

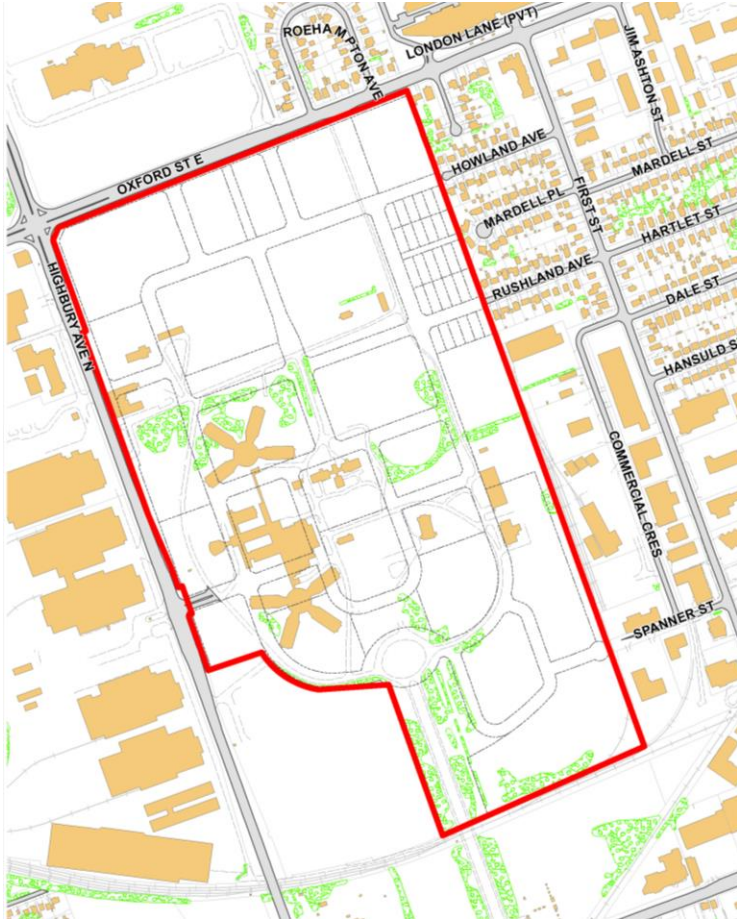


# 850 Highbury Avenue North London Psychiatric Hospital



**Proposed Official Plan Amendment  
Applicant: Old Oak Properties Inc.  
File No: OZ-9324**

# Development Proposal, Site Location and Context



## Proposal:

- Amend the London Psychiatric Hospital Lands Secondary Plan to allow mixed-use low, medium and high-density development with a mix of residential, commercial, heritage, community and other uses.
- Housekeeping updates to the Secondary Plan to remove references to the 1989 Official Plan

