

Bill No. 100
2022

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

A by-law to amend The London Plan for the
City of London, 2016 relating to the Riverbend
South 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 Riverbend South Secondary Plan.
2. To add references to The London Plan policy chapters and numbers, place types, street classifications, and maps throughout the Riverbend South Secondary Plan.
3. To correct errors and omissions identified throughout the Riverbend South Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located in the northwest quadrant of the City, bounded by Oxford Street to the north, Westdel Bourne to the west, the Urban Growth Boundary to the south, and Riverbend Road and the Warbler Woods Environmentally Significant Area 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 Riverbend South Secondary Plan.

D. THE AMENDMENT

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

1. The Riverbend South 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 Background
- 1.2 Purpose of the Secondary Plan
- 1.3 Vision
- 1.4 Principles of the Secondary Plan

2.0 Community Structure Plan

3.0 Land Use Designations

- 3.1 Residential
- 3.2 Commercial
- 3.3 Open Space

4.0 Other Policies

- 4.1 Natural Heritage
- 4.2 Parks and Trails Network
 - 4.2.1 Parks
 - 4.2.2 Trails
- 4.3 Transportation
 - 4.3.1 External Road Network
 - 4.3.2 Internal Road Network
 - 4.3.3 Active Transportation
 - 4.3.4 Public Transit

- 4.4 Stormwater Management
- 4.5 Noise
- 4.6 Edges and Interfaces

5.0 Urban Design

- 5.1 General Design Principles
- 5.2 Residential Guidelines
- 5.3 Circulation Guidelines
- 5.4 Parks, Open Space and Natural Heritage Guidelines
- 5.5 Gateways and Focal Points Guidelines
- 5.6 Commercial Guidelines

6.0 Implementation

- 6.1 Implementation
- 6.2 Municipal Works
- 6.3 Official Plan Amendments
- 6.4 Zoning
- 6.5 Plans of Subdivision/Plans of Condominium/Consents to Sever
- 6.6 Site Plan Approval
- 6.7 Urban Design
- 6.8 Guideline Documents
- 6.9 Development Phasing and Financing
- 6.10 Interpretation

7.0 Schedules

2. The Riverbend South Secondary Plan for the City of London is amended by reorganizing all multilevel lists, where the first level uses Roman numerals (i, ii, iii, ...), the second level uses lower-case letters (a, b, c, ...), and the third level uses numbers (1, 2, 3, ...).

3. The Riverbend South Secondary Plan for the City of London is amended by deleting all curly braces “{ }” and the word “RiverBend” throughout this Secondary Plan and replacing them with parentheses “()” and the word “Riverbend”, respectively.

4. Section 20.6.1.2 of the Riverbend South Secondary Plan for the City of London is amended by deleting the first and final paragraphs in its entirety and replacing them with the following:

[First paragraph]

The Secondary Plan forms part of *The London Plan* in accordance with the Secondary Plans part of *The London Plan*, the City of London Official Plan. It is intended to provide the rationale for the land use designations within the Riverbend South Area and to provide the associated vision, goals and policies that will allow the area to develop into a vibrant, active and healthy neighbourhood. The Secondary Plan will provide a more detailed framework, that in conjunction with *The London Plan*, will be used to review planning and development applications, including subdivision plans, site plans and zoning by-law amendments.

[Final paragraph]

The text and schedules of this Secondary Plan are to become part of the Secondary Plans part of *The London Plan* and have policy status. Other maps, photographs, charts, etc. are provided for illustrative purposes and information.

5. Section 20.6.1.4 1) of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) Principle 1: Creation of an Attractive, Connected and Complete Community

Riverbend South is intended to be an attractive community with a diverse range of housing and associated uses that are attractive and compatible with surrounding existing and future development.

