

Bill No. 13
2022

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 370 South Street and 124 Colborne Street.

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 December 7, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 7, 2021
Second Reading – December 7, 2021
Third Reading – December 7, 2021

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To amend the Old Victoria Hospital Lands Secondary Plan by redesignating the portion of the subject lands on the south side of Hill Street to Mid-Rise Residential which is currently designated Low-Rise Residential.
2. To add a policy to the Old Victoria Hospital Lands Secondary Plan limiting the height of apartment buildings fronting on Hill Street within the Mid-Rise Residential Designation to 5-storeys.
3. To amend the Old Victoria Hospital Lands Secondary Plan policies related to The Four Corners.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 370 South Street and 124 Colborne Street in the City of London.

C. BASIS OF THE AMENDMENT

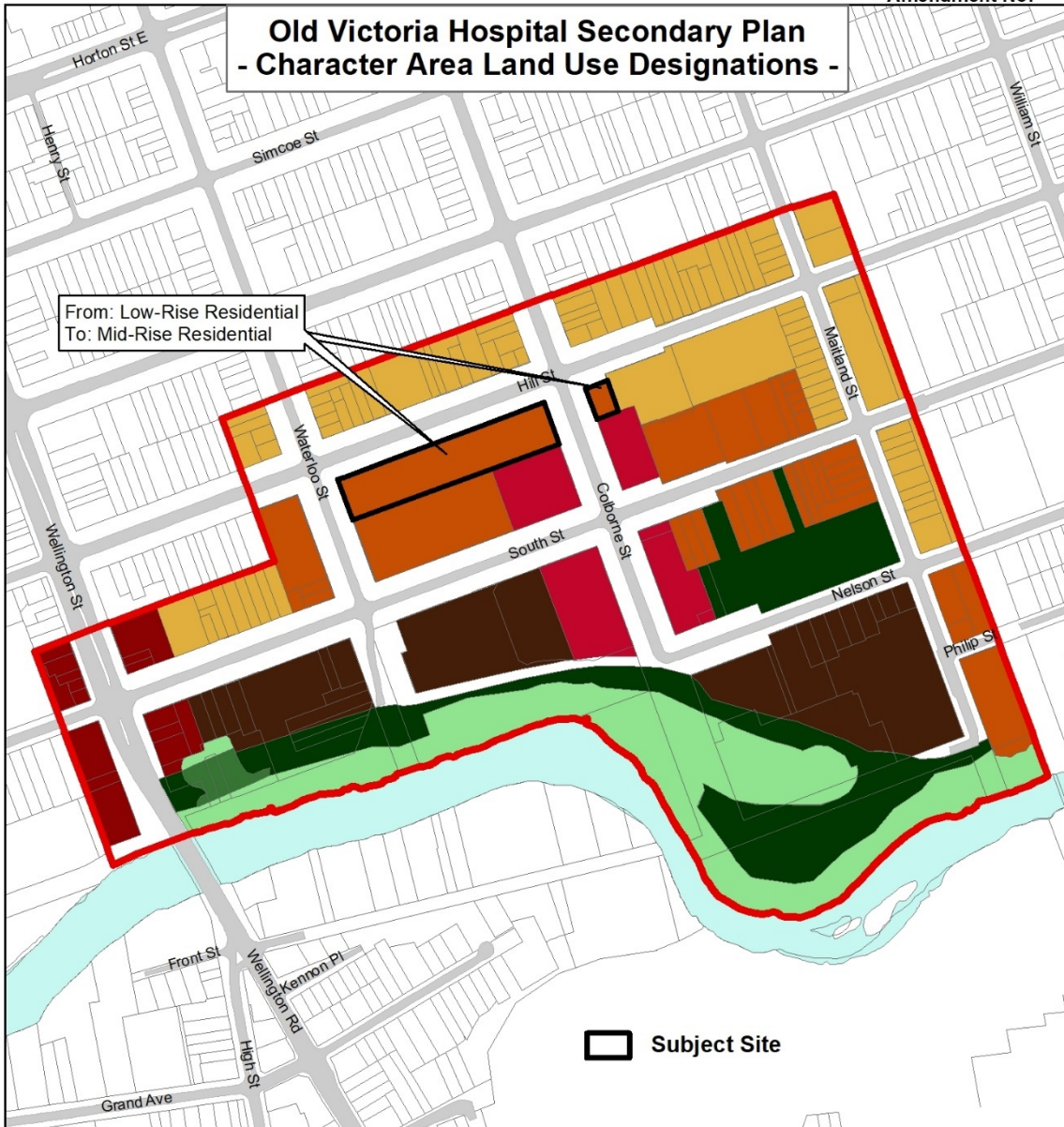
1. The proposed amendments are consistent with the PPS, 2020 by providing a mix of residential uses including affordable housing in an appropriate location and at a time of defined need;
2. The proposed amendments conform to the in-force policies of the 1989 Official Plan, including but not limited to the Multi Family High Density Residential designation which applies to the subject lands;
3. The proposed amendments conform to the in-force policies of The London Plan, including but not limited to the Neighbourhoods Place type which applies to the subject lands; and,
4. The proposed amendments conform to the policies of the Old Victoria Hospital Lands Secondary Plan.

D. THE AMENDMENT









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

1. Section 20.6.4.1 iv – Built Form and Intensity of the Old Victoria Hospital Lands Secondary Plan is amended by replacing policy (r) with the following within the list of polices:
 - s) No individual direct vehicle access shall be permitted for any development lot along South Street west of Colborne Street.
2. Section 20.6.4.1 iv – Built Form and Intensity of the Old Victoria Hospital Lands Secondary Plan is amended by deleting the following from the list of polices:
 - k) Building floorplates shall be designed to accommodate for permitted secondary uses at grade with residential uses located above.
 - v) The ground floor height of all buildings shall be greater than the height of any upper storey.

3. Section 20.6.4.3.2 iii – Built Form and Intensity of the Old Victoria Hospital Lands Secondary Plan is amended by adding the following to the list of polices:
 - s) For the lands fronting on the south side of Hill Street a maximum height of 5-storeys is permitted.
4. Schedule 2 – Character Area Land Use Designations of the Old Victoria Hospital Lands Secondary Plan is amended by redesignating the subject lands fronting Hill Street from Low-Rise Residential to Mid-Rise Residential as shown on the attached Schedule 1 below.



LEGEND

 The Four Corners	 High-Rise Residential
 Transit-Oriented Mainstreet Corridor	 Parklands
 Low-Rise Residential	 Parklands Constrained by Significant Wildlife
 Mid-Rise Residential	 Natural Heritage Lands

File Number: OZ-9418
 Planner: Leif Maitland
 Date: October 29, 2021