## Site Characteristics:

**Land Use:** vacant former hospital buildings, heritage buildings and landscapes, open space and sports fields

**Frontage:** 700m - Highbury Ave.; 600m Oxford St.; 20m - Howland Ave., Rushland Ave., and Spanner St.

**Area:** 58.15 hectares (143.7 acres)

**Shape:** irregular

## Surrounding Properties:

**North:** high school, Fanshawe College

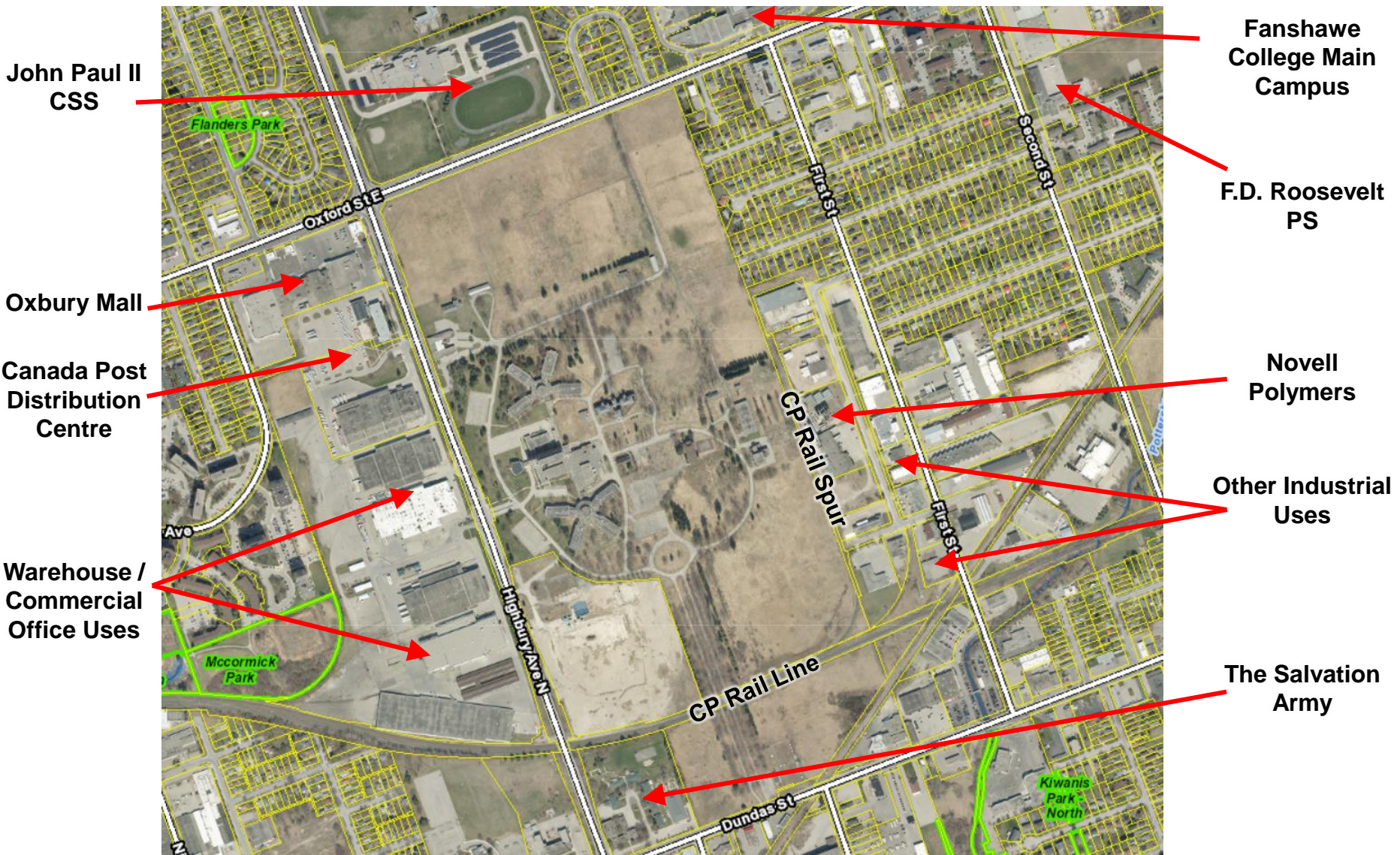
**South:** Humane Society, Salvation Army, CPR Main Line

