4-storeys with bonus zoning may be contemplated. Where two Neighbourhood Connectors intersect in Central London, a minimum height of 2-storeys and a maximum height 3-storeys, with opportunities for up to 6-storeys with bonus zoning, is contemplated. The intensity of development must be appropriate for the size of the lot (*953_3).

Floor area limits for retail, services and offices uses are shown on *Table 12 - Retail, Service and Office Floor Area Permitted in Neighbourhoods Place Type. In accordance with *Table 10, mixed-use buildings are permitted on sites at the intersection of two Neighbourhood Connectors. However, the maximum intensity would be limited to 200 square metres (*Table 12).

The subject lands are located within the High Density residential Overlay (from 1989 Official Plan) in accordance with *Map 2 of The London Plan. Inside the Primary Transit Area, residential development may be permitted up to 12 storeys in height within the High Density Residential Overlay (*958_1). On large sites or areas capable of accommodating multiple buildings, a diversity of housing forms such as mid-rise and low-rise apartments and multiple attached dwellings will be required (*958_3).

By permitting intensities beyond what would normally be permitted by the Neighbourhoods Place Type and by requiring a mix of housing types and forms on larger sites, the policies of the High Density Residential Overlay are generally consistent with the Secondary Plan's vision for a compact and comprehensive, mixed-use redevelopment of the site. Although the policies of the Secondary Plan are being considered for the purpose of the review of this application, staff is satisfied that the recommended amendment is generally in conformity with spirit of The London Plan to have a mix of uses, densities, and increased height at locations that meet the criteria exhibited by the subject site.

1989 Official Plan

The subject lands are designated Multi-Family, High Density Residential in the 1989 Official Plan. The primary permitted uses include low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses (3.4.1). Uses that are considered integral to, and compatible with, high density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions, may also be permitted (3.4.1.iv)). Net residential densities of 250 units per hectare are contemplated for sites located within Central London (3.4.3). There is no limit on densities permitted through bonus zoning.

Staff is satisfied that the range of residential uses permitted by the proposed R4-6 and R8-4 Zones are in conformity with the 1989 Official Plan. As well, staff is satisfied that the limited range of non-residential uses proposed, as well as the proposed increases in height and density, are integral to and compatible with the long term, high density mixed-use vision for the site and area as a whole.

4.2.2 Holding Provisions

As there is no specific development proposed at this time, both staff and members of the public were unable to comment on the specific use, intensity, and form proposed for the site. Rather, the proposed rezoning seeks to modernize the zoning to implement the policies of the Secondary Plan on a site-specific basis. Staff are of the opinion that further public consultation is required upon future sale of the lands and submission of a more formal development proposal. As such, staff recommend an “h-5” holding provision be applied to require a public site plan process, prior to removal. Staff also recommend an “h” holding provision be applied to ensure orderly development of the lands through the execution of a Development Agreement at a future Site Plan Approval stage.

More information and detail is available in the appendices of this report.

5.0 Conclusion

The recommended amendments are consistent with the Provincial Policy Statement, 2020 and conform to the in-force policies of the Old Victoria Hospital Lands Secondary Plan. Further, the recommended amendments are in conformity with the in-force policies of The London Plan, including but not limited to the Key Directions, and the in-force policies of the 1989 Official Plan, including but not limited to the Multi-Family, High Density Residential designation.

The recommended Official Plan Amendment will facilitate implementation of the Old Victoria Hospital Lands Secondary Plan by permitting the contemplated maximum heights and densities in the long term following the legislative changes to the *Planning Act* coming into force. The recommended site-specific Zoning By-law Amendment will facilitate the future development of a vacant, underutilized site with a land use and intensity that is appropriate for the site and implements the overall goals and vision of the Secondary Plan.

Prepared by:	Catherine Maton, MCIP, RPP Planner II, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

September 14, 2020

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2020

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

A by-law to amend the Official Plan for the City of London, 1989 relating to the Old Victoria Hospital Lands Secondary Plan.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on September 29, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 29, 2020
Second Reading – September 29, 2020
Third Reading – September 29, 2020

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend Section 20.6 – Old Victoria Hospital Lands Secondary Plan, to amend the following policies of the Old Victoria Hospital Lands Secondary Plan:

1. To delete Section 20.6.3.3 Bonusing Policies of the Old Victoria Hospital Lands Secondary Plan in its entirety.
2. To delete and replace a policy in Section 20.6.4.1 iv) of the Old Victoria Hospital Lands Secondary Plan.
3. To delete and replace a policy in Section 20.6.4.2 v) of the Old Victoria Hospital Lands Secondary Plan.
4. To delete and replace a policy in Section 20.6.4.3.1 iii) of the Old Victoria Hospital Lands Secondary Plan.
5. To delete and replace a policy in Section 20.6.4.3.2 iii) of the Old Victoria Hospital Lands Secondary Plan.
6. To delete and replace a policy in Section 20.6.4.3.3 iii) of the Old Victoria Hospital Lands Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located in the Old Victoria Hospital Lands Secondary Plan Area and the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street, in the City of London.

C. BASIS OF THE AMENDMENT

The purpose of the Official Plan Amendment is to delete references to bonus zoning in response to recent changes to the *Planning Act* through Bill 108.

D. THE AMENDMENT

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

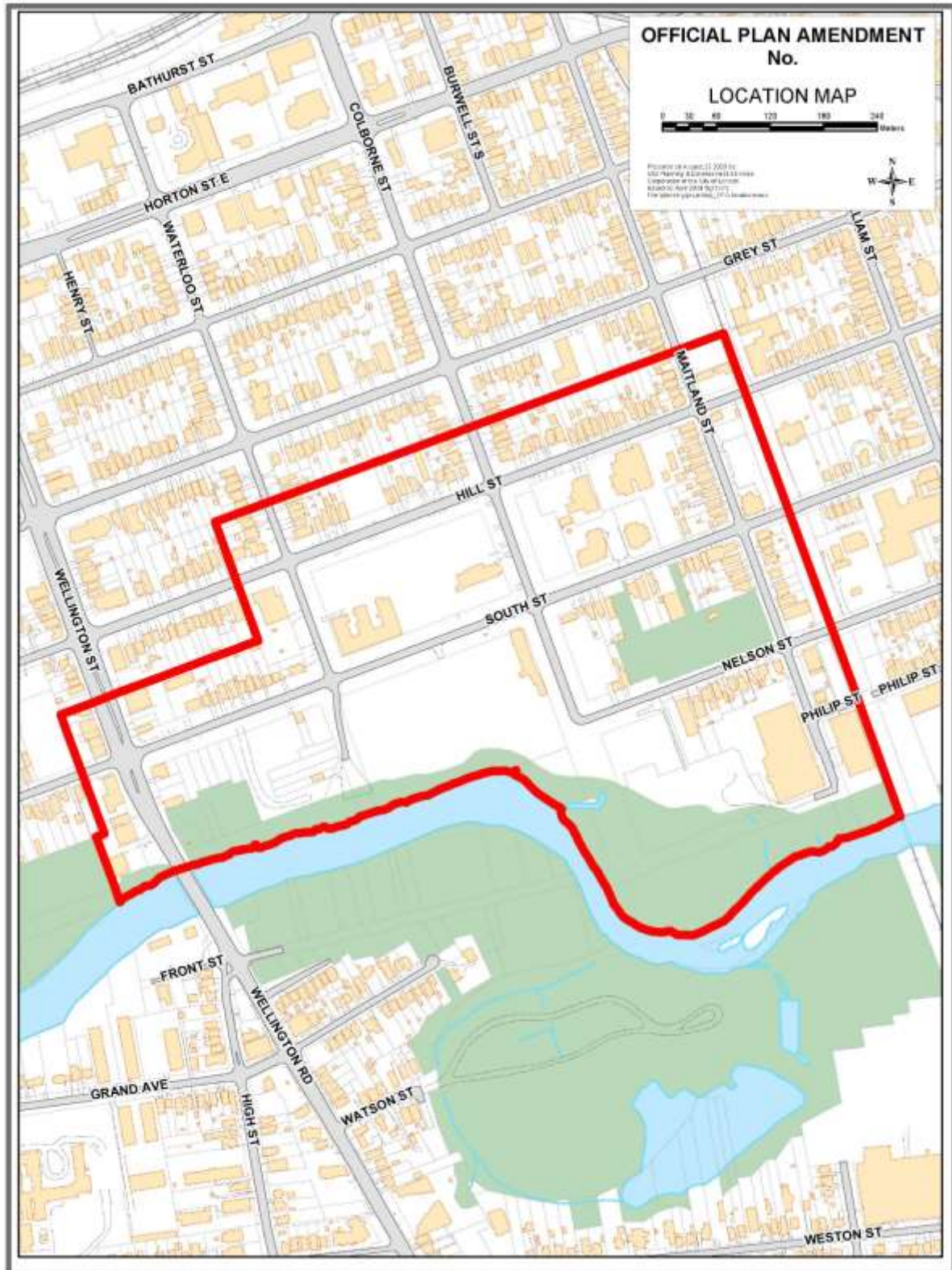
1. Section 20.6.3.3 Bonusing Policies of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety.
2. Section 20.6.4.1 iv) a), b), c), and d) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted and replaced with the following:
 - a) Within the Four Corners, new residential development shall have a minimum density of 50 units per hectare.
 - b) Building heights in the Four Corners Policy Area shall not be less than three storeys and shall not exceed 11 storeys.
 - c) Deleted.
 - d) Small-scale office development may be permitted in the adaptive re-use of a heritage building. The adaptive re-use of a heritage building for office uses in

excess of 2,000 square metres may be permitted through a site-specific Zoning By-law amendment. All other office development shall be limited to 2,000 square metres or less within each new mixed-use building or a total of 5,000 square metres in the entire designation.

3. Section 20.6.4.2 v) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
 - a) Deleted.
 - b) Building heights in the Transit-Oriented Mainstreet Corridor Policy Area shall generally not exceed four storeys. Building heights exceeding four storeys may be contemplated through a site-specific Zoning By-law amendment where it can be demonstrated that there is sufficient servicing capacity and amenity space to accommodate additional dwelling units and residents, and where site-specific guidelines are developed as a part of the Zoning By-law amendment that address the impact of the additional building height on the surrounding existing and future uses as envisioned by this Secondary Plan.
 - c) Deleted.
4. Section 20.6.4.3.1 iii) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
 - a) Within the Low-Rise Residential Policy Area, new residential development shall have a minimum density of 15 units per hectare and a maximum density of 75 units per hectare.
 - b) Building heights in the Low-Rise Residential Policy Area shall not exceed five storeys.
 - c) Deleted.
5. Section 20.6.4.3.2 iii) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
 - a) Within the Mid-Rise Residential Policy Area designation, new residential development shall have a minimum density of 30 units per hectare.
 - b) Building heights in the Mid-Rise Policy Area designation shall in no case be less than three storeys and shall not exceed eight storeys.
 - c) Deleted.
6. Section 20.6.4.3.3 iii) a), b) and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
 - a) Within the High-Rise Residential Policy Area, new residential development shall have a minimum density of 75 units per hectare.
 - b) Building heights in the High-Rise Residential Policy Area shall in no cases be less than seven storeys and shall generally not exceed 12 storeys. Building heights exceeding 12 storeys may be contemplated through a site-specific Zoning By-law amendment where it can be demonstrated that there is sufficient servicing

capacity and amenity space to accommodate additional dwelling units and residents, and where site-specific guidelines are developed as a part of the Zoning By-law amendment that address the impact of the additional building height on the surrounding existing and future uses as envisioned by this Secondary Plan.

c) Deleted.



