

Bill No. 99  
2022

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

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 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 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 February 15, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – February 15, 2022  
Second Reading – February 15, 2022  
Third Reading – February 15, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To delete references to 1989 Official Plan policy sections and numbers, land use designations, road classifications, and map schedules throughout the Old Victoria Hospital Lands Secondary Plan.
2. To add references to The London Plan policy chapters and numbers, place types, street classifications, and maps throughout the Old Victoria Hospital Lands Secondary Plan.
3. To correct errors and omissions identified throughout the Old Victoria Hospital Lands Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands bounded by the north sides of the Hill Street and South Street to the north, the west sides of the Wellington Street and Waterloo Street to west, Thames River to the south, and the Canadian National Railway to the east.

C. BASIS OF THE AMENDMENT

This housekeeping amendment will facilitate the transition to The London Plan and refine wording, formatting and mapping in the Old Victoria Hospital Lands Secondary Plan.

D. THE AMENDMENT

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

1. The Old Victoria Hospital Lands Secondary Plan for the City of London is amended by renumbering all Sections (20.6.X.X) in the Table of Contents and headings throughout the Secondary Plan to appropriate numbers, as follows:

**1.0 Introduction**

- 1.1 Location
- 1.2 Purpose, Use and Interpretation
- 1.3 The Vision, Principles and Objectives

**2.0 Community Structure**

- 2.1 Introduction
- 2.2 Cultural Heritage Landmarks
- 2.3 South Street Promenade
- 2.4 “The Four Corners” and Colborne/South Streets
- 2.5 Riverfront Promenade
- 2.6 Views and Vistas, Pedestrian Connections and Potential Pedestrian Linkages

**3.0 General Policies**

- 3.1 Plan Goal
- 3.2 General Policies for Development
- 3.3 Bonus Policies (deleted)
- 3.4 Public Art
- 3.5 Services and Utilities
- 3.6 Transportation
- 3.7 Housing Policies

**4.0 Character Area Land Use Designations**

- 4.1 The Four Corners
- 4.2 Transit-Oriented Mainstreet Corridor
- 4.3 Residential Areas
  - 4.3.1 Residential Policy Area 1 – Low-Rise Residential
  - 4.3.2 Residential Policy Area 2 – Mid-Rise Residential
  - 4.3.3 Residential Policy Area 3 – High-Rise Residential
- 4.4 Open Space
  - 4.4.1 Open Space Policy Area 1 – Natural Heritage Lands
  - 4.4.2 Open Space Policy Area 2 – Park Lands

## **5.0 Implementation**

- 5.1 Implementation of the Secondary Plan
- 5.2 Interpretation
- 5.3 Official Plan Amendments
- 5.4 Zoning
- 5.5 Plans of Subdivision/Plans of Condominium/Consents to Sever
- 5.6 Site Plan Approval
- 5.7 Required Studies
- 5.8 Guideline Documents
- 5.9 Development Phasing and Financing
- 5.10 Municipal Works
- 5.11 Land Dedication and Acquisition
- 5.12 Public Sector Agreement to Comply

## **6.0 Schedules**

- Schedule 1: Community Structure Plan
- Schedule 2: Character Area Land Use Designation Plan

2. The Old Victoria Hospital Lands Secondary Plan is amended by reorganizing a multilevel list, where the first level uses Roman numerals (i, ii, iii, ...), the second level uses lower-case letters (a, b, c, ...), the third level uses numbers (1, 2, 3, ...), and the fourth level uses bullets (•); and renumbering the existing bullets (•) are renumbered to numbers (1, 2, 3, ...) with the exception of the bullets in Section 20.6.1.3.
3. Section 20.6.1 of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the section heading “20.6.1 Introduction”.
4. Section 20.6.1.1 of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding “s” at the end of the words “Colborne Street” in the first paragraph; and adding the word “Lands” after the word “Hospital” in the second paragraph.
5. Section 20.6.1.2 of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

### **1.2 Purpose, Use and Interpretation**

The purpose of this 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. This Secondary Plan provides a greater level of detail than the general policies of *The London Plan*, the City of London Official Plan, and is guided by the policies of the Provincial Policy Statement.

This Secondary Plan shall be used for the review of planning and development applications and constitutes London Plan policy. The Secondary Plan is further intended to be used in conjunction with other policies of *The London Plan*. In instances where the overall London Plan and Secondary Plan are inconsistent, the Secondary Plan shall prevail. The text and Schedules of the Old Victoria Hospital Lands Secondary Plan constitutes part of *The London Plan*. The Schedules form part of the Secondary Plan and have policy status whereas other maps, graphs, tables and illustrations and photographs in this Secondary Plan are provided for graphic reference, illustration and information.