**East:** residential, industrial, CPR Spur Line

**West:** Office, warehouse, commercial industrial



# Aerial Photo



John Paul II  
CSS

Oxbury Mall

Canada Post  
Distribution  
Centre

Warehouse /  
Commercial  
Office Uses

Fanshawe  
College Main  
Campus

F.D. Roosevelt  
PS

Novell  
Polymers

Other Industrial  
Uses

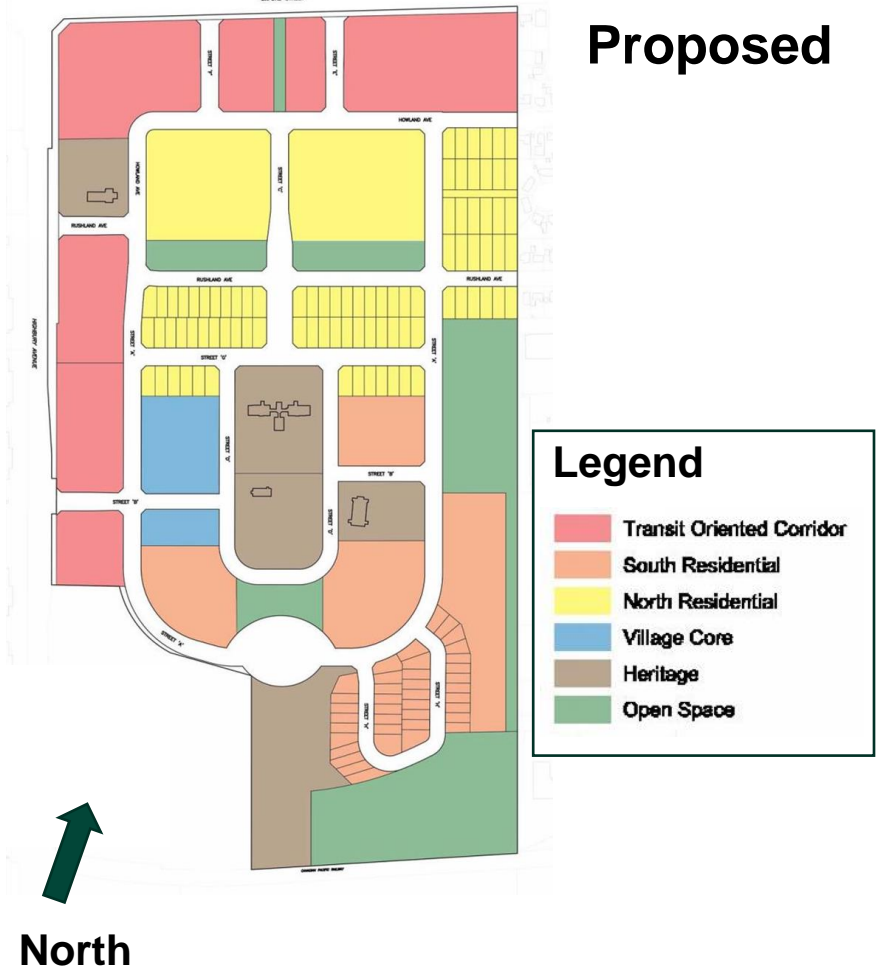
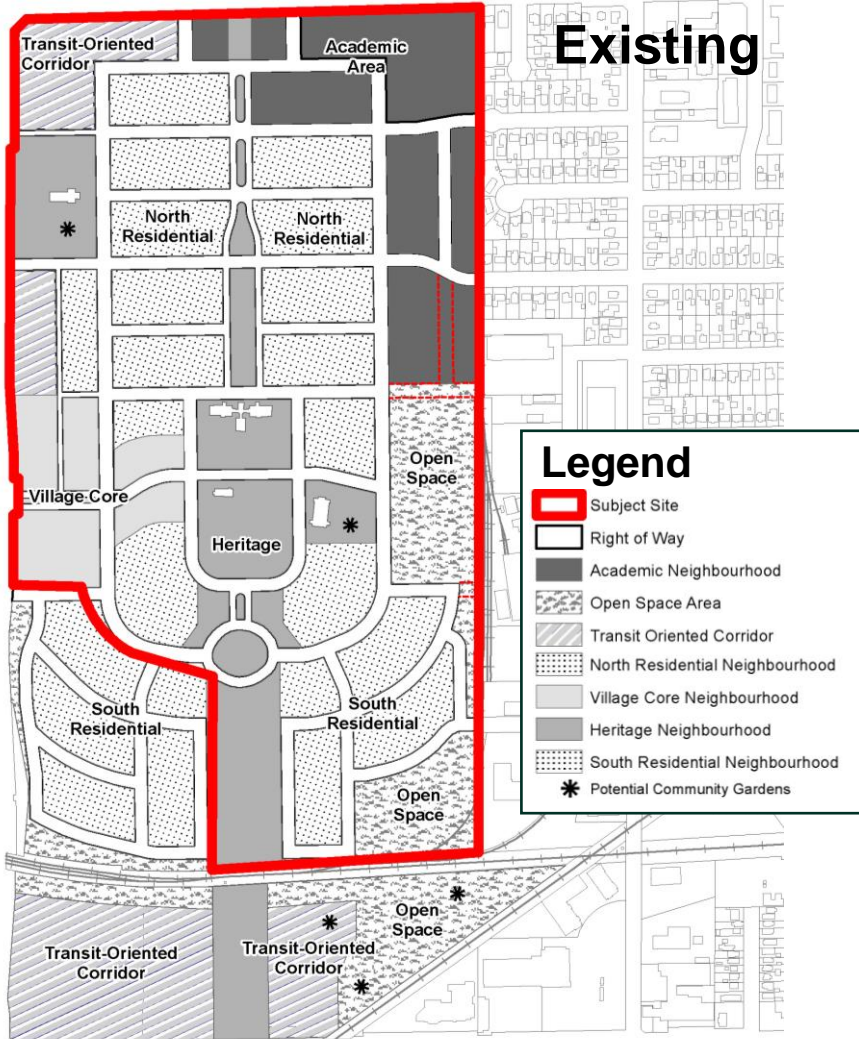
The Salvation  
Army