Appendix B

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-1284-
A by-law to amend The London Plan for
the City of London, 2016 relating to the
Old Victoria Hospital Lands Secondary
Plan.

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

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on September 29, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 29, 2020
Second Reading – September 29, 2020
Third Reading – September 29, 2020

AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend policy 1565_3 – List of Secondary Plans – Old Victoria Hospital Secondary Plan, to amend the following policies of the Old Victoria Hospital Lands Secondary Plan:

1. To delete Section 20.6.3.3 Bonusing Policies of the Old Victoria Hospital Lands Secondary Plan in its entirety.
2. To delete and replace a policy in Section 20.6.4.1 iv) of the Old Victoria Hospital Lands Secondary Plan.
3. To delete and replace a policy in Section 20.6.4.2 v) of the Old Victoria Hospital Lands Secondary Plan.
4. To delete and replace a policy in Section 20.6.4.3.1 iii) of the Old Victoria Hospital Lands Secondary Plan.
5. To delete and replace a policy in Section 20.6.4.3.2 iii) of the Old Victoria Hospital Lands Secondary Plan.
6. To delete and replace a policy in Section 20.6.4.3.3 iii) of the Old Victoria Hospital Lands Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located in the Old Victoria Hospital Lands Secondary Plan Area and the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street, in the City of London.

C. BASIS OF THE AMENDMENT

The purpose of the Official Plan Amendment to The London Plan is to delete references to bonus zoning in response to recent changes to the *Planning Act* through Bill 108.

D. THE AMENDMENT

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

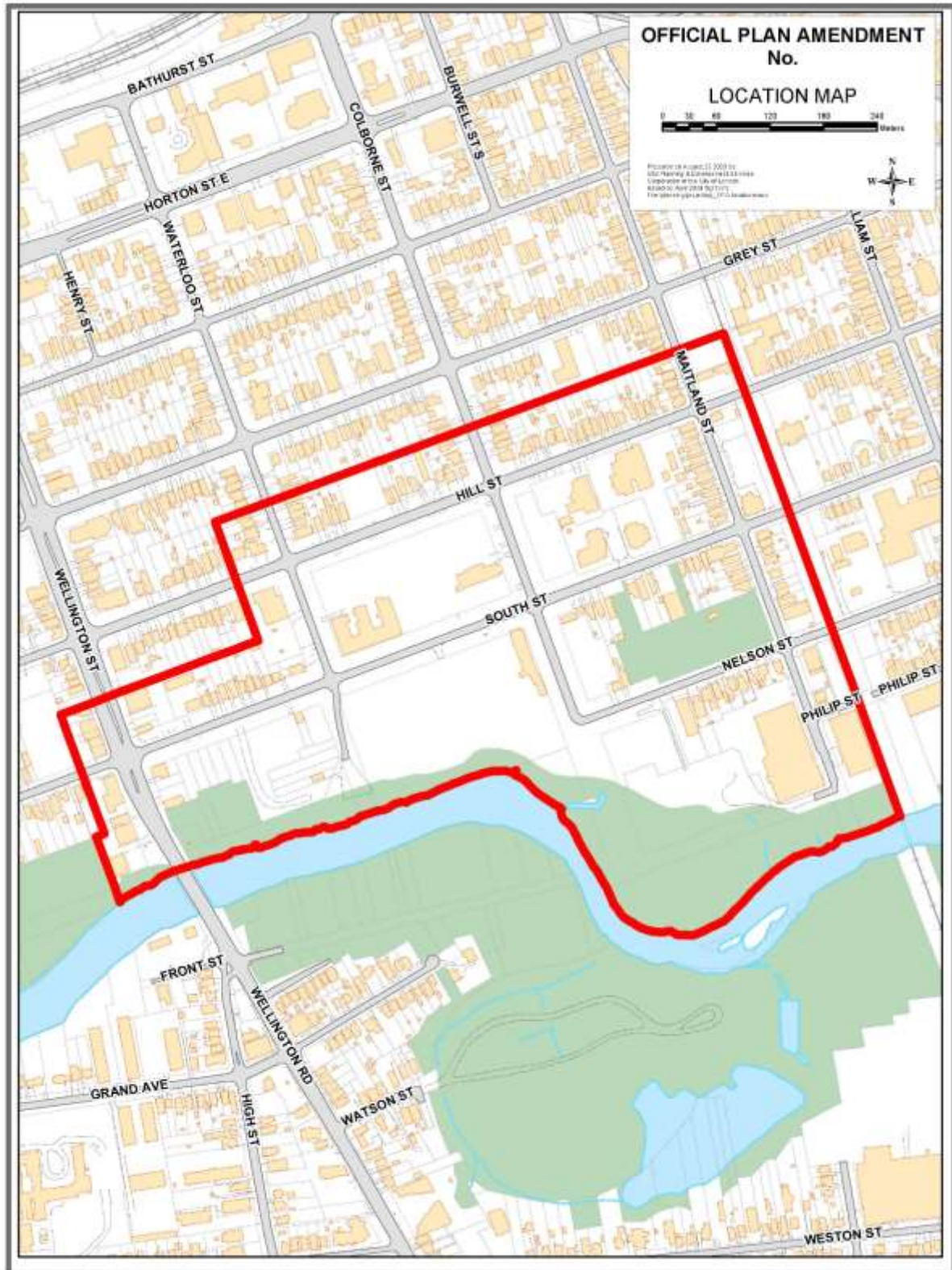
1. Section 20.6.3.3 Bonusing Policies of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety.
2. Section 20.6.4.1 iv) a), b), c), and d) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted and replaced with the following:
 - a) Within the Four Corners, new residential development shall have a minimum density of 50 units per hectare.
 - b) Building heights in the Four Corners Policy Area shall not be less than three storeys and shall not exceed 11 storeys.
 - c) Deleted.
 - d) Small-scale office development may be permitted in the adaptive re-use of a heritage building. The adaptive re-use of a heritage building for office uses in

excess of 2,000 square metres may be permitted through a site-specific Zoning By-law amendment. All other office development shall be limited to 2,000 square metres or less within each new mixed-use building or a total of 5,000 square metres in the entire designation.

3. Section 20.6.4.2 v) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
 - a) Deleted.
 - b) Building heights in the Transit-Oriented Mainstreet Corridor Policy Area shall generally not exceed four storeys. Building heights exceeding four storeys may be contemplated through a site-specific Zoning By-law amendment where it can be demonstrated that there is sufficient servicing capacity and amenity space to accommodate additional dwelling units and residents, and where site-specific guidelines are developed as a part of the Zoning By-law amendment that address the impact of the additional building height on the surrounding existing and future uses as envisioned by this Secondary Plan.
 - c) Deleted.
4. Section 20.6.4.3.1 iii) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
 - a) Within the Low-Rise Residential Policy Area, new residential development shall have a minimum density of 15 units per hectare and a maximum density of 75 units per hectare.
 - b) Building heights in the Low-Rise Residential Policy Area shall not exceed five storeys.
 - c) Deleted.
5. Section 20.6.4.3.2 iii) a), b), and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
 - a) Within the Mid-Rise Residential Policy Area designation, new residential development shall have a minimum density of 30 units per hectare.
 - b) Building heights in the Mid-Rise Policy Area designation shall in no case be less than three storeys and shall not exceed eight storeys.
 - c) Deleted.
6. Section 20.6.4.3.3 iii) a), b) and c) of the Old Victoria Hospital Lands Secondary Plan for the City of London Planning Area, is deleted in its entirety and replaced with the following:
 - a) Within the High-Rise Residential Policy Area, new residential development shall have a minimum density of 75 units per hectare.
 - b) Building heights in the High-Rise Residential Policy Area shall in no cases be less than seven storeys and shall generally not exceed 12 storeys. Building heights exceeding 12 storeys may be contemplated through a site-specific Zoning By-law amendment where it can be demonstrated that there is sufficient servicing

capacity and amenity space to accommodate additional dwelling units and residents, and where site-specific guidelines are developed as a part of the Zoning By-law amendment that address the impact of the additional building height on the surrounding existing and future uses as envisioned by this Secondary Plan.

c) Deleted.



Appendix C

Urban Design Guidelines for the Old Victoria Hospital Lands Phase II

The following Urban Design Guidelines apply to the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street, known as the Old Victoria Hospital Lands Phase II:

Design Objectives:

1. Ensure development integrates successfully with the Health Services Building (Building 50) and the War Memorial Children's Hospital (Building 52).
2. Design a pedestrian-focused development that minimizes the impact of vehicles and parking and encourages the use of the planned rapid transit service.
3. Break-up large blocks by providing opportunities for mid-block connection(s) for improved pedestrian circulation.
4. Provide active frontages along public roads and facades surrounding the public plaza.

Site Organization:

1. Establish a continuous publicly accessible north-south pedestrian mid-block connection connecting South Street and Hill Street in an efficient and safe manner.
2. Maximize sunlight access in amenity spaces, including the planned public plaza, through the orientation and design of new mid-rise and high-rise buildings.
3. Locate all parking, storage, and loading areas in the interior and rear yards, and appropriately screen, landscape, and provide buffers from road rights-of-way as to not detract from the public realm.
4. Minimize the number of vehicle access points to public roads and use joint or shared vehicle access when possible to minimize pedestrian-vehicle conflicts.

Built Form:

1. Orient the main entrance of new buildings to the street or to the public plaza to create active, pedestrian-oriented frontages.
2. Design new mid-rise and high-rise buildings so that they are composed of three sections – a base (podium), a middle (tower), and a top:
 - a. Provide a base that is three to four storeys in height. Ensure the podium height reflect the prevailing building heights in the area, with particular consideration for heritage listed and designated structures;
 - b. Step back the tower portion of the building a minimum of 3 metres from the edge of the podium and minimize shadow and street-level wind impacts through the tower location and design; and,
 - c. Architecturally distinguish the top of the building from the remainder of the building while incorporating all mechanical penthouses into a design that will enhance the city skyline.
3. Apply quality durable materials and finishes to external walls.