Objectives to achieve this principle are:

- a) Provide for a range of land uses including residential, commercial, parks and open

- space, and schools.
- b) Connect the community to surrounding neighbourhoods through parks and natural areas, multi-use trails, pedestrian connections and the street network.
 - c) Provide for the extension of necessary public services and facilities to support the community.
 - d) Provide opportunities for community focal points and gateways to help create a unique community identity.
 - e) Enhance the public realm, including streetscapes, public spaces and infrastructure.
 - f) Integrate the new community with surrounding neighbourhoods.
 - g) Create and enhance views and vistas through building placement, the street pattern, location of parks and the trail system.
 - h) Identify opportunities for places and activities that foster community identity.
 - i) Encourage high quality urban design and architecture throughout the community.
 - j) Respect existing low-density uses by providing transition in height and form to promote compatibility.

6. Section 20.6.1.4 2) of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

ii) Principle 2: Provide a Range of Housing Choices

Provide for a mix of housing types and designs in the community.

Objectives to achieve this principle are:

- a) Provide for a mix of housing types in the community to support a diverse range of ages, stages of life and incomes.
- b) Encourage housing developments and designs that will achieve compact residential development.
- c) Achieve an urban form that makes effective use of land, services, community facilities and related infrastructure.

7. Section 20.6.1.4 3) of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iii) Principle 3: Integration of Green Spaces and the Natural Environment

Protect and enhance significant natural heritage features and functions while sensitively integrating residential and recreational uses with the natural environment.

Objectives to achieve this principle are:

- a) Preserve and protect significant natural heritage features, specifically the Warbler Woods ESA and Hickory Wood Significant Woodland.
- b) Provide appropriate buffers to significant natural heritage features to assure their long-term viability.
- c) Integrate public parks, walking trails and multi-use trails appropriately with the natural environment to create a network of recreational and active transportation opportunities.
- d) Encourage the planting of native vegetation to enhance parks and open space areas.
- e) Plan for public parks, parkettes and linear trail systems that will enhance the surrounding neighbourhood by acting as neighbourhood focal points and providing opportunities for physical activity and social interaction.

8. Section 20.6.1.4 4) of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

iv) Principle 4: Healthy Living and Active Transportation

Facilitate healthy living for all residents by encouraging active transportation, a range of recreational activities and high air and water quality standards.

Objectives to achieve this principle are:

- a) Provide a highly connected network of pedestrian and cycling routes throughout the community to encourage a range of active transportation opportunities.
- b) Give priority to pedestrian movement.
- c) Incorporate park facilities and play equipment that will promote active play and exercise.
- d) Maintain and improve air quality by planting trees and native vegetation in

- boulevards, parks, buffers and open space areas.
- e) Provide for appropriate stormwater management facilities to maintain water quality.
 - f) Make use of the gas pipeline easement and setbacks along Westdel Bourne to create a landscaped, multi-use trail corridor that enhances connections to the surrounding community and creates an attractive transition zone.

9. Section 20.6.1.4 5) of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

v) Principle 5: Environmental Sustainability

Promote and achieve high standards of environmental sustainability.

Objectives to achieve this principle are:

- a) Encourage the construction of Energy Star, LEED and other green standard buildings.
- b) Encourage the use of renewable and alternative energy sources where feasible.
- c) Encourage the planting of trees and native vegetation to improve air quality and enhance biodiversity.
- d) Protect species at risk and rare species.
- e) Integrate sidewalks, trails and multi-use paths between Riverbend South and surrounding communities for pedestrians, cyclists and other modes of active transportation to reduce the need for private vehicle use.
- f) Incorporate diversity of uses, density and street patterns to facilitate viable public transit.