# Proposed Revised Amendment LPH Secondary Plan

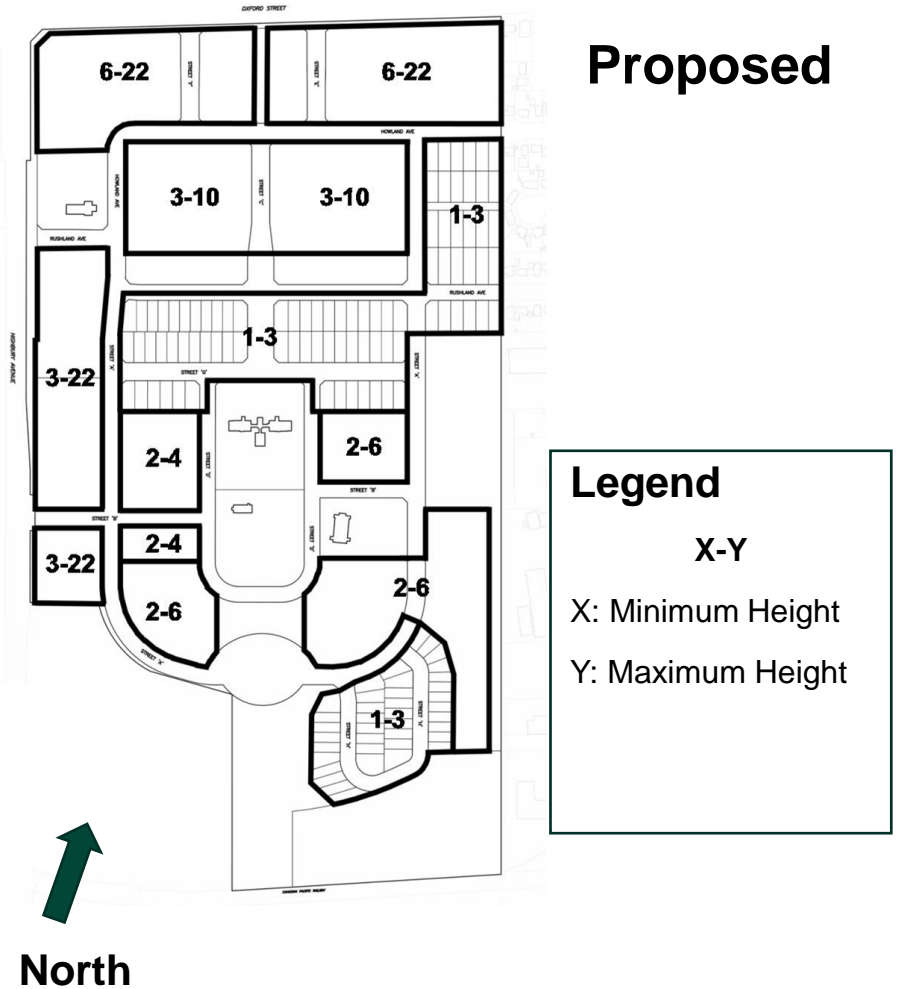
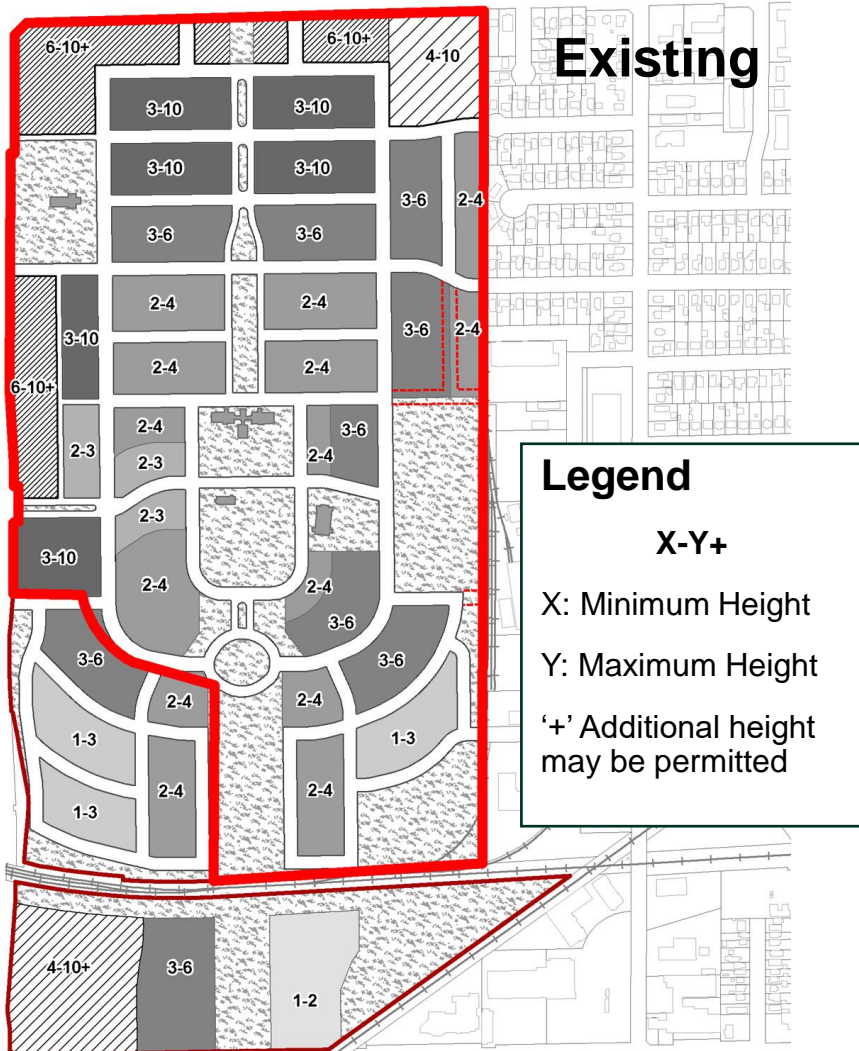
## Schedule 2: Character Areas Land Use Designations