Appendix D

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-1284()-_____
A by-law to amend the Official Plan for
the City of London, 1989 relating to 124
Colborne Street and the block bounded
by Hill Street, Colborne Street, South
Street, and Waterloo Street

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

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

PASSED in Open Council on September 29, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 29, 2020
Second Reading – September 29, 2020
Third Reading – September 29, 2020

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to the list of guideline documents in Section 19.2.2 of the 1989 Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street in the City of London.

C. BASIS OF THE AMENDMENT

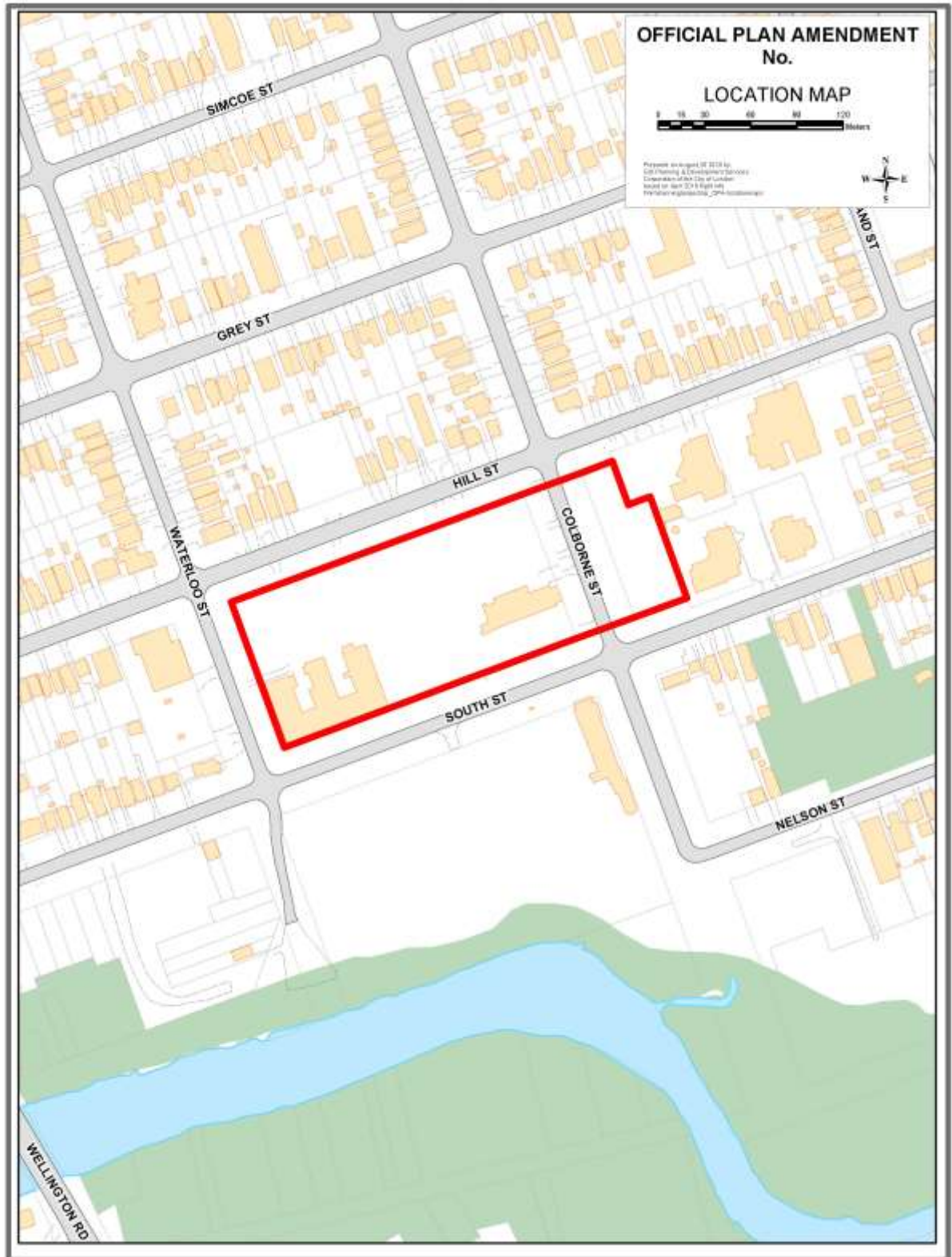
The Urban Design Guidelines for the Old Victoria Hospital Lands Phase II provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

D. THE AMENDMENT

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

Section 19.2.2 of the Official Plan for the City of London is amended by adding the following:

19.2.2.ii) ___) Urban Design Guidelines for the Old Victoria Hospital Lands Phase II



Appendix E

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-1284()-_____
A by-law to amend the Official Plan for
the City of London, 1989 relating to 124
Colborne Street and the block bounded
by Hill Street, Colborne Street, South
Street, and Waterloo Street

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

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

PASSED in Open Council on September 29, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 29, 2020
Second Reading – September 29, 2020
Third Reading – September 29, 2020

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a new policy in Section 20.6 to the Official Plan (Old Victoria Hospital Lands Secondary Plan) for the City of London to add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to Section 20.6.5.8 – “Guideline Documents”

B. LOCATION OF THIS AMENDMENT

This Amendment applies to the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street in the City of London.

C. BASIS OF THE AMENDMENT

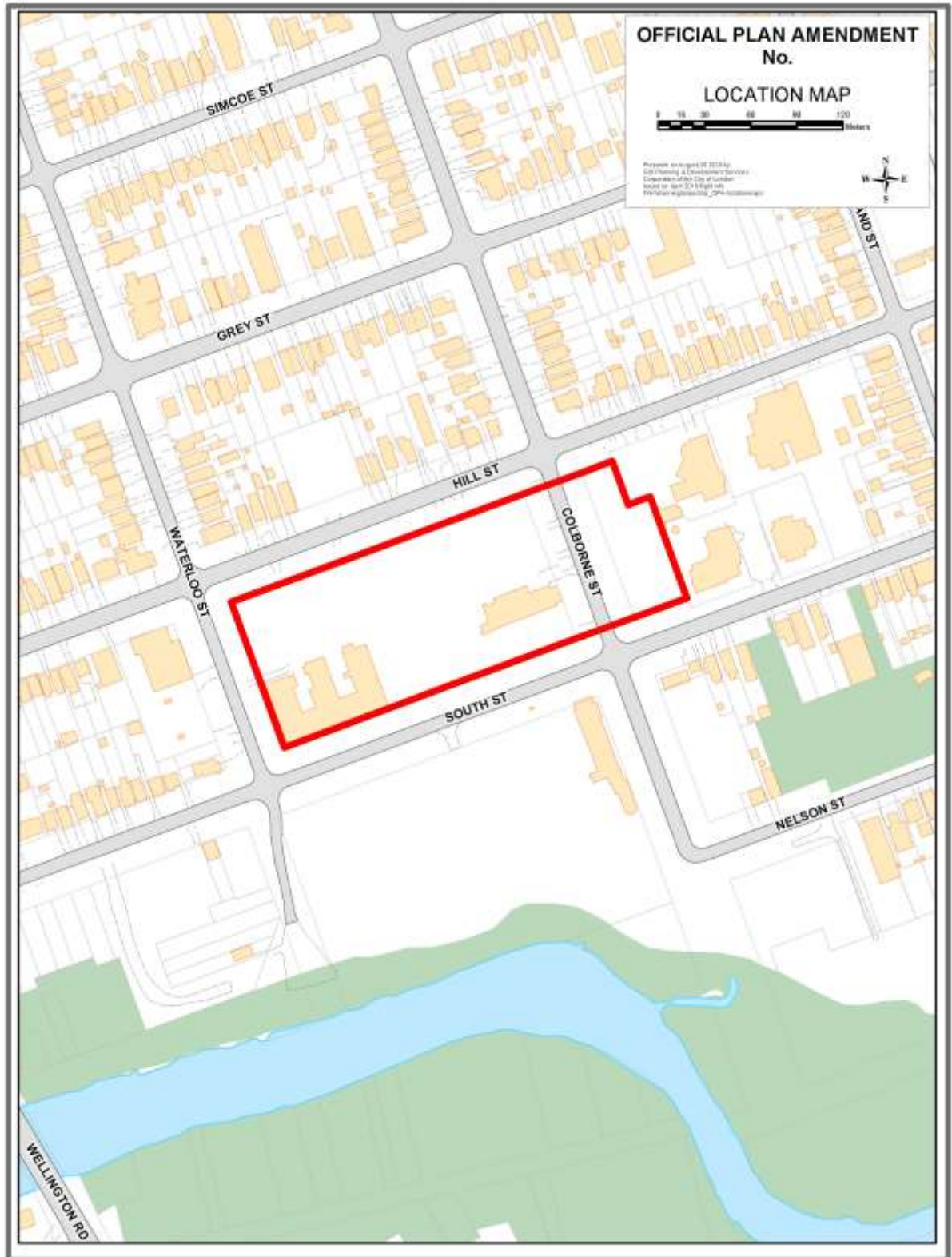
Section 20.6 of the Official Plan is the Old Victoria Hospital Lands Secondary Plan which includes more specific policy guidance for the plan area. The recommended amendment will add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

D. THE AMENDMENT

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

Section 20.6.5.8 “Guideline Documents” of the Official Plan – Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding the following:

___) The lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street (known as the Old Victoria Hospital Lands Phase II) are subject to the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II



Appendix F

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-1512()-_____

A by-law to amend The London Plan for the City of London, 2016 relating to 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street

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

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on September 29, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 29, 2020
Second Reading – September 29, 2020
Third Reading – September 29, 2020

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to the list of guideline documents in Policy 1716_ of The London Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street.