10. Section 20.6.2 ii}, v}, vi}, xi}, xii}, xiii} and xiv} of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following, respectively:

- ii) Incorporation of a north-south Neighbourhood Connector will act as a transportation 'spine' to service the more intense residential and community facility.
- v) Medium and high density residential uses shall be located adjacent to Civic Boulevards, Urban Thoroughfares, and Neighbourhood Connectors and in close proximity to commercial and recreational uses.
- vi) Commercial uses will be located immediately adjacent to Oxford Street between Westdel Bourne and Riverbend Road to strengthen the planned Commercial designation to the north.
- xi) Opportunities for focal points, such as seating areas, public art, landscape features and building placement are encouraged at key intersections and visual terminus location.
- xii) Significant natural heritage areas and other natural features worthy of preserving as parkland will provide residents with physical and visual opportunities to enjoy nature in close proximity to where they live, work and play.
- xiii) Parks will be distributed throughout the community and will offer a range of sizes and amenities.
- xiv) Stormwater management facilities will be integrated with surrounding uses through landscape design and trail connections.

11. Section 20.6.3 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

The Riverbend South Secondary Plan has established land uses on the basis of 1989 Official Plan policies, background studies conducted for the Secondary Plan, existing surrounding uses and transportation networks, public consultation, landowner input and development intentions. Natural Heritage Features and Transportation Corridors are included in this Secondary Plan to reflect the recommendations of the Natural Heritage Study and Traffic Impact Study completed for the Riverbend South Secondary Plan.

The land use plan and street network will provide for the development of a highly connected, pedestrian-oriented community that provides a wide range of housing as well as commercial and neighbourhood facility uses. The following policies apply to

the Riverbend South Secondary Plan Area, in addition to all other applicable policies of *The London Plan*. Schedule 2 illustrates the detailed Preferred Land Use Plan which incorporates parks, schools and other uses that fall within the Neighbourhoods and other Place Types of *The London Plan*.

12. Section 20.6.3.1 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following policies:

3.1 Residential

- i) Low Density, Medium Density and High Density Residential designations will accommodate a full range of single family, cluster, townhouse and apartment dwellings.
- ii) Low Density Residential designation is primarily located in the easterly portions of the Secondary Plan area, in close proximity to the Warbler Woods ESA and Hickory Woods Significant Woodland.
- iii) Higher intensity residential designations shall be located along Westdel Bourne, Riverbend Road and newly created Neighbourhood Connectors (i.e. Upperpoint Avenue, Upperpoint Boulevard, and Upperpoint Gate) to offer transition between land uses and to provide access to commercial areas and future public transit routes.
- iv) Densities within the High Density Residential designation located immediately south of the Commercial designation shall be permitted to a maximum of 250 units/hectare subject to meeting applicable site plan and urban design guidelines, to recognize its location immediately adjacent to commercial and open space uses.
- v) Residential intensity within the Medium Density Residential designation shall decrease as the blocks progress to the south to provide a transition towards the Urban Growth Boundary.
- vi) Within the Medium Density Residential designation located between the two most southerly Neighbourhood Connectors, single detached dwellings shall also be permitted.
- vii) Transition between existing and future Low Density and High Density Residential designations shall be addressed through the provision of a landscaped corridor on Westdel Bourne and design guidelines regarding built form, transition and landscaping.
- viii) A school and park block shall be centrally located within the residential community to facilitate active transportation from within the neighbourhood, as well as convenient access to Neighbourhood Connectors for students from outside of the neighbourhood.

13. Section 20.6.3.2 i), iv) and v) of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following, respectively:

- i) The Commercial designation will provide a range of retail and service opportunities to meet the regular shopping needs of local and surrounding residents. Permitted uses within this area will be consistent with those permitted in the Shopping Area Place Type of *The London Plan*. In addition, residential units above commercial and office uses will also be permitted to foster live-work opportunities.
- iv) Larger format commercial uses are encouraged to locate along Civic Boulevards and Urban Thoroughfares.
- v) Future site plans for the Commercial designation will incorporate a safe and visible pedestrian linkage that will connect to the stormwater management pond and adjacent park to facilitate direct pedestrian and cycling connections to the Riverbend South community.