# Proposed Revised Amendment LPH Secondary Plan

## Schedule 4: Building Height Plan





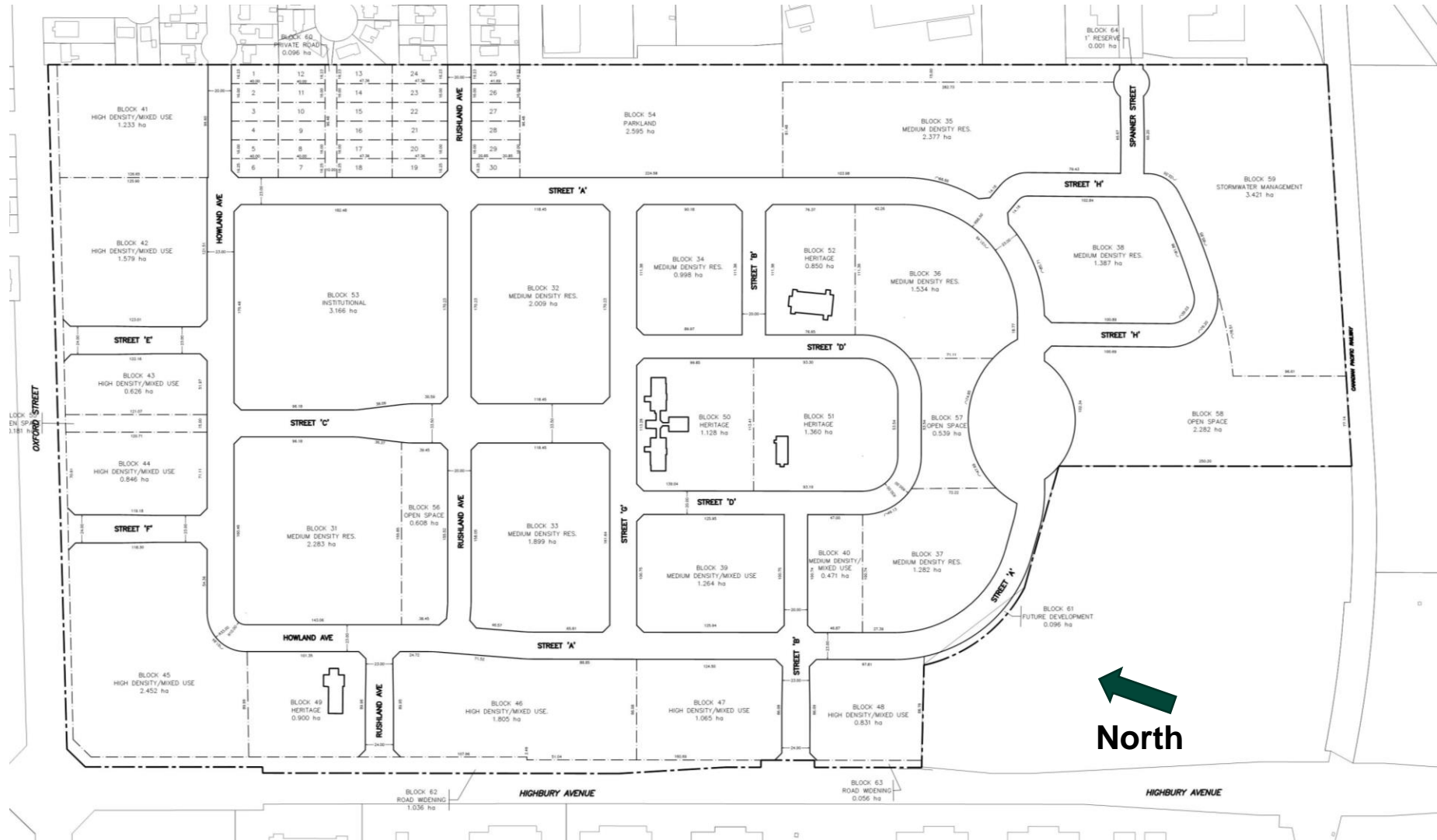
# Issues and Considerations

Following the submission of the revised Official Plan Amendment, several outstanding issues were identified by department staff and commenting agencies, including:

1. Removal of the planned connection to Spanner Street
2. Removal of minimum density requirements, and additional of low density residential uses
3. Increases in heights adjacent to the village core
4. Changes to road network adjacent to the heritage protected Treed Allée and Infirmary Building



# Revised Conceptual Development Plan



# Issues and Considerations

- **Issue: Increases in Heights and Density**
  - Requested amendment would permit 22 storeys in height on all blocks along Highbury Avenue and Oxford Street
  - Through discussions with staff, a revised amendment is recommended which would permit up to 22 storeys on the blocks closest to Oxford St. and Highbury Ave. intersection through site specific zoning. From there the maximum permitted height would decrease on blocks further south and east from the intersection.



# Issues and Considerations

- **Issue: Removal of Minimum Heights and Density**
  - Requested amendment would remove many of the minimum density requirements for the residential portions of the plan, as well as added single storey, stand-alone commercial uses and single detached dwellings as permitted uses.
  - Based on discussions with the applicant, revised language within the plan is recommended to maintain or increase the minimum densities required throughout of the plan, to not permit the standalone commercial uses, and limit the development of single detached dwellings.

# Issues and Considerations

- **Issue: Significant Built and Cultural Heritage Landscape Resources**
  - A number of cultural heritage landscape features and heritage buildings associated with the former London Psychiatric Hospital have been identified as having provincial heritage value.
  - Proposed amendments would redesignate portions as Open Space and permit rear lot development along the Treed Allée.
  - A revised amendment is recommended which maintains the heritage designation on all lands subject to the heritage easement, and requires development to front on to the Treed Allée.

# Issues and Considerations

- **Issue: Compatibility with Industrial and Rail Uses**

- Concerns were received from the adjacent industrial uses regarding the encroachment of sensitive residential land uses in the southeast corner of the secondary plan, and the limitations that this would place on the continued operation of the industrial uses.
- The proposed revised amendment included a new medium density residential area to permit a single loaded residential building to act as a noise barrier, following discussions with staff, additional changes were made to remove all single detached dwellings from this area and replace with medium density blocks.
- The completed noise study identifies that several potential mitigation measures may be required including a noise berm, using site design to protect sensitive indoor and outdoor spaces, force air ventilation, brick veneers, designation of a class 4 area, and warning clauses. Detailed mitigation measures will be identified during ZBA & DPS.