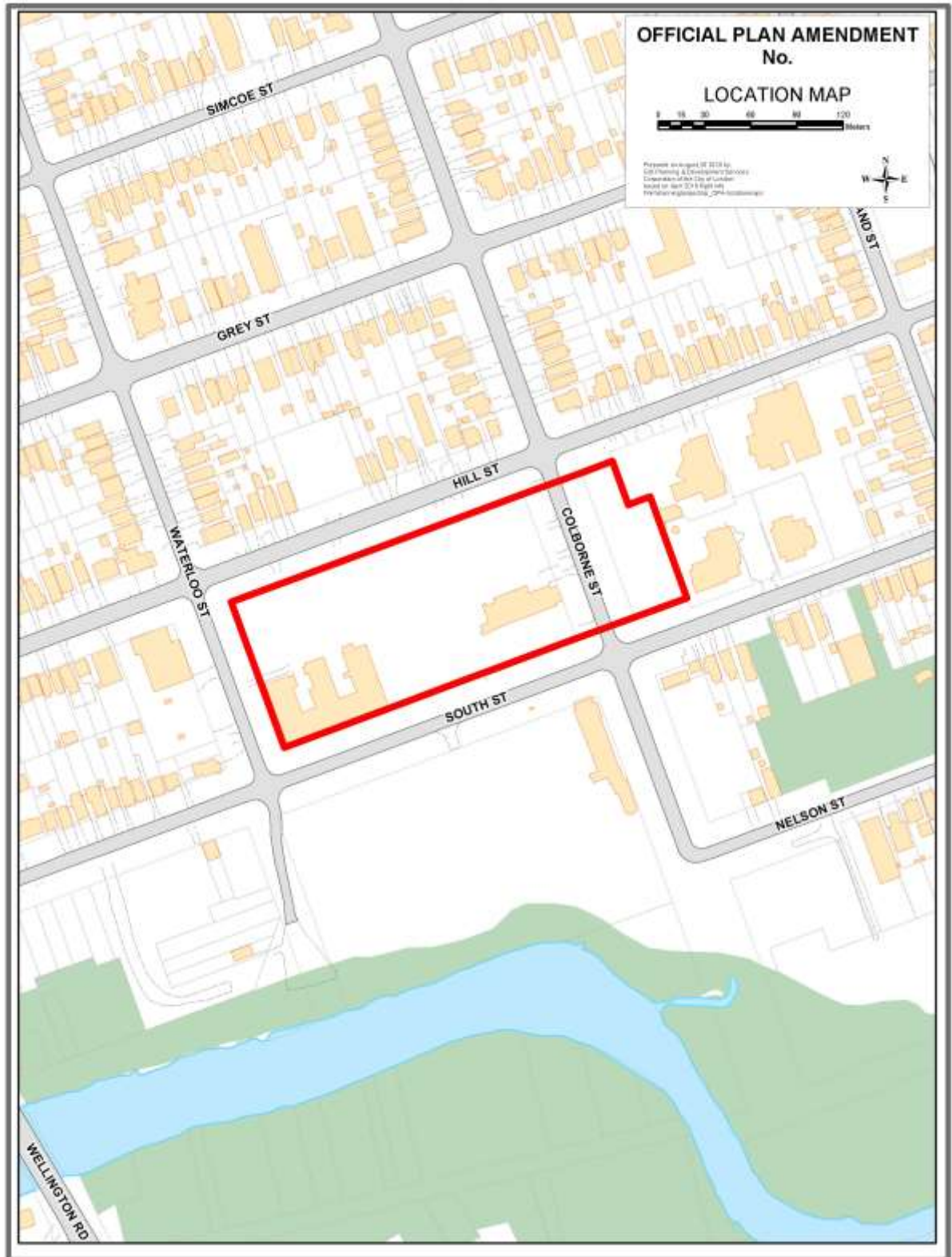
C. BASIS OF THE AMENDMENT

The Urban Design Guidelines for the Old Victoria Hospital Lands Phase II provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

D. THE AMENDMENT

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

Policy 1716_ ___. Urban Design Guidelines for the Old Victoria Hospital Lands Phase II



Appendix G

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. C.P.-1512()-_____

A by-law to amend The London Plan for the City of London, 2016 relating to 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street

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

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on September 29, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 29, 2020
Second Reading – September 29, 2020
Third Reading – September 29, 2020

AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a new policy in Section 1565_3 to the Official Plan (Old Victoria Hospital Secondary Plan) for the City of London to add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to Section 20.6.5.8 “Guideline Documents”

B. LOCATION OF THIS AMENDMENT

This Amendment applies to the lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street in the City of London.

C. BASIS OF THE AMENDMENT

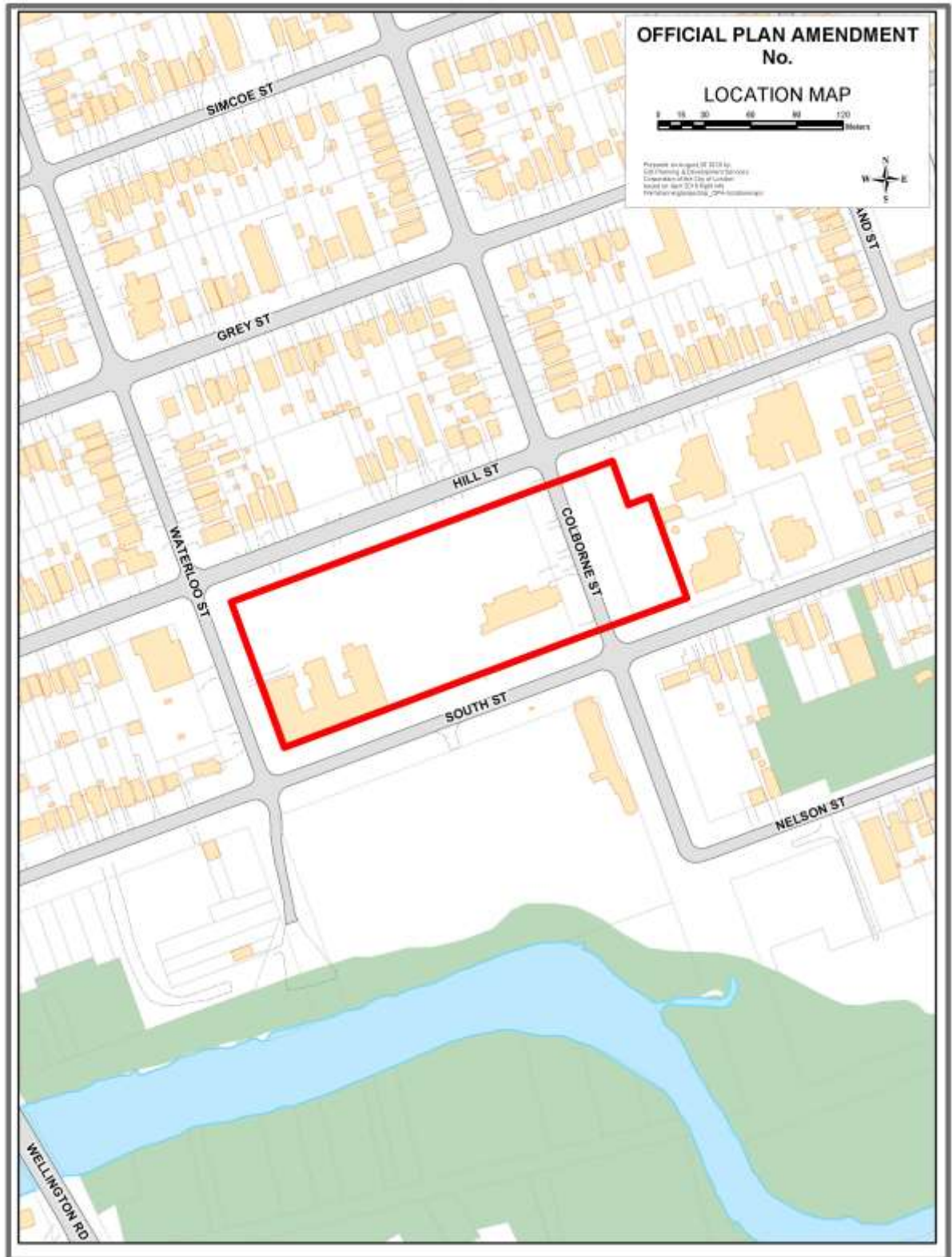
Section 1565_3 of The London Plan is the Old Victoria Hospital Lands Secondary Plan which includes more specific policy guidance for the plan area. The recommended amendment will add the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II to provide guidance to developers, builders, consultants, the public and municipal staff to assist with the evaluation of planning and development applications to facilitate a consistent and comprehensive development pattern.

D. THE AMENDMENT

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

Section 20.6.5.8 “Guideline Documents” of the Official Plan – Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding the following:

___) The lands located at 124 Colborne Street and the block bounded by Hill Street, Colborne Street, South Street, and Waterloo Street (known as the Old Victoria Hospital Lands Phase II) are subject to the Urban Design Guidelines for the Old Victoria Hospital Lands Phase II



Appendix H

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street.

WHEREAS The Corporation of the City of London has applied to rezone an area of land located at 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 124 Colborne Street and the Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3/Residential R7/Residential R9 (R3-1/R7•D150•H24/R9-7•H24) Zone and Holding Residential R7/Residential R9/Regional Facility (h-5•R-7•D150•H12/R9-3•H12/RF) Zone **TO** a Holding Residential R8 Special Provision (h•h-5•R8-4(*)) Zone, Holding Residential R8 Special Provision (h•h-5•R8-4(**)) Zone, Holding Residential R8 Special Provision (h•h-5•R8-4(***)) Zone, a Holding Residential R4 Special Provision/Residential R8 Special Provision (h•h-5•R4-6(_)/R8-4(****)) Zone, and an Open Space Special Provision (OS1(*)) Zone.
- 2) Section Number 8.4 of the Residential R4 (R4-6) Zone is amended by adding the following Special Provision:

)	R4-6(*)	Old Victoria Hospital Lands Phase II	
	a)	Regulations	
		i) Front and Exterior Side Yard Depth (Minimum)	2.0 m (6.6 ft)
		ii) Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)
		iii) Building Height (Maximum)	19.5 m (64 ft) or 5 storeys, whichever is greater
		iv) Residential Garage Width (Maximum)	50% of the building façade
- 3) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

)	R8-4(*)	Old Victoria Hospital Lands Phase II	
	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) Restaurant, eat-in;
- xi) Business service establishments;
- xii) Hotel within existing buildings;
- xiii) Craft brewery;
- xiv) Artisanal workshop

b) Regulations

- i) Non-residential uses are restricted to the first and second floor, with the exception of existing buildings which have no limit on the amount or location of non-residential floor area permitted within them.
- ii) Front and Exterior Side Yard Depth (Minimum) 1.0 m (3.2 ft) or as existing for existing buildings
- iii) Front and Exterior Side Yard Depth (Maximum) 3.0 m (9.8 ft) or as existing for existing buildings
- iv) Rear Yard Depth (Minimum) 3.0 m (9.8 ft) or as existing for existing buildings
- v) Interior Side Yard Depth (Minimum) 2.0 m (6.6 ft) or as existing for existing buildings
- vi) Yard Depth Between R8-4 Zones (Minimum) 0 m (0 ft)
- vii) Landscaped Open Space (Minimum) 20% or as existing for existing buildings
- viii) Lot Coverage (Maximum) 80%
- ix) Building Height (Minimum) 9.0 m (29.5 ft)
- x) Building Height (Maximum) 34.5 m (113 ft) or 11 storeys, whichever is greater
- xi) Density (Minimum) 50 UPH
- xii) Parking for Residential Uses (Minimum) 0.5 spaces per unit
- xiii) Parking for All Uses Within Existing Buildings (Minimum) 0 spaces
- xiv) Podium Height (Minimum) 3 storeys
- xv) Podium Height (Maximum) 4 storeys

xvi) Tower Step Back Beyond the 4th Storey (Minimum) 3 m (9.8 ft)

4) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

) R8-4(**) Old Victoria Hospital Lands Phase II

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) Restaurant, eat-in;
- xi) Business service establishments;
- xii) Hotel within existing buildings;
- xiii) Craft brewery;
- xiv) Artisanal workshop

b) Regulations

- i) Front and Exterior Side Yard Depth (Minimum) 1.0 m (3.2 f)
- ii) Front and Exterior Side Yard Depth (Maximum) 3.0 m (9.8 ft)
- iii) Rear Yard Depth (Minimum) 3.0 m (9.8 ft)
- iv) Interior Side Yard Depth (Minimum) 2.0 m (6.6 ft)
- v) Landscaped Open Space (Minimum) 20%
- vi) Lot Coverage (Maximum) 80%
- vii) Building Height (Minimum) 9.0 m (29.5 ft)
- viii) Building Height (Maximum) 34.5 m (113 ft) or 11 storeys, whichever is greater
- ix) Density (Minimum) 50 UPH
- x) Parking for Residential Uses (Minimum) 0.5 spaces per unit
- xvii) Podium Height (Minimum) 3 storeys
- xviii) Podium Height (Maximum) 4 storeys
- xix) Tower Step Back Beyond the 4th Storey (Minimum) 3 m (9.8 ft)

5) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

) R8-4(***) Old Victoria Hospital Lands Phase II

- a) Additional Permitted Uses
- i) Hotel within existing buildings;
 - ii) Day care centres;
 - iii) Libraries;
 - iv) Post office depots;
 - v) Private schools
- b) Regulations
- i) Front and Exterior Side Yard Depth (Minimum) 1.0 m (3.2 ft) or as existing for existing buildings
 - ii) Front and Exterior Side Yard Depth (Maximum) 3.0 m (9.8 ft) or as existing for existing buildings
 - iii) Rear Yard Depth (Minimum) 3.0 m (9.8 ft) or as existing for existing buildings
 - iv) Interior Side Yard Depth (Minimum) 2.0 m (6.6 ft) or as existing for existing buildings
 - v) Yard Depth Between R8-4 Zones (Minimum) 0 m (0 ft)
 - vi) Landscaped Open Space (Minimum) 20% or as existing for existing buildings
 - vii) Lot Coverage (Maximum) 80%
 - viii) Building Height (Minimum) 9.0 m (29.5 ft)
 - ix) Building Height (Maximum) 25.5 m (83.7 ft) or 8 storeys, whichever is greater
 - x) Density (Minimum) 30 UPH
 - xi) Parking for Residential Uses (Minimum) 0.5 spaces per unit
 - xii) Parking for All Uses Within Existing Buildings (Minimum) 0 spaces
 - xx) Podium Height (Minimum) 3 storeys
 - xxi) Podium Height (Maximum) 4 storeys
 - xxii) Tower Step Back Beyond the 4th Storey (Minimum) 3 m (9.8 ft)

6) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

-) R8-4(****) Old Victoria Hospital Lands Phase II
- a) Permitted Uses
 - i) Stacked townhouses
 - b) Regulations

i)	Front and Exterior Side Yard Depth (Minimum)	1.0 m (3.2 ft)
ii)	Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)
iii)	Rear Yard Depth (Minimum)	3.0 m (9.8 ft)
iv)	Interior Side Yard Depth (Minimum)	2.0 m (6.6 ft)
v)	Landscaped Open Space (Minimum)	20%
vi)	Lot Coverage (Maximum)	80%
vii)	Building Height (Minimum)	9.0 m (29.5 ft)
viii)	Building Height (Maximum)	19.5 m (64 ft) or 5 storeys, whichever is greater
ix)	Density (Minimum)	15 UPH
x)	Density (Maximum)	75 UPH
xi)	Parking for Residential Uses (Minimum)	1 space per unit
xii)	Residential Garage Width (Maximum)	50% of the building width

7) Section Number 36.4 of the Open Space (OS1) Zone is amended by adding the following Special Provision:

-) OS1(*) Old Victoria Hospital Lands Phase II
 - a) Regulations
 - i) Lot Area (Minimum) 1,350 sq m
(14,531.28 sq ft)

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 September 29, 2020.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – September 29, 2020
Second Reading – September 29, 2020
Third Reading – September 29, 2020

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



File Number: Z-9224
 Planner: CL
 Date Prepared: 2020/08/26
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 
 1:2,000
 0 10 20 40 60 80 Meters



Appendix I – Public Engagement

Community Engagement

Public liaison: On July 15, 2020, Notice of Application for the proposed Official Plan Amendment was sent to 453 property owners within 120 metres of the subject lands. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 16, 2020.

On July 15, 2020, Notice of Application for the proposed Zoning By-law Amendment was sent to 107 property owners within 120 metres of the subject lands. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 16, 2020. A “Planning Application” sign was also posted on the site.

A total of seven (7) replies in response to both applications were received.

Nature of Liaison: The purpose and effect of this Official Plan Amendment is to amend the Old Victoria Hospital Secondary Plan to delete references to bonus zoning and to maintain the stated maximum building heights and densities without the use of bonus zoning. Possible amendment to the Old Victoria Hospital Secondary Plan to delete Section 20.6.3.3 – Bonus Policies; amend Sections 20.6.4.1, 20.6.4.2, 20.6.4.3.1, 20.6.4.3.2, and 20.6.4.3.3 to remove references to bonus zoning and permit the stated maximum building height and density without bonus zoning; and adopt Urban Design Guidelines pursuant to Section 20.6.5.8 for the Old Victoria Hospital Phase II Lands.

The purpose and effect of this zoning change is to implement the policy framework of the Old Victoria Hospital Secondary Plan. Possible change to Zoning By-law Z.-1 for the lands located on the northwest corner of Colborne Street and South Street (municipally addressed as 392 South Street) **FROM** a Holding Residential R7/Residential R9/Regional Facility (h-5*R-7*D150*H12/R9-3*H12/RF) Zone **TO** an Open Space (OS1) Zone. Possible change to Zoning By-law Z.-1 for the lands located mid-block on the west side of Colborne Street (containing the War Memorial Children’s Hospital building) **FROM** a Holding Residential R7/Residential R9/Regional Facility (h-5*R-7*D150*H12/R9-3*H12/RF) Zone **TO** a Holding Residential R8 Special Provision (h-5*h-9*h-_*h-_*R8-4(_)) Zone. Special provisions would permit a small range of additional commercial uses, restrict non-residential uses to the first and second floor (with the exception of existing buildings which have no limit on the amount or location of non-residential floor area permitted within them), minimum and maximum front and exterior side yard depths of 1m and 3m respectively for new development, a minimum rear yard depth of 3m for new development, a minimum interior side yard depth of 2m for new development, a yard depth of 0m between R8-4 zone boundaries, a minimum landscaped open space of 20% for new development, a maximum lot coverage of 80%, minimum and maximum building heights of 9m and 34.5m (and/or 11 storeys) respectively, a minimum density of 50 units per hectare, a parking rate of 0.5 spaces per unit for residential uses, and a parking rate of 0 spaces for all uses in existing buildings. Possible change to Zoning By-law Z.-1 for a portion of the lands municipally addressed as 124 Colborne Street **FROM** a Residential R3/Residential R7/Residential R9 (R3-1/R7*D150*H24/R9-7*H24) Zone **TO** a Holding Residential R8 Special Provision (h-5*h-_*R8-4(_)) Zone. Special provisions would permit a small range of additional commercial uses, restrict non-residential uses to the first and second floor, minimum and maximum front and exterior side yard depths of 1m and 3m respectively for new development, a minimum rear yard depth of 3m for new development, a minimum interior side yard depth of 2m for new development, a minimum landscaped open space of 20% for new development, a maximum lot coverage of 80%, minimum and maximum building heights of 9m and 34.5m (and/or 11 storeys) respectively, a minimum density of 50 units per hectare, and a parking rate of 0.5 spaces per unit for residential uses. Possible change to Zoning By-law Z.-1 for the lands located on the northeast corner of Waterloo Street and South Street (municipally addressed as 346-370 South Street) **FROM** a Holding Residential R7/Residential R9/Regional Facility (h-5*R-7*D150*H12/R9-3*H12/RF) Zone **TO** a Holding Residential R8 Special Provision

(h-5*h-9*h-_*h-_*R8-4(_)) Zone. Special provisions would permit a small range of additional commercial uses, minimum and maximum front and exterior side yard depths of 1m and 3m respectively for new development, a minimum rear yard depth of 3m for new development, a minimum interior side yard depth of 2m for new development, a minimum yard depth of 0m between R8-4 zone boundaries, a minimum landscaped open space of 20% for new development, maximum lot coverage of 80%, minimum and maximum building heights of 9m and 25.5m (and/or 8 storeys) respectively, a minimum density of 30 units per hectare, a parking rate of 0.5 spaces per unit for residential uses, and a parking rate of 0 spaces for all uses in existing buildings. Possible change to Zoning By-law Z.-1 for the lands located on the south side of Hill Street (municipally addressed as 351-385 Hill Street and a portion of 124 Colborne Street) **FROM** a Holding Residential R7/Residential R9/Regional Facility (h-5*R-7*D150*H12/R9-3*H12/RF) Zone and a Residential R3/Residential R7/Residential R9 (R3-1/R7*D150*H24/R9-7*H24) Zone **TO** a Holding Residential R4 Special Provision/Residential R8 Special Provision (h-5*h-_*R4-6(_)/R8-4(_)) Zone. Special provisions to the proposed R4-6 Zone would permit minimum and maximum front and exterior side yard depths of 2m and 3m respectively, a maximum building height of 19.5m (and/or 5 storeys), and a maximum residential garage width of 50% of the building façade width. Special provisions to the proposed R8-4 Zone would permit minimum and maximum front and exterior side yard depths of 1m and 3m respectively, a minimum rear yard depth of 3m, a minimum interior side yard depth of 2m, a minimum landscaped open space of 20%, a maximum lot coverage of 80%, minimum and maximum building heights of 9m and 19.5m (and/or 5 storeys) respectively, minimum and maximum density of 15 and 75 units per hectare respectively, a parking rate of 1 space per unit for residential uses, and a maximum residential garage width of 50% of the building façade width.

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

Concern for:

On-Street Parking:

Concern regarding existing time limitations for on-street parking.

Lack of Grocery Store Amenities in SoHo:

Request that a grocery store be considered for the neighbourhood.

Traffic Signage:

Concern regarding one way traffic signage and vehicles driving the wrong direction on the one way streets.

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

Telephone	Written
Wayne Salisbury	Ann-Marie Bowman 466 Grey Street London, ON N6B 1H3
Jim MacNiell 82 Wellington Street London, ON N6B 2K3	Allen MacConnel 153 Colborne Street London, ON N6B 2S1
	James Fernandez 140 Wellington Street London, ON N5V 1N8
	Shirley Smythe 146 Ashley Crescent London, ON N6E 3P9

	Maria Gitta 117 Clarence Street London, ON N6B 2J3
--	---

From:
Sent: Friday, July 17, 2020 4:39 PM
To: Kayabaga, Arielle <akayabaga@london.ca>
Subject: [EXTERNAL] Old victoria hospital inquiry

Hello

My name is Ann-Marie Bowman. I live at 466 Grey St in SOHO. I received the old south hospital planning application and have some questions.

