

Bill No. 102  
2022

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

A by-law to amend The London Plan for the City of London, 2016 relating to the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood 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 Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan.
2. To add references to The London Plan policy chapters and numbers, place types, street classifications, and maps throughout the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan.
3. To correct errors and omissions identified throughout the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands bounded by the south edge of the Western University lands to the north, Platt's Lane to the west, the Canadian Pacific Rail tracks to the south, and the Thames River to the north and 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 Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan.

**D. THE AMENDMENT**

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

1. The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by renumbering all Sections (20.9.X.X) in the Table of Contents and headings throughout the Secondary Plan to appropriate numbers, as follows:

**1.0 Introduction**

- 1.1 This Plan's Role
- 1.2 Structure
- 1.3 Plan Area
- 1.4 Vision
- 1.5 Principles of the Secondary Plan

**2.0 General Policies**

- 2.1 Intensification
- 2.2 Lot Consolidation
- 2.3 Form
- 2.4 Priority Sites
- 2.5 Parking
- 2.6 Urban Design
- 2.7 Noise and Vibration

**3.0 Area 1 – Central Neighbourhood Node**

**4.0 Area 2 – Civic Corridor**

- 4.1 Transition

**5.0 Area 3 – Heritage Corridor**

## **6.0 Area 4 – Neighbourhood Area**

- 6.1 Limited Intensification
- 6.2 Preservation
- 6.3 Redevelopment
- 6.4 Intensification

## **7.0 Area 5 – Parks and Open Space**

### **8.0 Implementation**

- 8.1 Official Plan Amendments
- 8.2 Zoning
- 8.3 Plans of Subdivision/Plans of Condominium/Consents to Sever
- 8.4 Site Plan Approval
- 8.5 Guidelines Documents
- 8.6 Amendments to the Areas Delineated in this Plan
- 8.7 Phasing, financing and Monitoring

### **9.0 Schedules**

2. The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by organizing 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 (•). The existing bullets (•) are renumbered to either letters (a, b, c, ...) or numbers (1, 2, 3, ...), as appropriate.

3. Section 20.9.1 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the section heading “20.9.1 Introduction”.

4. Section 20.9.1.1 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

#### **1.1 This Plan’s Role**

As a secondary planning document, this plan provides more specific guidance regarding the uses, intensity and form for the Beaufort/Irwin/Gunn/Saunby (BIGS) neighbourhood. Where the requirements of this Secondary Plan differ from those set out in the policies of *The London Plan*, the City of London Official Plan, the policies of this Plan shall take precedence. Where no policy in this plan is in place to address or alter a policy of *The London Plan*, the respective policy of *The London Plan* shall apply to the BIGS Secondary Plan Area.

5. Sections 20.9.1.2 and 20.9.1.3 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London are amended by deleting the word “Map” and replacing it with the word “Schedule”.

6. Section 20.9.1.3 i) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the words “major arterial road” and replacing them with the words “Civic Boulevard”.

7. Section 20.9.1.3 iii) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the second and final paragraphs and replacing them with the following:

[Second paragraph]

Originally part of a reserve set aside at the Forks by Lieutenant Governor Simcoe, the area developed slowly, attributed to the swampland and frequency of floods. Original holdings were subdivided to provide building lots for market farmers and workers who worked in London proper. The impact of this development pattern on built heritage is that there were fewer “palatial” type homes that would be retained over the years. An exception is the Grosvenor Lodge and Coach House, the central existing historic feature in the neighbourhood. This building and the majority of the Secondary Plan Area were first developed by Samuel Peters as a farmstead.<sup>1</sup>

[Final paragraph]

In recent years the major influence in the area has become Western University. Within the past 20 years the area has seen growing pressure to develop housing for University students. The Essex Street Area Study (1996) examined much of the BIGS area and determined that intensification, particularly conversions to student-oriented units was occurring in the area. The housing in the BIGS Secondary Plan Area has continued to change from single family to single family rental conversions and more recently to new purpose-built rental housing.

