



# Old Victoria Hospital – Phase II 370 South & 124 Colborne OZ-9418

Application by Vision SoHo Alliance  
PEC November 22, 2021



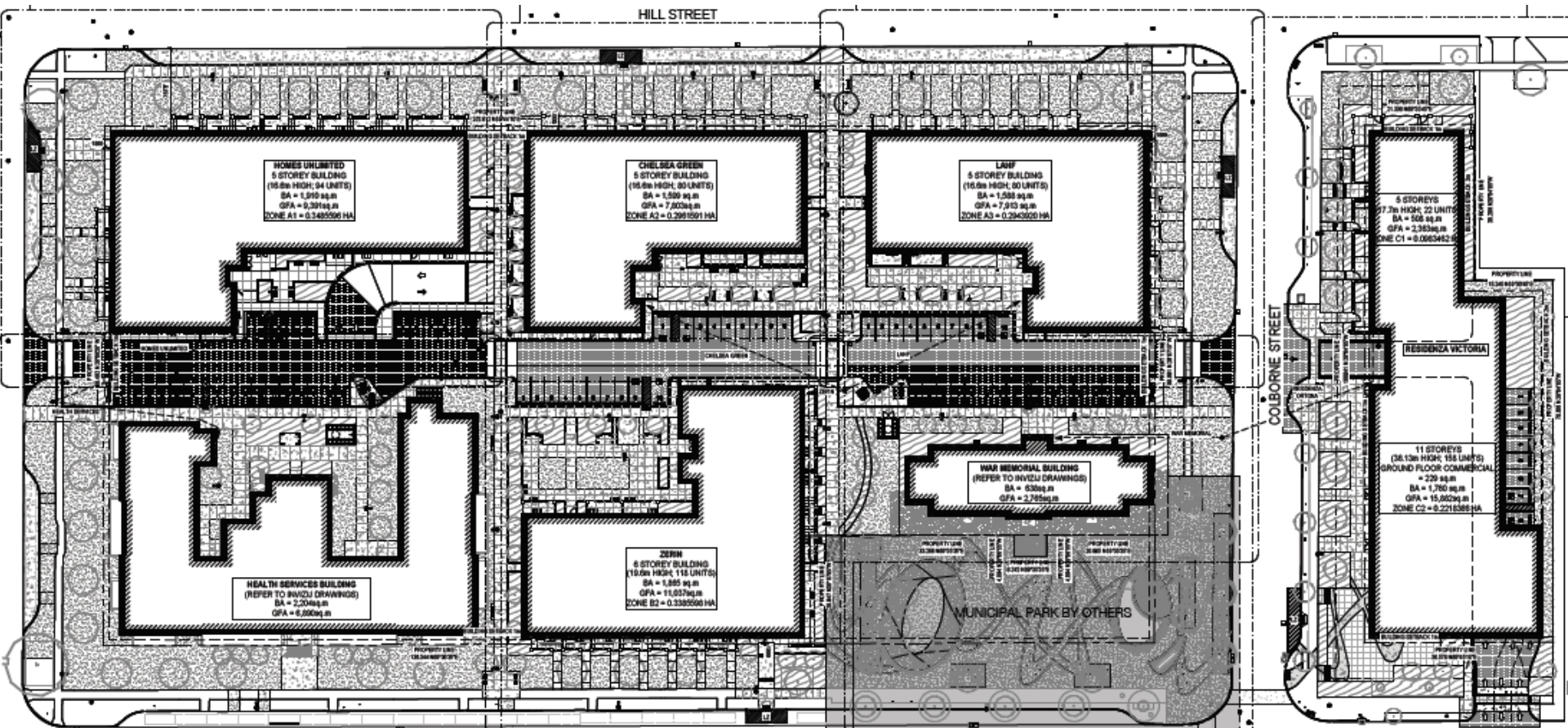
# Proposed Development

- A total of 674 dwelling units
- 5 new buildings
- 2 converted buildings (former hospital buildings)
- 480 parking spaces (primarily underground)
- The project is an applicant driven affordable housing project with units to be provide at both CMHC defined affordable housing and deep-affordable rents
- Developed through a condominium





# Complete Site Plan





# Requested Amendments

1. Amendments to The London Plan and Official Plan, 1989 to allow for an Application of Draft Plan of Vacant Land Condominium to proceed as proposed with multiple apartment buildings above a shared underground parking garage.
2. Amendments to the Old Victoria Hospital Lands Secondary Plan to allow for apartment buildings no-taller than 5-storeys along Hill Street through policy amendments and a re-designation of lands to Mid-Rise Residential and policy amendments to The Four Corners designation.
3. Zoning amendments to allow for the technical details of the proposed design to proceed, including the addition of permission for apartment buildings on the lands fronting Hill Street.





# Requested Official Plan Amendments

1. *Notwithstanding Section 19.15.4(iii) in the 1989 City of London Official Plan and Policy 1709(3) in The London Plan, permit a vacant land condominium that results in units above or below any other unit.*
2. *Notwithstanding Section 19.15.4(iv) in the 1989 City of London Official Plan and Policy 1709(4) in The London Plan, permit multiple units within one dwelling/building.*
3. *Notwithstanding Section 19.15.4(v) in the 1989 City of London Official Plan and Policy 1709(5) in The London Plan, permit structures to cross unit boundaries at or after registration of the vacant land condominium.*
4. Recommendation is for policy to except the subject lands from the specified policies



# Requested OVHL Secondary Plan Amendments

- *Notwithstanding Section 20.6.4.1(iv) in the Old Victoria Hospital Lands Secondary Plan, building floorplates are not required to be designed to accommodate non-residential uses at-grade, nor is the height of the ground floor required to be greater than the height of any upper storey in the “Four Corners” land use designation.*
- Recommendation is for removal of these policies
- *Notwithstanding Section 20.6.4.1(iv) in the Old Victoria Hospital Lands Secondary Plan, direct vehicle access from South Street is permitted for Parcel ‘1’ in the “Four Corners” land use designation.*
- Recommendation is to limit the existing policy to west of Colborne Street.