Is the street parking limitations going to be amended? The 1 hour street parking on grey st is ridiculous with the hospital gone?

Has a grocery store been considered as one of the changes? There's a lot of young families and elderly in the neighbourhood that would benefit from one as there isn't one close and many don't drive and take public transportation.

Will the one way street signage be updated? With construction this summer there's been a large increase in traffic on our street and south street. Lots of issues with cars driving the wrong way. Car got hit at Maitland and Grey last week going wrong way so didn't stop at the stop sign.

Ann-Marie

From: Allan MacConnell
Sent: Monday, July 20, 2020 2:06 PM
To: Lowery, Catherine <clowery@london.ca>
Subject: [EXTERNAL] old vic hospital plan

Hi

I live at 153 Colborne and received a notice
I am concerned because of the hospital land near me
They started some work there last week and I have no idea what is going on,
I would like to know more
I hope they are not placing pre-fab homes there for the homeless
There are 3 buildings there that have been saved at our expense in the millions of dollars
we need tax-paying residents on that land
It will do nothing to gentrify SoHo, a prime area close to downtown that should be developed in a profitable way.
Please get back to me at your earliest convenience

--

Allan MacConnell - Sales Representative
eXp Realty of Canada Inc.

From: James Fernandez
Sent: Wednesday, July 29, 2020 11:07 PM
To: Lowery, Catherine <clowery@london.ca>
Subject: [EXTERNAL] Old Victoria Hospital Lands Secondary Plan Area

Hello Catherine,

I'm trying to understand how my property at 140 Wellington Street will be impacted by the changes proposed.

It is currently operating as a triplex and is BDC(6) NF1 zoning. I don't know what bonus zoning is but I see that whatever was "bonus" is going to become the new normal for building height and density.

Are you able to go into a bit more detail or share some other prepared documents/links to resources?

Thank you,
James

From: Shirley Smythe
Sent: Thursday, July 30, 2020 2:40 PM
To: Cassidy, Maureen <mcassidy@london.ca>
Subject: [EXTERNAL] Development at old victory hospital

Hi Maureen..

I'm hoping you can send me information on the development now being build at the old Victoria hospital.. Is the city investing in this venture? I heard the building will be for seniors, is this true? Will it be affordable housing and how can my husband and I get on the list? Any information you can provide would be greatly appreciated.. Apt rentals are getting way too expensive and if we can get our names in early for this one that would really make our day!!

Thanks in advance!
ShirleySmythe

From: Maria Gitta
Sent: Tuesday, August 11, 2020 12:18 PM
To: Lowery, Catherine <clowery@london.ca>
Subject: [EXTERNAL] File: 0-9223

Hello Ms Lowery: I would like to be able to provide feedback on Old Victoria Hospital Lands Secondary Plan Area but the document <http://www.london.ca/business/Planning-Development/land-use-applications/Documents/londoner/2020-07-16/Z-9224-Notice.pdf> is too difficult to work with. There should be a synopsis of the changes to the Official Plan that are being requested to ease resident involvement and understanding. Sincerely, Maria Gitta, property 117 Clarence Street

Agency/Departmental Comments

July 17, 2020: London Hydro (O-9223)

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

July 17, 2020: London Hydro (Z-9224)

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

July 27, 2020: UTRCA (O-9223)

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2020, PPS)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection

information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the *Planning Act*.

PROPOSAL

The purpose of the amendment is to delete references to bonus zoning in the ***Old Victoria Hospital Lands Secondary Plan*** in order to ensure that it is consistent with the recent changes made to the Planning Act through Bill 108 which phased out the use of bonus zoning. The amendment will maintain the maximum building heights and densities without the use of bonus zoning. Urban Design Guidelines pursuant to Section 20.6.5.8 for the Old Victoria Hospital Phase II Lands are also proposed for adoption. This application has been circulated in conjunction with File Z-9224.

CONSERVATION AUTHORITIES ACT

The UTRCA has the provincially delegated responsibility for the natural hazard policies of the PPS, as established under the "Provincial One Window Planning System for Natural Hazards" Memorandum of Understanding between Conservation Ontario, the Ministry of Natural Resources and Forestry (MNR) and the Ministry of Municipal Affairs and Housing. Accordingly, the Conservation Authority represents the provincial interest in commenting on development applications with respect to natural hazards and ensures that the application is consistent with the PPS.

The UTRCA's role in the development process is comprehensive and coordinates our planning and permitting interests. Through the plan review process, we ensure that development applications meet the tests of the *Planning Act*, are consistent with the PPS, conform to municipal planning documents, and conforms with the policies in the UTRCA's Environmental Planning Policy Manual (2006). Permit applications must meet the requirements of Section 28 of the *Conservation Authorities Act* and the policies of the UTRCA's Environmental Planning Policy Manual (2006). This approach ensures that the principle of development is established through the *Planning Act* approval process and that a permit application can be issued under Section 28 of the *Conservation Authorities Act* once all of the planning matters have been addressed.

Section 28 Regulations - Ontario Regulation 157/06 Conservation Authorities Act

As shown on the enclosed mapping, there are lands within the Old Victoria Hospital Secondary Planning Area which are regulated by the UTRCA in accordance with Ontario Regulation 157/06, made pursuant to Section 28 of the *Conservation Authorities Act*. The regulation limit is comprised of riverine flooding and erosion hazards associated with the Thames River. The UTRCA has jurisdiction over lands within the regulated area and requires that landowners obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

Please be advised that in cases where a discrepancy in the regulation limit mapping occurs, the text of the regulation prevails and a feature identified on the landscape may be regulated by the Conservation Authority.

UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL (2006)

The UTRCA's Environmental Planning Policy Manual is available online at:
<http://thamesriver.on.ca/planning-permits-maps/utrca-environmental-policy-manual/>

NATURAL HAZARDS

As indicated, the UTRCA represents the provincial interest in commenting on Planning Act applications with respect to natural hazards. The PPS directs new development to locate and avoid natural hazards and in Ontario, prevention is the preferred approach for managing hazards in order to reduce or minimize the risk to life and property. Prevention is achieved through land use planning and the Conservation Authority's regulations with respect to site alteration and development activities.

The UTRCA's natural hazard policies are consistent with the PPS and those which are applicable to the subject lands include:

3.2.2 General Natural Hazard Policies

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated. Consistent with the PPS, the Conservation Authority also does not support the fragmentation of hazard lands through lot creation.

3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed flood plain mapping, flood plain planning approach, and uses that may be allowed in the flood plain subject to satisfying UTRCA permit requirements. Permitted uses are limited to; open space/recreation, flood and erosion control works, accessory buildings and replacement structures, or minor works.

3.2.4 Riverine Erosion Hazard Policies

The Authority generally does not permit development and site alteration in the meander belt or on the face of steep slopes, ravines and distinct valley walls. The establishment of the hazard limit must be based upon the natural state of the slope, and not through re-grading or the use of structures or devices to stabilize the slope.

DRINKING WATER SOURCE PROTECTION: *Clean Water Act*

The subject lands have been reviewed to determine whether they are located within a vulnerable area (Wellhead Protection Area, Highly Vulnerable Aquifer, and Significant Groundwater Recharge Areas). They are located within a vulnerable area and for policies, mapping and further information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at:
<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

UTRCA COMMENTS

Given that this application pertains to various technical amendments to the Old Victoria Hospital Lands Secondary Plan the UTRCA has no objections.

July 27, 2020: UTRCA (Z-9224)

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2020, PPS)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the *Planning Act*.

PROPOSAL

The purpose of the amendment is to implement the policy framework of the ***Old Victoria Hospital Lands Secondary Plan*** to the Phase II Lands. It is also intended to permit additional uses and apply specific regulations to the areas which are the subject of the amendment which includes the lands bounded by Hill Street (N), Waterloo Street (W), South Street (S) and both sides of Colborne Street (E). This application has been circulated in conjunction with File O-9223.

CONSERVATION AUTHORITIES ACT

The subject lands **are not** affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

DRINKING WATER SOURCE PROTECTION: *Clean Water Act*

The subject lands have been reviewed to determine whether they are located within a vulnerable area (Wellhead Protection Area, Highly Vulnerable Aquifer, and Significant Groundwater Recharge Areas). They are located within a vulnerable area and for policies, mapping and further information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at:
<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

UTRCA COMMENTS

Given that the subject lands are not regulated, the UTRCA has no objections to this application.

August 6, 2020: Engineering (O-9223 and Z-9224)

No concerns.

August 24, 2020: Urban Design (O-9223 and Z-9224)

Urban Design staff commend the applicant for examining the OVH Secondary Plan urban design related policies and providing for site specific zoning along with a holding provision to implement a set of Urban Design Guidelines, provided through this application, to implement the policies of the plan.

In order to ensure that the ultimate development further incorporates key design aspects in terms of massing, provide for provisions in the Zone that will ensure the following:

- A podium height between 3 and 4 storeys (as proposed in the design guidelines); and
- A step-back above the podium of a min. 3m (as proposed in the design guidelines).

September 9, 2020: Heritage

This memo is to confirm that I have reviewed the following and find the report's (analysis and conclusions) to be sufficient to fulfill the complete application requirements for (O-9223 & Z-9224):

- City of London (2020, June 15). *Cultural Heritage Evaluation Report, Old Victoria Hospital Lands Phase II: War Memorial Children's Hospital and Health Services Building.*

Specific supportable conclusions of the Cultural Heritage Evaluation Report (CHER) are as follows:

In advance of repurposing the Health Services Building and the War Memorial Children's Hospital, an evaluation of the two properties according to O.Reg 9/06 was completed in order to prepare a Statement of Cultural Heritage Value or Interest for the properties. The evaluations found that both properties are significant cultural heritage resources that merit designation pursuant to Part IV of the Ontario Heritage Act. (p1)

The Notice of Planning Application, dated July 15, 2020, from C. Lowery (Maton), with respect to an Official Plan Amendment for the Old Victoria Hospital Lands Secondary Plan Area, was also received by the London Advisory Committee on Heritage (LACH) at its August 12, 2020 meeting.

Based on the review of the CHER, DS-heritage staff concurs with its conclusions.

Appendix J – 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:

Provincial Policy Statement, 2020

1.1, 1.1.3, 1.1.3.3, 1.1.3.4, 1.4.1, 1.4.3, 1.7.1

Old Victoria Hospital Lands Secondary Plan

20.6.1.2, 20.6.4.1, 20.6.4.2, 20.6.4.3, 20.6.5.8

The London Plan

(Policies subject to Local Planning Appeals Tribunal, Appeal PL170100, indicated with asterisk.)