8. Section 20.9.1.5 i) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**i) Principle 1: Promote Appropriate Intensification and Redevelopment**

Ensure a complete community that functions as a neighbourhood with access to a variety of amenities.

**Objectives to achieve this principle are:**

- a) Provide a variety of housing opportunities that accommodate both long-term and short-term residents of all ages and incomes.
- b) Promote mixed-use and higher density development along Wharncliffe Road North and Western Road corridor within the neighbourhood providing neighbourhood-scale commercial services to residents.
- c) Foster opportunities to connect pedestrian and cycling routes to public transit networks.
- d) Create an open space network within the neighbourhood that ties the community together and to the Thames River and Gibbons Park.
- e) Enhance connections to the Downtown, Western University and other surrounding neighbourhoods.

9. Section 20.9.1.5 ii) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the heading, the sub-heading and the first paragraph and replacing them with the following:

**ii) Principle 2: Enhance Character and Identity**

Enhance the existing character and identity of the neighbourhood through new development.

**Objectives to achieve this principle are:**

10. Section 20.9.1.5 iii) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**iii) Principle 3: Support Sustainability & Healthy Lifestyles**

Support sustainability and healthy lifestyles by fostering the development of a walkable community that protects the environmental integrity of the neighbourhood.

**Objectives to achieve this principle are:**

- a) Promote appropriate intensification that supports transit-oriented development.
- b) Encourage walking and cycling within and through the neighbourhood.
- c) Preserve and support the environmental integrity of the Thames River and surrounding features.
- d) Advance sustainable neighbourhood practices.

11. Section 20.9.1.5 iv) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the heading, the sub-heading and the first paragraph and replacing them with the following:

**iv) Principle 4: A Great Near Campus Neighbourhood**

Encourage intensification and the more efficient use of land, infrastructure/services and transportation systems close to Western University. Connect to the University and the educational community by acknowledging students and residents as part of a shared community.

**Objectives to achieve this principle are:**

12. Section 20.9.2.1 i) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**i) Near-Campus Neighbourhoods**

The Near Campus Neighbourhood policies of *The London Plan* apply to all Near-Campus Neighbourhoods, including the BIGS Neighbourhood Secondary Plan Area. These policies outline a vision and land use planning goals for the Near-Campus Neighbourhoods as well as policies to encourage appropriate intensification and direct preferred intensification to appropriate locations.

13. Section 20.9.2.2 i) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) Be in accordance with the policies on amendments to Areas in Section 8.6;

14. Section 20.9.2.4 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the first paragraph in its entirety and replacing it with the following:

There are two primary gateways to the BIGS Secondary Plan Area.

- Southeast corner of the intersection of Western Road at Platt's Lane.
- The railway bridge crossing of Wharncliffe Road North.

15. Section 20.9.2.4 v) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**i) Intersection of Western Road at Platt's Lane**

- a) The site on the south corner of the intersection should be treated as a priority based on its visual prominence as a view terminus when approaching from the north on Western Road.
- b) Future built form should address the intersection of Western Road and Platt's Lane, and frame the streetscape along Western Road to the Grosvenor Lodge site.
- c) Landscape treatment should emphasize the transition to the Heritage Corridor at the Grosvenor Lodge site.

16. Section 20.9.2.4 vi) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**ii) The Railway Bridge Crossing of Wharncliffe Road North**

- a) The design of the bridge should include elements that reference the heritage character of the neighbourhood and important history of the rail bridge.
- b) The underpass should place a priority on the comfort of cyclists and pedestrians, including wide sidewalks and attractive physical buffers.
- c) Planter beds and enhanced landscaping are to be incorporated around the rail bridge to add interest and create an attractive pedestrian environment.
- d) Design of the underpass should highlight the entrance into the neighbourhood.