6. Section 20.6.1.3 of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the first paragraph in its entirety and replacing it with the following:

The Old Victoria Hospital Lands Secondary Plan is based on achieving the vision and principles of the *Roadmap SoHo* CIP. That vision is quoted in Section 1.0 of this Secondary Plan. The CIP is based on achieving urban regeneration through sustainable, efficient, cost-effective development and land use patterns, the conservation of natural and cultural heritage features, and the protection of public health and safety. The Secondary Plan is also to achieve the goals and objectives of *The London Plan*.

7. Section 20.6.1.3 i) through viii) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding the words “to achieve this principle are” between “Objectives” and the colon in the sub-heading.

8. Section 20.6.1.3 i) a) and vi) e) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding a hyphen between the word “mixed” and the word “use”.

9. Section 20.6.2.5 c) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iii) Ensure that the planning and design of adjacent private development is considered in the context of achieving the animated, activated and pedestrian-oriented amenity that is envisioned for the Riverfront Promenade;

10. Sections 20.6.3.4 – Services and Utilities, 20.6.3.5 – Transportation, and 20.6.3.6 – Housing Policies of the Old Victoria Hospital Lands Secondary Plan are amended by renumbering “20.6.3.4”, “20.6.3.5”, and “20.6.3.6” in the heading to “3.5”, “3.6”, and “3.7” respectively.

11. Section 20.6.3.4 ii) – Stormwater Management of the Old Victoria Hospital Lands Secondary Plan is deleted in its entirety and replaced with the following:

**ii) Stormwater Management**

- a) In considering options for stormwater management, the following principles will apply:
1. Stormwater will be considered as a resource, not a waste product.
  2. Stormwater management facilities or mitigation measures will be designed to provide the required stormwater quality and quantity controls, to ensure environmental and ecological integrity and to ensure functionalities are preserved and maintained.
  3. Moreover, they will be designed to provide a net benefit to the environment in accordance with provincial and federal Acts.
  4. Low Impact Development (LID) principles and practices will be promoted, including the use of rain gardens, green roof systems, rain barrels and permeable paving.
  5. While stormwater management facilities will be designed to fulfill their functional purpose, their design shall contribute to the aesthetic components of the greenlands system and not negatively impact on natural heritage features or cultural heritage landscapes at any time in the land development process.
- b) In accordance with established policies, stormwater management drainage system will be designed to the satisfaction of the City and all applicable approval agencies having jurisdiction. Where permitted, Permanent Private Systems (PPS) will provide the water quality and, in some cases, quantity control for storm-drainage. Stormwater management servicing works for the subject lands will be required to be designed to the satisfaction of the City Engineer.
- c) The implementation of Stormwater Best Management Practices is encouraged by the City. The approval of these measures will be subject to the presence of adequate geotechnical conditions and land development within the Plan area, all to the satisfaction of the City Engineer.

- d) Stormwater management shall be incorporated into all parking and other hard surface development.
- e) A design of storm/drainage and stormwater management servicing works is required to be approved by the City, the Ministry of the Environment, Conservation and Parks, in consultation with the Conservation Authority and any other agency having jurisdiction, prior to site plan approval.
- f) The stormwater quality and quantity control in relation to watercourses within the Secondary Plan Area shall be identified within the Stormwater Management and Environmental Strategy and shall be approved by the City and the Conservation Authority, in consultation with any agencies having jurisdiction.
- g) A Stormwater Management Plan may include but not be limited to a conceptual stormwater management plan, an Environmental Assessment (EA), and a functional stormwater management plan, as determined by the City. Further, at the Site Plan Approval stage, any Stormwater Management Plans shall be in conformity with the City approved plan.

12. Section 20.6.3.5 iii) – Road Rights-of-Way Design of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the heading and first paragraph and replacing them with the following:

**iii) Rights-of-Way Design**

The design of South Street (illustrated in Figure 2), Colborne Street (illustrated in Figure 3), Waterloo Street, and Nelson Street will include:

13. Section 20.6.3.5 iv) d) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the first bullet in its entirety and replacing it with the following:

- 1. Continuous decorative paving from building face to the Upper Thames River Conservation Authority (UTRCA) regulation limit, between Waterloo Street and Colborne Street, including lay-by parking areas, pedestrian areas and vehicular areas;

14. Section 20.6.3.5 viii) c) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- c) Existing on-street angled parking, located along Colborne Street, shall be converted to on-street lay-by parking, in order to increase the landscaped boulevard area, reduce the amount of paved roadway surfaces and to promote a pedestrian-scaled streetscape.

15. Section 20.6.3.6 ii) a) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the word “meet” in the first paragraph and replacing it with the word “meets”.