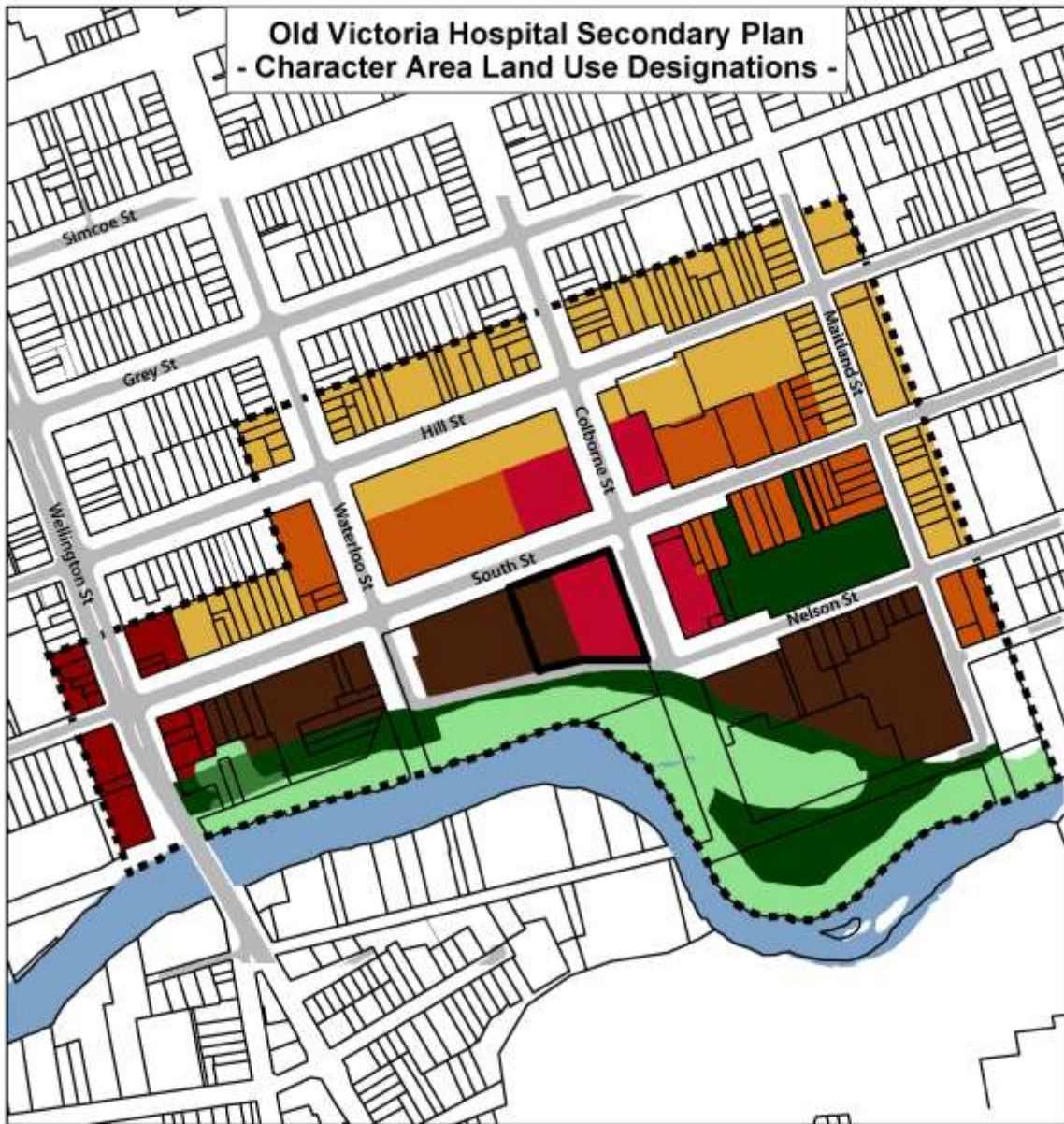
54_, *920_, *953_, *958_, *Table 10, *Table 11, *Table 12, 1556_, *1558_, *Map 1, *Map 2, *Map 3, *Map 7

1989 Official Plan

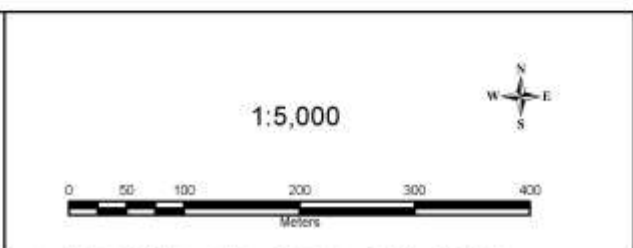
3.4.1, 3.4.3, 19.2.1, 20.1, 20.2

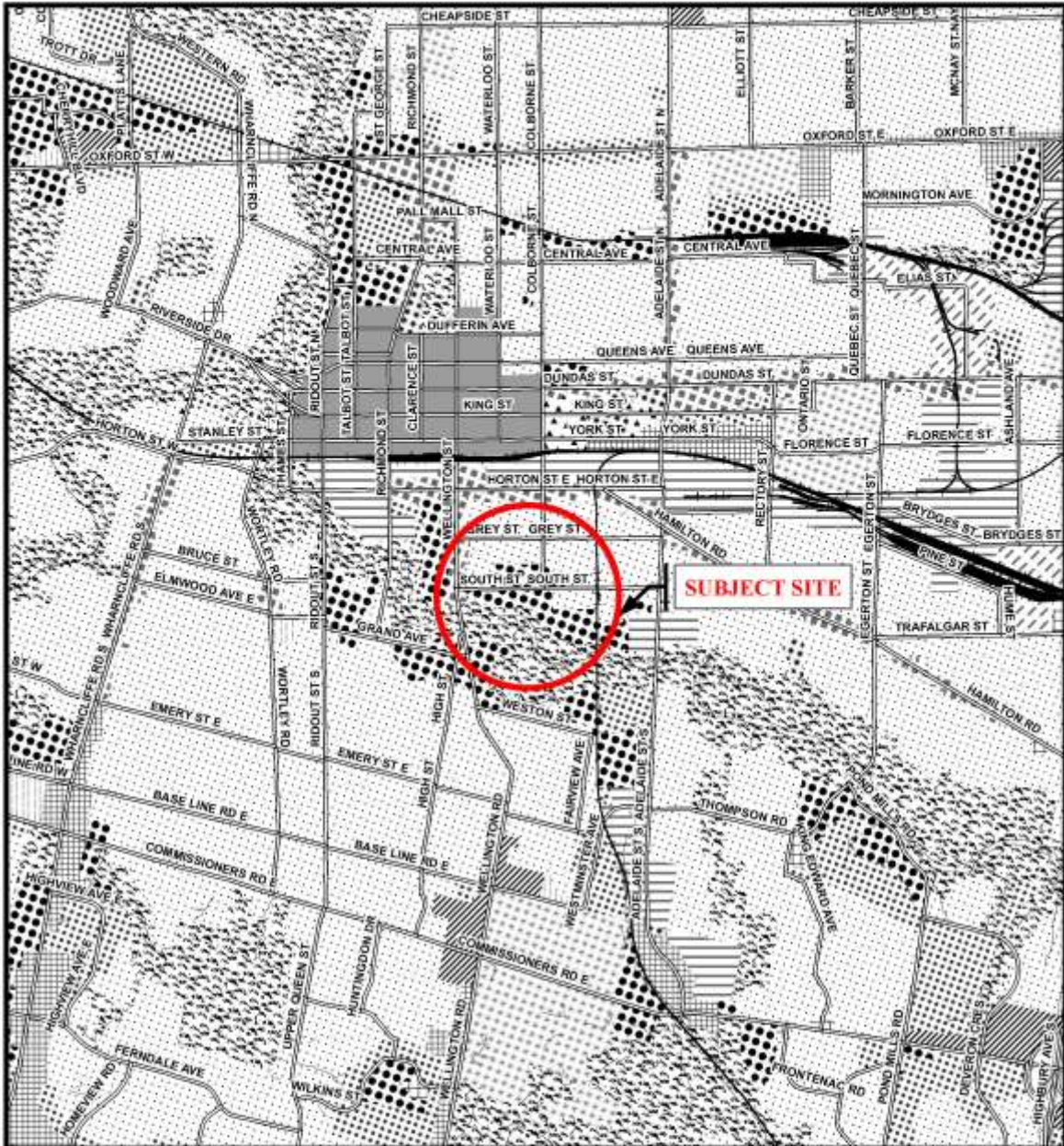
Appendix K – Relevant Background

Additional Maps



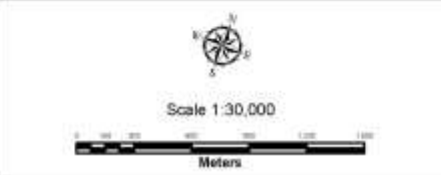
File Number: O-9223 and Z-9224
Planner: Catherine Lowery
Date: August 31, 2020



