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File: OZ-8114
Planner: C. Smith

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the
City of London, 1989 relating to 56 - 82
Wellington St, 283 - 299 South Street.

The Municipal Council of The Corporation of the City of London enacts as
follows:

1. Amendment No. (to be inserted by Clerk's Office) 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. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 25, 2013.

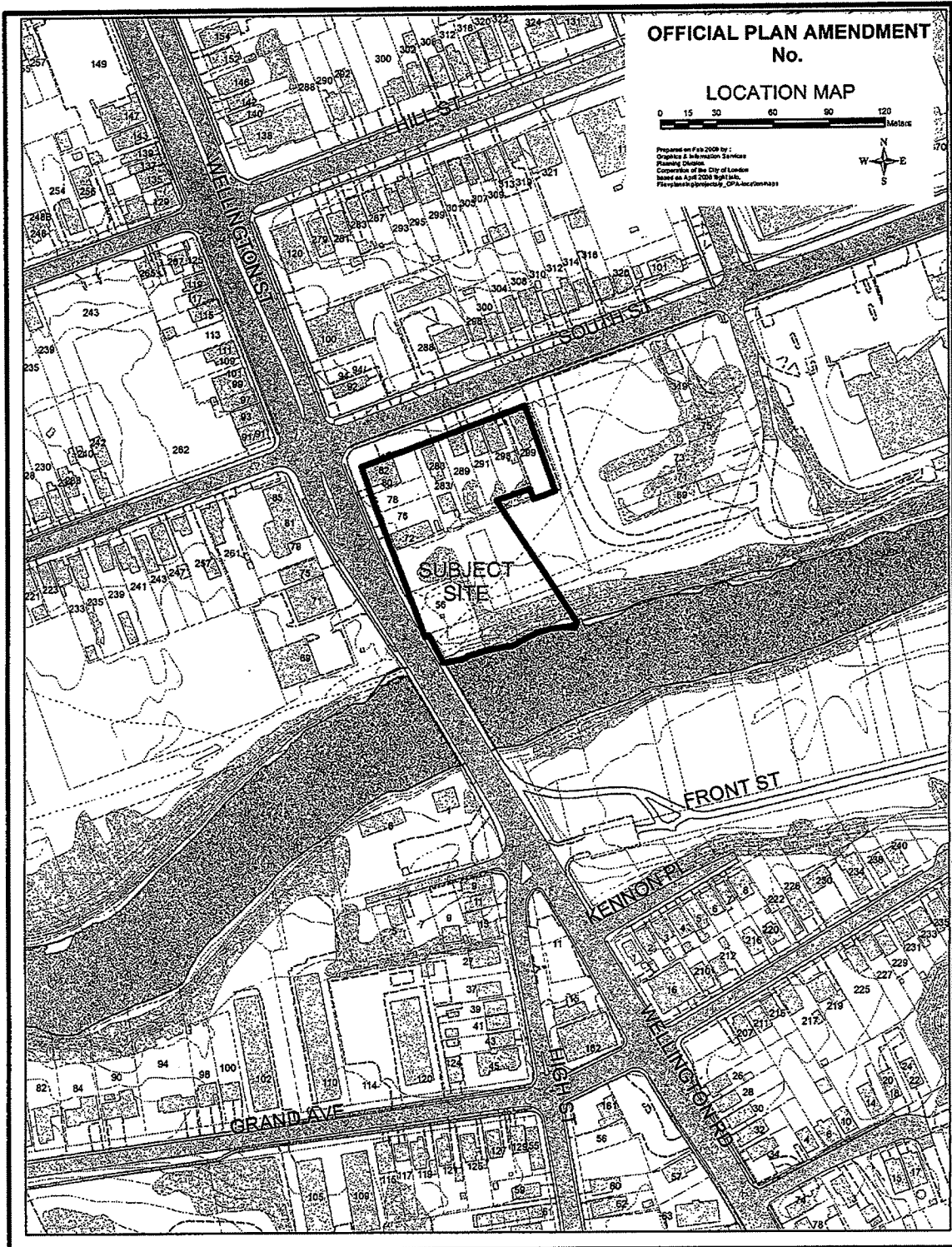
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – June 25, 2013
Second Reading – June 25, 2013
Third Reading – June 25, 2013

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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend Section 3.5 (Policies for Specific Residential Areas) of the Official Plan within the lands located at 291-299 South Street and to amend Section 4.4.1.13 (Specific Main Street Corridors), to add a policy to include the lands located at 56-82 Wellington Street South and 283-289 South Street located on the east side of Wellington Street to a depth of 82 metres from centerline of Wellington Street between South Street and the Thames River.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 56 - 82 Wellington St, 283 - 299 South Street.

C. BASIS OF THE AMENDMENT

The proposed amendments contain specific policies, standards, and performance criteria that are detailed and are specifically required to provide more flexibility, in interpretation or implementation of the existing Official Plan Policies and provide specific direction for the preparation and review of development proposals, in this area.