17. Section 20.9.2.6 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the first paragraph in its entirety and replacing it with the following:

The urban environment involves physical elements, including location and size of streets, blocks, open spaces and built form. It also involves developing the design details of streets, buildings and parks to express and enhance the character of the place. Urban design can enhance the quality of the public realm, natural environment and define community identity, sense of pride and sense of place. The following urban design policies promote appropriate urban design within the neighbourhood and will

be applied in addition to the City Design chapter of *The London Plan*.

18. Section 20.9.2.7 i) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- i) Development proposals within 120m of the rail line will be circulated to the Ministry of the Environment, Conservation and Parks, Canadian Pacific, the public, and any other applicable agency to identify appropriate attenuation measures, if any.

19. Section 20.9.2.7 iii) a) and c) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- a) Ontario Ministry of the Environment, Conservation and Parks Environmental Noise Guideline NPC-300: Stationary and Transportation Sources – Approval and Planning;
- c) City of London Sound By-law PW-12.

20. Section 20.9.2.7 iv) d) and e) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- d) Upgrading façade materials and construction techniques; and,
- e) Implementing vibration isolation, ventilation, and/or dust suppressants.

21. Section 20.9.3 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the section heading “20.9.3 Area 1 – Central Neighbourhood Node” in its entirety; and deleting the word “Map” and replacing it with “Schedule”.

22. Section 20.9.3 ii) a) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the third bullet in its entirety and replacing it with the following:

3. Public art may be used as a focal point within the Neighbourhood Square.

23. Section 20.9.3 iii) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the first paragraph and replacing it with the following:

This area will permit:

- a) Apartment buildings with commercial at grade; and,
- b) Apartment buildings.

24. Section 20.9.3 v) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by adding a hyphen between the word “mixed” and the word “use” in clauses b) and c), and adding a period at the end of clause e).

25. Section 20.9.4 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the section heading “20.9.4 Area 2 – Civic Corridor” in its entirety; and deleting the first paragraph in its entirety and replacing with the following:

The Civic Corridor consists of the Wharncliffe Road North frontage from the Canadian Pacific tracks to the southern limit of Grosvenor Lodge, excluding the Central Neighbourhood Node at the intersection of Wharncliffe Road/Western Road and Essex Street, are as indicated on Schedule 1.

26. Section 20.9.4 iv) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

#### **iv) Intensity**

Within this area the buildings are to be between 2 and 4 storeys and no more than 6 storeys with bonusing (unless otherwise specified in Section 4.1: Civic Corridor – Transition).

27. Section 20.9.4.1 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the first paragraph in its entirety and replacing it with the following:

For the properties on Essex Street and Wharncliffe Road North within the Civic Corridor outlined on Schedule 1 as Civic Corridor – Transition the following policies apply in addition to the policies of Section 4.0.

28. Section 20.9.5 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the section heading “20.9.5 Area 3 – Heritage Corridor” in its entirety; and deleting the word “Map” and replacing it with “Schedule”.

29. Section 20.9.5 i) a) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the second and third paragraphs in its entirety and replacing them with the following:

1. To ensure that the setting of Grosvenor Lodge is maintained, the following policies apply:
  - Placement of buildings and plantings should maintain the campus-like setting around and adjacent to Grosvenor Lodge.
  - Driveway access shall be restricted to the existing access.
2. In order to maintain the cultural heritage landscape associated with Grosvenor Lodge:
  - Utilities located within and/or adjacent to Grosvenor Lodge shall be placed below-grade so as not to interfere with the cultural heritage landscape.
  - On parcels adjacent to Grosvenor Lodge, the preservation of the heritage character of Grosvenor Lodge shall be maintained.
  - New development on parcels adjacent to Grosvenor Lodge shall require a Heritage Impact Assessment which includes design elements that maintain and protect the heritage character of Grosvenor Lodge.
  - On-site surface or structured parking is not permitted between the building line of Grosvenor Lodge and Western Road within the Heritage Corridor.
  - Built form adjacent to Grosvenor Lodge shall be designed to be compatible with the character of the cultural heritage landscape and address matters including articulation, massing, landscaping and materials.
  - New construction on parcels adjacent to Grosvenor Lodge should be compatible with, but visually distinguishable from the heritage resource. Grosvenor Lodge must be identifiable as a landmark, with new construction distinguishable as secondary.
  - New development should incorporate materials and finishes that are consistent with the existing building materials. Colours and materials should be selected that enhance or complement the historic buildings.
  - Salvaged building materials in landscaping, public art and/or new building construction are encouraged should any existing structures be demolished.
  - Municipal Works contemplated for the area should minimize disruption to the Grosvenor Lodge site.