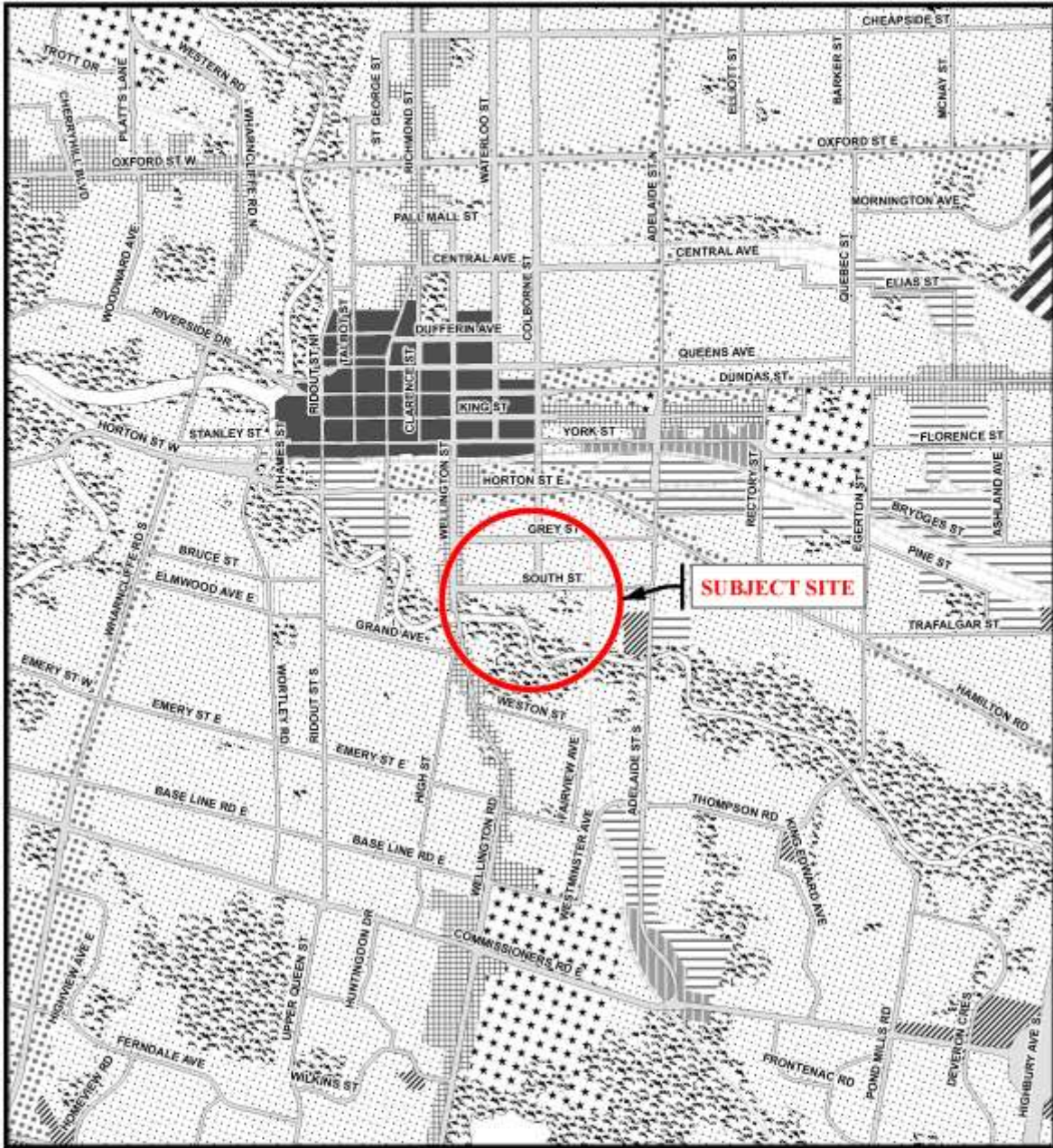


Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low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

CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: O-9223 & Z-9224
 PLANNER: CL
 TECHNICIAN: RC
 DATE: 2020/08/26



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.

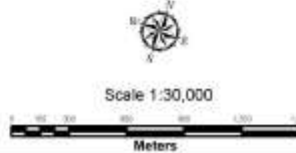
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON

Planning Services /
 Development Services

**LONDON PLAN MAP 1
 - PLACE TYPES -**

PREPARED BY: Planning Services

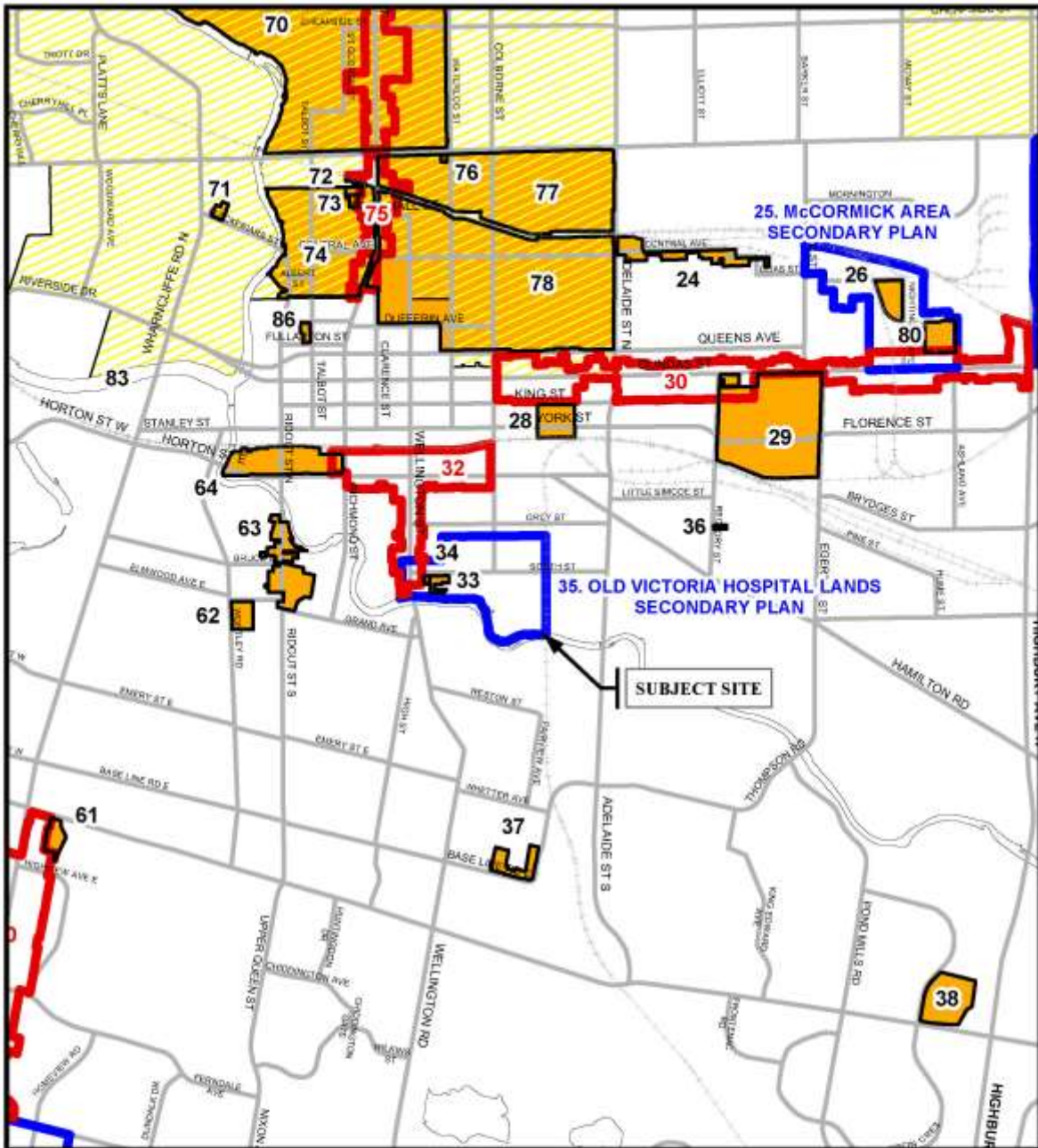


File Number: O-9223 & Z-9224

Planner: CL

Technician: RC

Date: August 26, 2020



LEGEND

- 78 Specific Policies - WoodField Neighbourhood
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

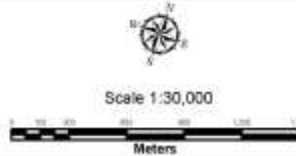
BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

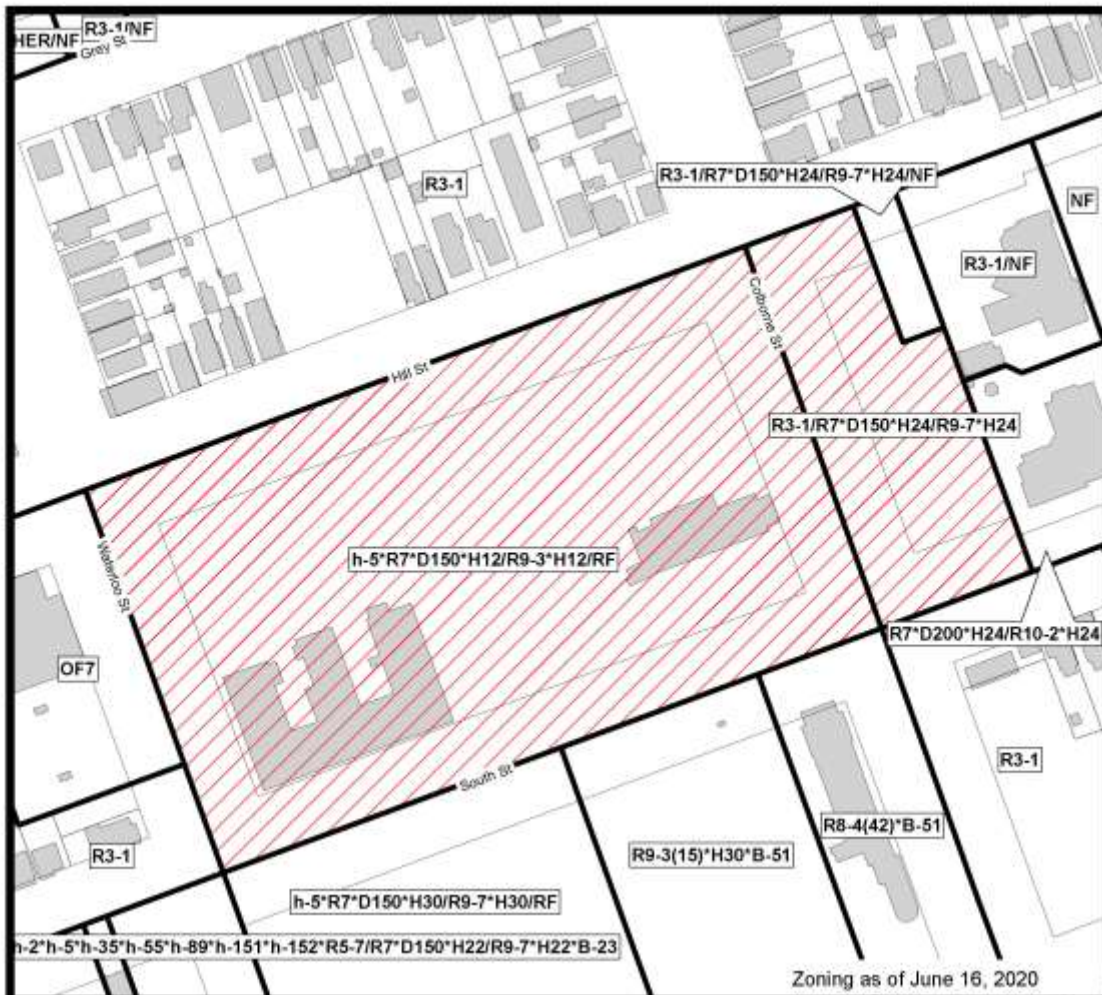
This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations

CITY OF LONDON
 Planning Services /
 Development Services

LONDON PLAN MAP 7
- SPECIFIC POLICY AREAS -
 PREPARED BY: Planning Services



FILE NUMBER: O-9223
PLANNER: CL
TECHNICIAN: RC
DATE: 8/25/2020



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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

- | | |
|--|---|
| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE
 DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HS - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "H" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "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-9224 CL

MAP PREPARED:
 2020/08/26 rc

1:2,000
 0 10 20 40 60 80
 Meters

Additional Reports

June 17, 2014: Report to Planning and Environment Committee – Old Victoria Hospital Lands Secondary Plan and Associated Official Plan Amendments and Old Victoria Hospital Lands Zoning Study (O-8158/Z-8344)

October 7, 2014: Report to Planning and Environment Committee – City of London Old Victoria Hospital Lands Zoning Study (Z-8344)