D. THE AMENDMENT

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

1. Section 3.5 of the Official Plan for the City of London is amended by adding the following subsection:

3.5. Wellington Street
and South Street

The lands located at 291-299 South Street may permit a range of Multi Family High Density Residential uses, a range of convenience commercial uses at grade along the South Street frontage and a neighbourhood facility use in the form of a church. The development will be consistent with the conceptual vision for the Old Victoria Hospital Lands identified in SoHo Community Improvement Plan, the Thames Valley Corridor Plan and will be required to demonstrate a high degree of application of the City's Urban Design principles in order to allow for the full range of permitted uses, densities and heights. The building height of new development shall be stepped down from South Street to provide a transition towards the Thames River in keeping with the Thames Valley Corridor Plan. The Zoning By-law will specify height limits based on criteria established by the SoHo Community Improvement Plan and the Thames Valley Corridor Plan and as provided for in Section 11 and 19.4 of the Official Plan.

In addition to the above policies, the following additional policies may apply subject to a Bonus zone as provided for in Section 19.4:

- i) Multi-Family, High Density Residential development may be permitted in this area that can accommodate increased height and densities which provide a transition from the residential uses to the Thames River corridor while providing for enhanced recreational uses and providing areas for community activities along the Thames River Corridor through the application of Urban Design principles approved

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for in the SoHo Community Improvement Plan and Section 11 and 19.4 of the Official Plan;

- ii) Convenience Commercial uses are permitted at grade along the South Street frontage and will not exceed a total gross floor area of 1000m² as provided for in Section 3.6.5; and
- iii) Neighbourhood facilities are permitted within a residential building as provided for in Section 3.6.4.

2. Section 4.4.1.13 to the Official Plan is amended by adding a new section as follows:

The land located at 56-82 Wellington Street South and 283-289 South Street bounded by Wellington Street on the east side, between South Street and the limit of the Open Space designation to a depth of 82 metres from centerline of Wellington Street, shall develop as a mixed-use area with retail stores, restaurants and personal services at street level and office uses including medical facilities and residential uses located above grade. To encourage a strong main street commercial corridor and to build strong connections to the Downtown, the SoHo area and the Thames River, mixed-use projects that include street level commercial in association with uses appropriate to a pedestrian-oriented shopping area will be required. The building height of new development shall be stepped down from South Street to provide a transition towards the Thames River in keeping with the Thames Valley Corridor Plan. The Zoning By-law will specify height limits based on criteria established by the SoHo Community Improvement Plan and the Thames Valley Corridor Plan and as provided for in Section 11 and 19.4 of the Official Plan.

In addition to the above policies, the following additional policies may apply subject to a Bonus zone as provided for in Section 19.4:

- i) Mixed Use development may be permitted in this area that can accommodate increased height and densities which provide a transition from the southeast corner of Wellington Street and South Street to the Thames River corridor while providing for enhanced recreational uses and providing areas for community activities along the Thames River Corridor through the application of Urban Design principles as provided for in the SoHo Community Improvement Plan and Section 11 and 19.4 of the Official Plan;
- ii) New office uses up to a medium scale of development may be permitted to be located in this area provided that the office use is primarily to provide medical/dental services on the second floor or above in a mixed use building.

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Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 303 - 323 South Street and 69 - 77 Waterloo Street.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) 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. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 25, 2013.