30. Section 20.9.6 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the section heading “20.9.6 Area 4 – Neighbourhood Area” in its entirety; and deleting the word “Map” and replacing it with “Schedule”.

31. Sections 20.9.6.1, 20.9.6.2, 20.9.6.3, and 20.9.6.4 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London are amended by deleting the word “Map” and replacing it with the word “Schedule”.

32. Section 20.9.6.3 i) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**i) Uses**

This portion of the Neighbourhood Area will permit the following uses:

- a) Street townhouses up to 3 storeys in height.
- b) A single 6-storey apartment at the corner of Platt's Lane and Western Road may be permitted.

33. Section 20.9.7 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting the section heading "20.9.7 Parks and Open Space" in its entirety; and deleting the first paragraph in its entirety and replacing it with the following:

Parks and Open Space are indicated on Schedule 1 and consist of the following:

- a) All of the river adjacent lands in public ownership;
- b) The foundation of Saunby's Mill; and,
- c) The wetland at the west end of McDonald Ave adjacent to the CPR tracks.

34. Section 20.9.7 ii) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**ii) Character**

The Parks and Open Space designation is intended to provide passive and active recreational opportunities to the residents in the surrounding neighbourhood to support a healthy, active lifestyle and encourage community congregation.

35. Section 20.9.8 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting this section, including its heading "20.9.8 Implementation", in its entirety and replacing it with the following:

The BIGS Neighbourhood Secondary Plan will be implemented by ensuring that all planning and development applications are consistent with the policies of this Plan.

36. Section 20.9.8.1 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**8.1 Official Plan Amendments**

- i) Any amendment to the text or Schedules of this Secondary Plan constitutes an Official Plan amendment. Furthermore, amendments to the Schedules of this Plan may require amendments to the associated maps of *The London Plan*, the City of London Official 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*.

37. Section 20.9.8.2 i), ii) and iv) of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- 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) In addition to the policies of the Secondary Plan, consideration of other land uses through a Zoning Bylaw amendment shall be subject to the Evaluation Criteria for Planning and Development Applications policies in the Our Tools part of *The London Plan*. Zoning on individual sites would normally not allow for the full range of permitted uses.
- iv) The lands within the area of this Secondary Plan may be zoned with the appropriate holding provision in accordance with *The London Plan* to achieve objectives set out within this secondary plan.



38. Section 20.9.8.3 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**8.3 Plans of Subdivision/Plans of Condominium/ Consents 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*.

39. Section 20.9.8.4 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**8.4 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*.

40. Section 20.9.8.6 of the Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

**8.6 Amendments to the Areas Delineated in this Plan**

- i) A demonstrated need for the expansion, addition or modification of a designation, given the context of both the site and surrounding area.
- ii) Area boundaries shall not be permitted to change to a degree which undermines the intended function of the designated areas.
- iii) The expansion of boundaries shall not have a negative impact on adjacent or nearby properties, including the heritage characteristics of Grosvenor Lodge and the Neighbourhood Area as an area of continued residential use.

41. The Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan for the City of London is amended by deleting Schedule 1 at the end of each Section and adding Schedule 1 into a new section, thereby creating Section 9.0.