

Bill No. 280
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 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 Bonus 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

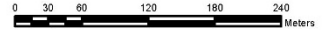
The Official Plan for the City of London is hereby amended as follows:

1. Section 20.6.3.3 Bonus 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.

**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared on August 26, 2020 by
GIS Planning & Development Services
Corporation of the City of London
based on April 2018 data.
File name: gisproject_07A location map