# Requested OVHL Secondary Plan Amendments

- *Notwithstanding Section 20.6.4.1(iii) in the Old Victoria Hospital Lands Secondary Plan, residential uses are permitted on the ground floor in the “Four Corners” land use designation, and relatedly, non-residential uses are not required on the ground floor.*
- Recommendation is for refusal of the requested amendment. (Note: this amendment is not required to allow for the development as proposed).





# Requested Secondary Plan Re-designation

- Proposal if for low-rise to mid-rise designation.
- Accompanied by policy to limit the height of buildings fronting Hill Street to 5-storeys
- Recommendation is for approval





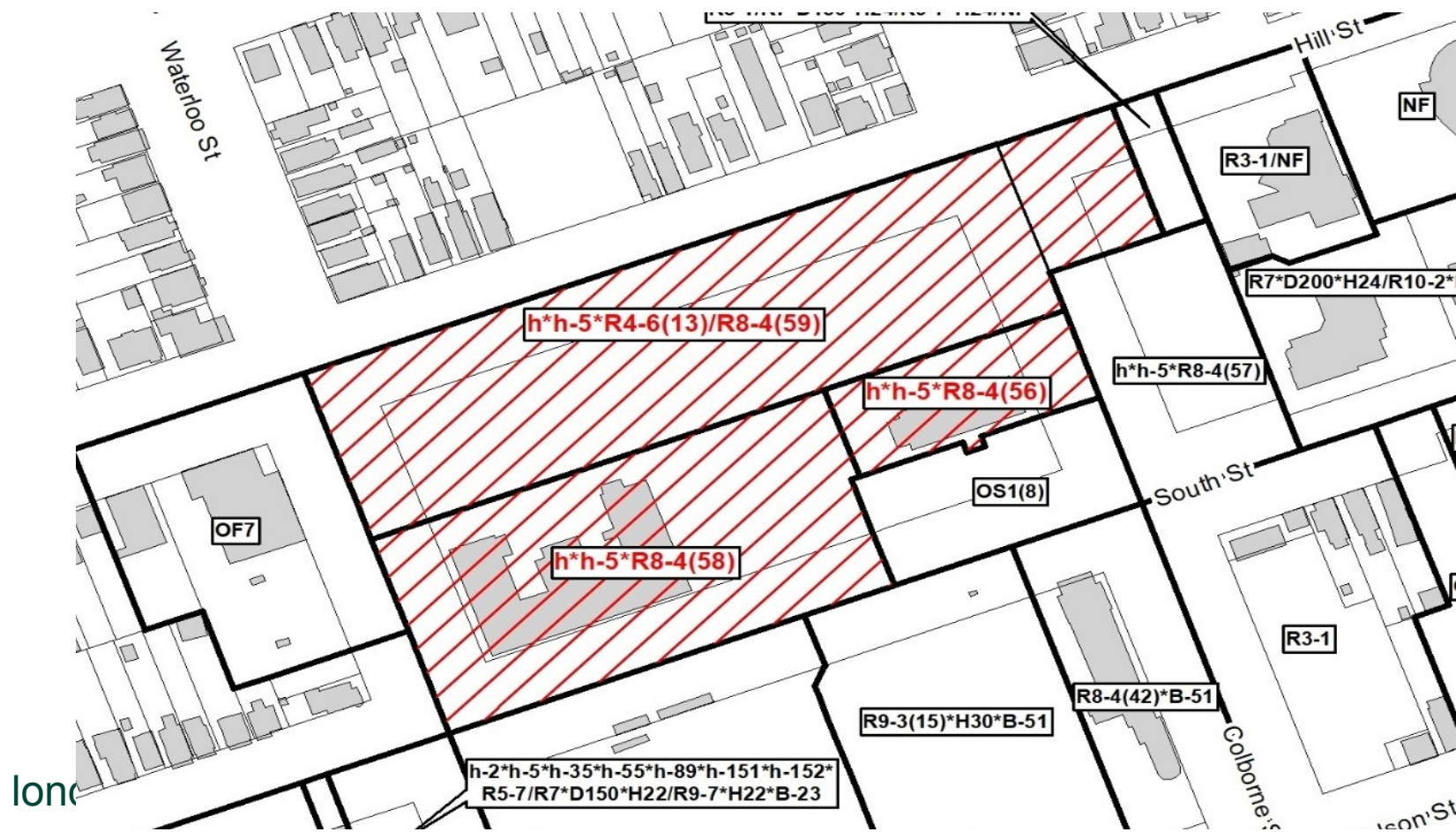


# Zoning Amendments

1. *Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,*
  2. *Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.*
- Recommendation is for approval of by-law yard encroachments up to 0.0m from the lot line are permitted for balconies, architectural features, terraces , patios, porches and canopies .



# Zoning Boundary Adjustments





# Further Zoning Amendments

- Apartment buildings as a permitted use (along Hill Street)
- Removal of 75uph density cap along Hill
- 0.5 parking spaces per unit - R8-4(56)
- 0 parking spaces required for commercial uses - R8-4(57)
- Landscaped open space for 124 Colborne Street (16.4% and 17.3%)





# Recommended Amendments

1. Amendments to The London Plan and Official Plan, 1989 to allow for an Application of Draft Plan of Vacant Land Condominium to proceed as proposed with multiple apartment buildings above a shared underground parking garage.
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