14. Section 20.6.4.1 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

4.1 Natural Heritage

The Natural Heritage chapter of *The London Plan* contains the City's natural heritage system policies. In accordance with those policies, a Natural Heritage Study and an Environmental Impact Study (EIS), including an Environmental Management Plan,

were completed by AECOM (July 2014) as part of this Secondary Plan process. Recommendations of that study (or any subsequent updates and modifications) are to be implemented through the following special policies:

i) Protection of Significant Natural Features

- a) Federally recognized features and species found within the Secondary Plan area that are protected under the Species at Risk Act are the American Chestnut, butternut, Monarch butterfly and stopovers for migrant bird species. These species and features shall be protected through retention and preservation of the Warbler Woods ESA and the Hickory Woods Significant Woodland. The Plan area does not contain significant habitat for the Monarch, however, restoration and enhancement recommendations for milkweed habitat within buffer areas will enhance and increase habitat within the area for this species.
- b) Buffers within the lands immediately adjacent to the western boundary of the Warbler Woods ESA shall range from 18 to 28 metres from the surveyed drip-line.
- c) Buffers within the lands immediately adjacent to the Hickory Woods Significant Woodland shall range from 10 to 15 metres.
- d) The buffers shall be established as "no-development" areas with the exception of multi-use trails as indicated in the EIS and passive recreational trails along Warbler Woods ESA and Hickory Woods Significant Woodland. Buffer zones should be managed in accordance with Section 5 of the EIS.
- e) Restoration measures, including the enhancement of an existing ephemeral pond, meadow creation, native plantings, removal of invasive species and removal and pruning of dead and almost dead red and white pines, shall be undertaken in accordance with detailed recommendations contained within Section 5 of the Riverbend South EIS or any subsequent modifications and updates.

ii) Enhancement, Mitigation and Monitoring

- a) A green space corridor should be established between Warbler Woods ESA and Hickory Woods Significant Woodland as delineated on Schedule 3. The green space corridor should be planted with native trees, shrubs and forbs in accordance with the City of London's "Guide to Plant Selection for Natural heritage Areas and Buffers" (1994).
- b) Additional opportunities for habitat enhancement include the following:
 1. Butterfly habitat creation / enhancement within the stormwater management block;
 2. Invasive shrub removal in Hickory Woods Significant Woodland;
 3. Native tree and shrub planting along the western, northern and eastern sides of the isolated tree patch within the northerly park block;
 4. Native tree and shrub plantings within multi-use trail areas. These enhancement measures should be detailed as part of any future landscape and park plans associated with future development applications. Additional guidance for these enhancement opportunities is provided in the Riverbend South Environmental Impact Study.
- c) Construction Mitigation Plans shall be developed prior to the issuance of contract drawings, to include the mitigation measures detailed in the Riverbend South EIS. These measures shall be included in contract drawings for site development.
- d) An Environmental Monitoring Program should be developed as a condition of subdivision or site plan approval to monitor the success of the implementation of protection and mitigation measures of the Environmental Management Plan. The programs should include buffer zone monitoring, vegetation monitoring, wildlife monitoring and identified corrective measures for negative impacts or failures. The Monitoring Program shall be consistent with the recommendations found in the Riverbend South Environmental Impact Study.

15. Section 20.6.4.2 of the Riverbend South Secondary Plan for the City of London is amended by deleting the first paragraph in its entirety and replacing it with the following:

The Riverbend South Secondary Plan places an emphasis on the provision and

integration of parks, open space and trails to create community identity and to facilitate healthy, active living. Through the provision of neighbourhood parks, recreational corridors and natural areas as illustrated on Schedule 3, residents will have access to active and passive recreational opportunities, social interaction and nature. In addition to the policies contained in the Parks and Recreation chapter of *The London plan*, the following additional policies apply:

16. Section 20.6.4.2 1 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

4.2.1 Parks

- i) The non-significant woodlot located in the north-central area of the Secondary Plan Area will be retained as a neighbourhood park. Full frontage to this woodlot will be provided along its southerly limit adjacent to Upperpoint Boulevard to create a significant visual feature for the community. The creation of a look-out feature at the top of the hill is strongly encouraged to take advantage of views available from this park.
- ii) A small neighbourhood park at the junction of Riverbend Road and Upperpoint Boulevard will provide a linkage and views to the west side of Hickory Woods Significant Woodland. This park should be considered for a unique entrance feature, playground equipment and trail connections to Hickory Woods Significant Woodland.
- iii) A neighbourhood park at the south end of Riverbend South will provide street frontage on the east and west boundaries to create views through it and to enhance pedestrian connectivity to the east. This park would be an ideal location for 'vita parcours' facilities.
- iv) A larger neighbourhood park, approximately 1.2 hectares in size, is to be integrated with a proposed public elementary school. This combined park and school site is intended to become the prime community node for active play, mini-sports fields, parks and recreation programming, social interaction and community connectivity. It will include a multi-use trail and provide frontage to both abutting streets.
- v) A recreational and ecological corridor park will be created between Hickory Woods Significant Woodland and the Warbler Woods ESA. This park is to be naturalized in accordance with recommendations contained in the Environmental Impact Study and will also contain the extension of the Thames Valley Parkway multi-use trail. A required road crossing will be as narrow as possible with native plantings in the boulevard and adjacent to Hickory Woods Significant Woodland.

17. Section 20.6.4.2 2 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

4.2.2 Trails

- i) The Thames Valley parkway will be extended through the entire Riverbend South Secondary Plan Area in a north to south direction as shown on Schedule 3 It will be a minimum of 15 metres wide and will include a 3 metre asphalt trail with enhanced landscaping as well as opportunities for benches and rest areas.
- ii) A trail connection extending from Westdel Bourne, through the south perimeter of the stormwater management facility, across the front of the woodland park and within the north boulevard of Upperpoint Boulevard will be constructed to create a connection from Westdel Bourne to Hickory Woods Significant Woodland.
- iii) Additional multi-use and pedestrian trail connections are also identified on Schedule 3 and will be designed and constructed as development occurs in the Secondary Plan area.
- iv) The installation of unique signs, public art, interpretive signage and similar elements is strongly encouraged in parks, open spaces and trails to create community identity and enhance way finding.
- v) Multi-use trails will not be permitted in the buffer areas of the Warbler Woods ESA, south of the ecological / recreational corridor connection. Pedestrian and hiking trails will be permitted within the buffer area.

18. Section 20.6.4.3 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

4.3 Transportation

Proposed streets within the Plan consist of Neighbourhood Connectors and Neighbourhood Streets that establish the community structure, provide connections to the existing Civic Boulevard, Urban Thoroughfare, Neighbourhood Connector and Neighbourhood Street network, and provide new connections to adjacent lands. Active transportation is also a strong element of the Secondary Plan area and will be supported during the design of streets, trails and multi-use corridors. Street development will be consistent with the recommendations of the Traffic Impact Study prepared for this Secondary Plan (Paradigm Transportation Solutions, July 2014) and in accordance with the following policies as well as applicable urban design policies in Section 5.0 of this plan.

19. Section 20.6.4.3 1 of the Riverbend South Secondary Plan for the City of London is amended by deleting the heading and clause i) in its entirety and replacing them with the following:

4.3.1 External Road Network

- i) Three Neighbourhood Connector intersections to Westdel Bourne will be provided as generally illustrated on Schedule 4 to this Plan. At the time of engineering design, a detailed review of the Westdel Bourne roadway profile will be conducted to evaluate vertical profile and feasibility of modifying the profile to improve decision sight distances.

