

Bill No. 213  
2022

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

A by-law to amend Official Plan for the City of London, 1989 relating to the Victoria Park Secondary Plan area.

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

1. Amendment No.\_\_\_\_ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. 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 May 24, 2022

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – May 24, 2022  
Second Reading – May 24, 2022  
Third Reading – May 24, 2022

**AMENDMENT NO.  
to the  
OFFICIAL PLAN (1989) FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To amend Section 3.5.4 of the 1989 Official Plan

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally bounded by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street North to the east, and the CPR tracks to the north

C. BASIS OF THE AMENDMENT

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To replace Section 3.5.4 of the Official Plan, 1989.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally applies to properties surrounding Victoria Park in the City of London.

C. BASIS OF THE AMENDMENT

The Woodfield Neighbourhood policy applies to lands generally bounded by Richmond Street to the west, Dufferin Avenue and Queens Avenue to the south, Adelaide Street North to the east, and the CPR tracks to the north. The *Victoria Park Secondary Plan* applies to a portion of this area. The existing version of Section 3.5.4 provides guidance for the area, and also includes specific guidance for the block bounded by Richmond Street, Central Avenue, Wellington Street, and Hyman Street. This area comprises the North Policy Area in the *Victoria Park Secondary Plan* and the existing policies for that block are no longer applicable. This amendment would replace that policy with a policy that provides clarification on the application of the *Victoria Park Secondary Plan*, such that in instances where Section 3.5.4 - Woodfield Neighbourhood and the *Victoria Park Secondary Plan* are inconsistent, the policies of the *Victoria Park Secondary Plan* shall prevail.

D. THE AMENDMENT

The Official Plan, 1989, is hereby amended as follows:

3.5.4 Woodfield Neighbourhood

The Woodfield Neighbourhood, which is approximately bounded by Richmond Street on the west, Dufferin Avenue and Queens Avenue on the south, Adelaide Street on the east and the C.P.R. tracks on the north, is characterized by predominantly low density residential development, with a mix of higher density residential and office conversions. It is a policy of this Plan to maintain the Woodfield Neighbourhood as a low density residential area. In keeping with this policy new office conversions would not be permitted except in the commercial designations along Richmond Street, Adelaide Street, in the Downtown Area, and in areas identified in policy 3.6.9. New office conversions on the east side of Waterloo Street, between Central Avenue and Princess Avenue, and on Central Avenue, between Waterloo and Wellington Streets, may be permitted provided

there is little alteration to the external residential character of the structure and provided also that there is at least one residential dwelling unit retained in the building being converted. New office conversions may be permitted on Waterloo Street, both sides between Pall Mall Street and Central Avenue, provided at least one above-grade residential dwelling unit is retained in the building being converted. Existing office conversions are recognized as legal uses in this Official Plan and will be zoned to permit the continuation of these uses.

The low density residential neighbourhood within the area bounded by Wellington Street, Pall Mall Street, Waterloo Street and Princess Avenue shall only provide for infill and intensification where such development is clearly compatible with the character, scale and intensity of the low density residential neighbourhood in this area. Area-specific zoning regulations such as, but not limited to, maximum floor area ratio, maximum dwelling size and on-site parking limitations may be applied to ensure that future development meets this objective. (OPA No. 396)

Properties fronting the north side of Princess Avenue, west of Waterloo Street are located on the edge of the downtown at a point of transition between high density residential and institutional uses to the south and low density residential neighbourhood to the north. Several buildings have undergone restoration and intensification in a manner which has preserved the character of the neighbourhood and kept the original streetscape intact. Recognizing this, these properties may be exempt from area-specific zoning regulations such as floor area ratio, maximum dwelling size, and on-site parking limitations noted above. (OPA 434-approved January 21, 2008)

In addition to the uses permitted in the Low Density Residential designation, new office uses may be permitted within the existing building at 470 Colborne Street, provided there is little alteration to the external residential character of the original residential structure and at least one above-grade residential dwelling unit is provided and maintained within the building. These new office uses may be established with other permitted uses in a mixed-use format. Residential intensification and conversions to non-residential uses shall be permitted only where it is compatible with the character, scale and intensity of the surrounding low-rise residential neighbourhood and where the intent of the Near-Campus Neighbourhoods policies is met. Site-specific zoning regulations such as, but not limited to, maximum number of converted dwelling units, maximum number of parking spaces, minimum landscaped open space and limiting the range and mix of uses within the building such that they do not exceed the available parking may be applied to ensure that the future re-use of the existing structure meets this objective. (OPA 691 - C.P.-1284(uj)-28)

The *Victoria Park Secondary Plan* applies to certain properties in the Woodfield Neighbourhood. In instances where the policies that apply to the Woodfield Neighbourhood and the *Victoria Park Secondary Plan* are inconsistent, the policies of the *Victoria Park Secondary Plan* shall prevail.