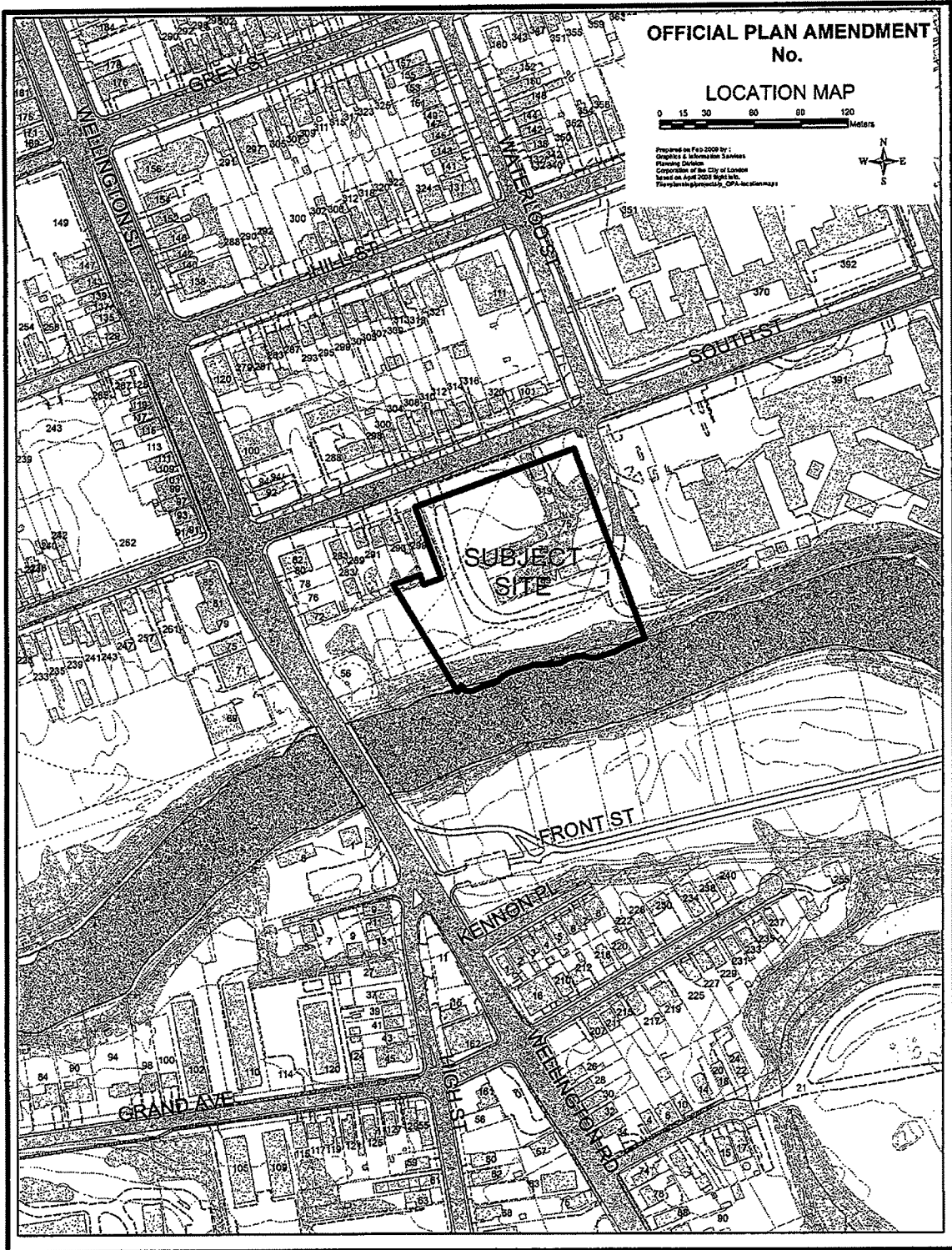
Joe Fontana
Mayor

Catharine Saunders
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First Reading – June 25, 2013
Second Reading – June 25, 2013
Third Reading – June 25, 2013

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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend Section 3.5 (Policies for Specific Residential Areas) of the Official Plan for lands located at 303-323 South Street and 69-77 Waterloo Street within the lands bounded by Waterloo Street on the east, South Street on the north, the limit of the Open Space designation to the south, and the limit of the Main Street Commercial Corridor designation on Wellington Street to the West excluding the lands located at 291-299 South Street.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 303 - 323 South Street and 69 - 77 Waterloo Street.

C. BASIS OF THE AMENDMENT

The proposed amendments contain specific policies, standards, and performance criteria that are detailed and are specifically required to provide more flexibility, in interpretation or implementation of the existing Official Plan Policies and provide specific direction for the preparation and review of development proposals, in this area.

D. THE AMENDMENT

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

3. Section 3.5 of the Official Plan for the City of London is amended by adding the following subsection:

3.5.
South Street
and Waterloo
Street

The lands located at 303-323 South Street and 69-77 Waterloo Street within the area, bounded by Waterloo Street on the east, South Street on the north, the limit of the Open Space designation to the south, and the limit of the Main Street Commercial Corridor designation on Wellington Street to the West excluding the lands located at 291-299 South Street may permit a range of Multi Family High Density Residential uses, a range of convenience commercial uses at grade along the South Street frontage and a neighbourhood facility use in the form of a church. The development will be consistent with the conceptual vision for the Old Victoria Hospital Lands identified in SoHo Community Improvement Plan, the Thames Valley Corridor Plan and will be required to demonstrate a high degree of application of the City's Urban Design principles in order to allow for the full range of permitted uses, densities and heights. The building height of new development shall be stepped down from South Street to provide a transition towards the Thames River in keeping with the Thames Valley Corridor Plan. The Zoning By-law will specify height limits based on criteria established by the SoHo Community Improvement Plan and the Thames Valley Corridor Plan and as provided for in Section 11 and 19.4 of the Official Plan.

In addition to the above policies, the following additional policies may apply subject to a Bonus zone as provided for in Section 19.4:

iv) Multi-Family, High Density Residential development may be permitted in this area that can accommodate increased height and densities

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which provide a transition from the residential uses to the Thames River corridor while providing for enhanced recreational uses and providing areas for community activities along the Thames River Corridor through the application of Urban Design principles approved for in the SoHo Community Improvement Plan and Section 11 and 19.4 of the Official Plan;

- v) Convenience Commercial uses are permitted at grade along the South Street frontage and will not exceed a total gross floor area of 1000m² as provided for in Section 3.6.5; and
- vi) Neighbourhood facilities are permitted within a residential building as provided for in Section 3.6.4.