20. Section 20.6.4.3 2 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

4.3.2 Internal Road Network

- i) A Neighbourhood Connector extending south from Upperpoint Boulevard with connections to Westdel Bourne will provide structure to the Secondary Plan area, and provide connections to the entire community.
- ii) A Neighbourhood Street connection will be provided to the existing Warbler Woods Walk. Where the street bisects a planned ecological / recreational corridor between Hickory Woods Significant Woodland and the Warbler Woods ESA, alternative design standards will be considered with respect to road width, utility placement, sidewalk location and boulevard landscaping in order to minimize the amount of hard surface and maximize opportunities for native plantings and landscaping.
- iii) Neighbourhood Street patterns within the Secondary Plan will be primarily grid oriented to facilitate connectivity for pedestrians and cyclists. Where possible, they should also be oriented east-west to maintain topography and maximize opportunities for solar access.
- iv) Neighbourhood Connectors may contain roundabout and other traffic calming options for traffic management and focal points.
- v) Single family residential driveway accesses to the Neighbourhood Connector network should be minimized as much as possible to reduce potential traffic conflicts.
- vi) Alternative development standards for the street network will be permitted. Neighbourhood Streets will be permitted to have an 18 m right-of-way and Neighbourhood Connectors will be permitted to have a 20 m right-of-way, where appropriate, to help slow down traffic and provide more intimate streetscapes.
- vii) Long stretches of on-street parking shall be broken up with landscaped 'bump-outs'.
- viii) The layout of the school site shall be designed to safely accommodate the traffic related to the school's operation, such as staff parking, bus parking / lay-by areas, and drop-off areas to minimize vehicular congestion related to the school's operation.

21. Section 20.6.4.3 3 of the Riverbend South Secondary Plan for the City of London is amended by deleting the heading and clause i) in its entirety and replacing them with the following:

4.3.3 Active Transportation

- i) Sidewalks will be provided along one or both sides of all streets in the Riverbend

South Planning Area. Along the north side of Upperpoint Boulevard, this sidewalk is encouraged to take the form of a winding multi-use trail within the boulevard and along the perimeter of the stormwater management pond and woodland park.

22. Section 20.6.4.3 4 of the Riverbend South Secondary Plan for the City of London is amended by deleting the heading “4. Public Transit” and replacing it with a new heading “4.3.4 Public Transit”.

23. Section 20.6.4.5 of the Riverbend South Secondary Plan for the City of London is amended by deleting the first paragraph in its entirety and replacing it with the following:

The Riverbend Secondary Plan Area is located adjacent to an Urban Thoroughfare (Oxford Street West) and a Civic Boulevard (Westdel Bourne). As such, new development may be subject to traffic noise. Any residential development adjacent to these streets will be required to undergo noise assessment in accordance with the policies of *The London Plan*. In addition, the following policies shall apply:

24. Section 20.6.4.6 iii} and iv} of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- iii) Within the High Density Residential designation at the southeast corner of Westdel Bourne and Upperpoint Boulevard, building design and placement shall provide a transition from Westdel Bourne eastwards. This may be accomplished through the use of podium buildings, townhouse 'bases' fronting apartment buildings, building height and massing, landscaping and other means at the site plan and architectural design stage.
- iv) Shadow studies will be conducted for any apartment buildings within the High Density Residential designation adjacent to Westdel Bourne to ensure that there is no undue impact on access to sunlight for existing residential uses west of Westdel Bourne.

25. Section 20.6.5 1) of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

5.1 General Design Principles

- i) Significant natural heritage features (Warbler Woods ESA and Hickory Woods Significant Woodland) will be preserved, protected and appropriately integrated with the overall design of Riverbend South area.
- ii) Consideration and integration of the existing surrounding context will be undertaken through attention to site and building design, pedestrian and vehicle connections and natural heritage components.
- iii) The rolling topography and views that exist in Riverbend South area should be preserved and highlighted as much as possible.
- iv) Landscaped streets and trails, linear parks and innovative 'edge' treatments are encouraged to create green connections and transition areas between existing development, new development and natural areas.
- v) Gateways and focal points should emphasize the unique physical attributes of Riverbend South area and create an identifiable sense of place.

26. Section 20.6.5 2) of the Riverbend South Secondary Plan for the City of London is amended by deleting the section heading “2) RESIDENTIAL GUIDELINES” and replacing it with a new heading “5.2 Residential Guidelines”.