16. Section 20.6.4 of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the section heading “20.6.4 Character Area Land Use Designations”; and deleting clauses a) and b) and replacing them with the following:

- a) “The Four Corners” is to form the mixed-use “heart” of the SoHo community and is to be pedestrian oriented. This area will further serve as a gateway to the Thames Valley Corridor.
- b) The Transit-Oriented Mainstreet Corridor Area designation is applied to properties in this Plan that face Wellington Street. The Transit-Oriented Mainstreet Corridor is to support the transit functions along the Wellington Corridor with intense mixed-use development. The character in this area is to be pedestrian oriented.

17. Section 20.6.4.1 ii) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the word “right-of-ways” and replacing it with the word “rights-of-way” in the first paragraph.

18. Section 20.6.4.1 iii) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding a hyphen between the word “mixed” and the word “use” in the first line of the second paragraph; and deleting clause a) in its entirety and replacing

it with the following:

- a) Small-scale office uses, including medical/dental offices;

19. Section 20.6.4.1 iv) g) and l) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- g) Building setbacks will be based on defining a pedestrian-oriented streetscape, while allowing for the preservation of existing significant trees and the planting of new trees.
- l) All new buildings will orient their main public entrance to face the higher-order street. For corner lots, buildings will be oriented to provide a primary face on both street frontages. The massing, siting and scale of buildings located adjacent to, or along the edge of the Riverfront Promenade will orient their principal elevations/entrances to the Thames Valley Corridor and be designed to reinforce an animated and pedestrian-oriented public space. “Back-of-house” activities like garbage storage, utility boxes, etc. are specifically not permitted along the Thames Valley Corridor.

20. Section 20.6.4.1 v) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the word “north west” and replacing it with the word “northwest” in the first paragraph.

21. Section 20.6.4.2 i) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding the word “Lands” after the word “Hospital” in the first paragraph.

22. Section 20.6.4.2 iv) – Permitted Uses and v) – Built Form and Intensity of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by renumbering “iv)” and “v)” in the heading to “iii)” and “iv)”, respectively.

23. Section 20.6.4.2 v) g), j), n) and o) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- g) Building setbacks will be based on defining a pedestrian-oriented streetscape, while allowing for the preservation of existing significant trees and the planting of new trees.
- j) Mid-rise and high-rise buildings will be composed of three sections: a base, a middle and a top. The base of high-rise buildings will consist of a 3- to 4-storey podium facades, the middle will be stepped back (3-5m) from the edge of the podium, and the top will be distinguished architecturally from the remainder of the building while incorporating all mechanical penthouses into a design that will enhance the city skyline.
- n) Buildings located adjacent to, or at the edge of parks and open spaces will be encouraged to provide opportunities to overlook into the open space through the use of at-grade or rooftop patios, porches, plazas, etc.
- o) The massing, siting and scale of buildings located adjacent to, or along the edge of the Riverfront Promenade will orient their principal elevations/entrances to the Thames Valley Corridor and be designed to reinforce an animated and pedestrian-oriented public space. “Back-of-house” activities like garbage storage, utility boxes, etc. are specifically not permitted along the Thames Valley Corridor.

24. Section 20.6.4.3 iii) h) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding a hyphen between the word “pedestrian” and the word “oriented”.

25. Section 20.6.4.3.1 ii) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**ii) Permitted Uses**

The permitted uses in the designation include single detached, semi-detached, duplex, and converted dwellings with the exception of cluster housing. Street townhouses, stacked townhouses, triplexes and fourplexes are encouraged where

appropriate. Community facilities are also permitted in the Low-Rise Residential Policy Area.

26. Section 20.6.4.3.1 iii) i) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- i) The following measures shall be undertaken to ensure ease of access for the pedestrian and the enjoyment of public roads and other outdoor spaces:
  1. Public-oriented spaces and activity areas, including building entrances, terraces and porches, will be oriented toward public roads; and,
  2. Provision of a consistent level of landscaping design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage.

27. Section 20.6.4.3.2 iii) d) and m) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- d) Mid-rise apartment buildings will be composed of three sections: a base, middle and a top. Each section shall be distinguished architecturally.
- m) To ensure ease of access for the pedestrian and the enjoyment of public roads and other outdoor spaces, the following measures are necessary:
  1. Public-oriented spaces and activity areas, including building entrances, terraces and porches, will be oriented toward public roads;
  2. Provision of a consistent level of landscaping design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage; and,
  3. Avoiding the location of building ventilation systems in or adjacent to pedestrian areas.

28. Section 20.6.4.3.3 iii) b), d), e), i), and m) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- 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.
- d) High-rise buildings will be composed of three sections: a base, a middle and a top. The base of high-rise buildings will consist of a 3- to 4-storey podium, the middle will be set back (3-5m) from the edge of the podium, and the top will be distinguished architecturally from the remainder of the building while incorporating all mechanical penthouses into a design that will enhance the city skyline.
- e) The middle, or shaft, portion of tall buildings shall have a floor plate which reduces the massing of such tall buildings and provides for a slender tower.
- i) The massing, siting and scale of buildings located adjacent to, or along the edge of the Riverfront Promenade will orient their principal elevations/entrances to the Thames Valley Corridor and be designed to reinforce an animated and pedestrian-oriented public space. "Back-of-house" activities such as garbage storage, utilities boxes, etc. are specifically not permitted along the Thames Valley Corridor.
- m) Notwithstanding the provisions of this Secondary Plan, development blocks having substantial frontage onto the Riverfront Promenade, maybe permitted to have a second access to parking provided:
  1. The lot contains a comprehensively designed mixed-use development;
  2. The principal access to the required service areas on the lot is from the exterior side yard;
  3. The need for a second access to parking can be demonstrated to be necessary to facilitate the development pattern, but will not interfere with, or promote unsafe traffic and pedestrian movement; and,
  4. The development pattern is otherwise consistent with the provisions of this Secondary Plan.

29. Section 20.6.4.4.2 i) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding “s” at the end of the words “Maitland Street” in the final paragraph.

30. Section 20.6.4.4.2 iv) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**iv) Transportation**

The Urban Park features proposed between Waterloo and Colborne Streets shall be closely integrated with the ‘Shared Street’ right-of-way (Riverfront Promenade) proposed between Waterloo and Colborne Streets, south of South Street.

31. Section 20.6.5.1 i) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- i) This Secondary Plan shall be implemented in accordance with the provisions of the *Planning Act*, the Provincial Policy Statement, other applicable Provincial legislation, the provisions of *The London Plan*, and this Secondary Plan.

32. Section 20.6.5.2 i) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the first paragraph and clause b) and replacing them with the following:

The objectives and policies contained in the *Old Victoria Hospital Lands Secondary Plan* are intended to assist in the achievement of the purposes of the Secondary Plan, as described in Section 1.0. It is intended that the interpretation of these policies should allow for a limited degree of flexibility according to the following provisions:

- b) Minor variations from numerical requirements in the Secondary Plan may be permitted by Council without an Official Plan amendment, provided that the general intent and objectives of the Secondary Plan and *The London Plan* are maintained.

33. Section 20.6.5.3 of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**5.3 Official Plan Amendments**

- i) Any amendment to the text or Schedules of this Secondary Plan represents an Official Plan amendment. Furthermore, amendments to the Schedules of this Plan may require amendments to the associated maps of *The London Plan*.
- ii) Any applications to amend this Secondary Plan shall be subject to all of the applicable policies of this Secondary Plan, as well as all of the applicable policies of *The London Plan*.

34. Section 20.6.5.4 ii), iii), iv) and vi) of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- ii) Any applications for amendment to the *City of London Zoning By-law* shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*.
- iii) Consideration of other land uses through a Zoning By-law amendment shall be subject to the Evaluation Criteria for Planning and Development Applications policies in the Our Tools part of *The London Plan*. The Zoning By-law may restrict the size of some uses.
- iv) The lands within the area of this Secondary Plan may be zoned with an ‘h’ holding symbol in accordance with *The London Plan*.
- vi) No development shall occur on any lands within the area zoned with an ‘h’ holding symbol until the ‘h’ holding symbol has been removed by an amendment to the by-law.

35. Section 20.6.5.5 of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**5.5 Plans of Subdivision/Plans of Condominium/Consents to Sever**

Any applications for subdivision, condominium, minor variances or consent to sever,

shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*.

36. Section 20.6.5.6 of the Old Victoria Hospital Lands Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**5.6 Site Plan Approval**

Any applications for site plan approval shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*.

37. Section 20.6.5.7 i) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the first paragraph and the third bullet and replacing them with the following:

This Secondary Plan identifies the following studies, plans, and assessments that are required to be completed to the satisfaction of the City of London and any agency having jurisdiction, prior to the City considering a development application to be complete and prior to the approval of development applications within parts of, or the entire, Secondary Plan Area. The City shall determine on an application-by-application basis the need for their studies, plans and assessments, and when in the approvals process they may be required:

c) Stormwater Management Plan;

38. Section 20.6.5.9 i) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by adding a hyphen between the word “mixed” and the word “use”.

39. Section 20.6.5.9 vi) of the Old Victoria Hospital Lands Secondary Plan for the City of London is amended by deleting the period at the end of the sixth bullet and replacing it with a semicolon (;).