27. Section 20.6.5 3) of the Riverbend South Secondary Plan for the City of London is amended by deleting the section heading “3) CIRCULATION GUIDELINES” and clauses i), ii}, and vii} and replacing them with the following, respectively:

5.3 Circulation Guidelines

- i) Reduced road rights-of-way and pavement widths on Neighbourhood Connectors and Neighbourhood Streets are encouraged to create a more intimate streetscape, slow traffic and make efficient use of land.
- ii) Driveway accesses to Neighbourhood Connectors should be limited and paired as much as possible to minimize traffic conflicts and create a more continuous

pedestrian environment.

- vii) The proposed multi-use trail in the east right-of-way of Westdel Bourne should integrate landscaping, trees and other natural materials so as to provide visual screening and amenity and an attractive north-south pedestrian/cycling route.

28. Section 20.6.5 4) of the Riverbend South Secondary Plan for the City of London is amended by deleting the section heading “4) PARKS, OPEN SPACE AND NATURAL HERITAGE GUIDELINES” and replacing it with a new heading “5.4 Parks, Open Space and Natural Heritage Guidelines”.

29. Section 20.6.5 5) of the Riverbend South Secondary Plan for the City of London is amended by deleting the section heading “5) GATEWAYS AND FOCAL POINTS GUIDELINES” and replacing it with a new heading “5.5 Gateways and Focal Points Guidelines”; and deleting clauses iv) and vi) and replacing them with the following, respectively:

- iv) Maintain or create views where possible through alignment of Neighbourhood Connectors and Neighbourhood Streets, location of parks and siting of buildings.
- vi) Landscaped centre medians are encouraged at the Neighbourhood Connector entrances from Oxford Street and Westdel Bourne.

30. Section 20.6.5 6) of the Riverbend South Secondary Plan for the City of London is amended by deleting the section heading “6) COMMERCIAL GUIDELINES” and replacing it with a new heading “5.6 Commercial Guidelines”.

31. Section 20.6.6.3 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

6.3 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*.
- iii) Updates to this Secondary Plan are to reflect applicable changes by *The London Plan*, Provincial Policy Statement, Planning Act and Regulations, as required.

32. Section 20.6.6.4 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

6.4 Zoning

- i) 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*.
- ii) Consideration of other land uses through a Zoning By-law amendment 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*.

33. Section 20.6.6.5 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

6.5 Plans of Subdivision/Plans of Condominium/Consent to Sever

Any applications for subdivision, condominium, or consent to sever shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*.

34. Section 20.6.6.6 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

6.6 Site Plan Approval

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

35. Sections 20.6.6.7 of the Riverbend South Secondary Plan for the City of London is

deleted in its entirety and replaced with the following:

6.7 Urban Design

All development within the Riverbend South Secondary Plan boundaries shall be subject to the urban design policies contained in this Plan, in addition to applicable policies in *The London Plan*.

36. Sections 20.6.6.10 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

The How To Use The London Plan section of *The London Plan* shall apply to this Secondary Plan.

37. Section 20.6.8 of the Riverbend South Secondary Plan for the City of London is deleted in its entirety.

38. Schedule 2, Preferred Land Use Plan, to the Riverbend South Secondary Plan for the City of London is amended by deleting the words “Community Commercial Node” in the legend and replacing them with the words “Commercial”, as indicated on “Schedule 1” attached hereto.

39. Schedule 4, Street Hierarchy and Traffic Calming Plan, to the Riverbend South Secondary Plan for the City of London is amended by deleting the words “Existing Arterial Road”, “Existing Primary Collector”, “Proposed Primary Collector”, and “Proposed Secondary Collector” and replacing them with applicable London Plan street classifications; and deleting the words “Street A”, “Street B”, and “Street K” and replacing them with the words “Upperpoint Boulevard”, “Upperpoint Avenue”, and “Upperpoint Gate”, respectively, as indicated on “Schedule 2” attached hereto.