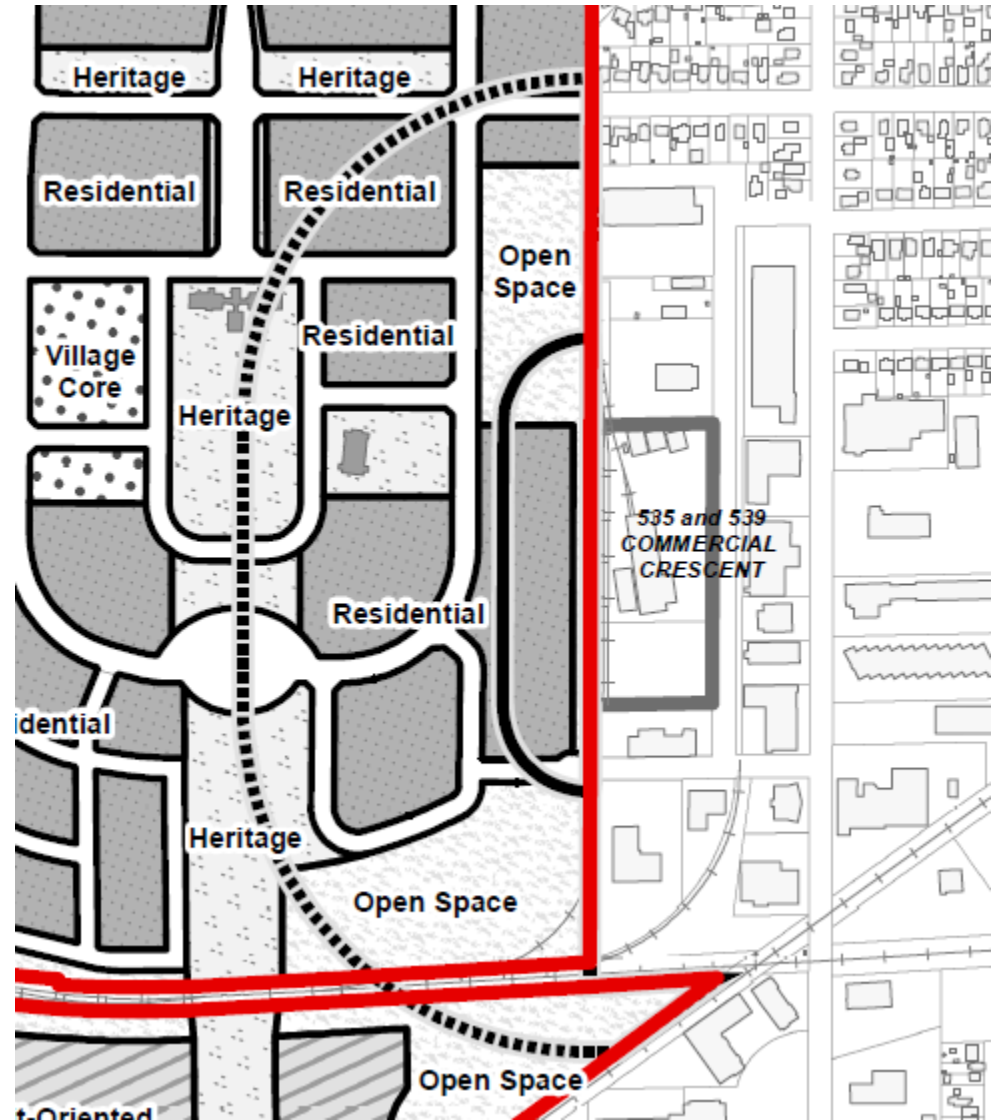


# Issues and Considerations

- **Issue:**  
**Compatibility with Industrial and Rail Uses**

SCHEDULE 9  
To  
LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN  
POTENTIAL NOISE AND VIBRATION IMPACT AREA

- ( 75 Metre Area of Influence for Vibration
- ( 300 Metre Area of Influence for Noise



# Issues and Considerations

- **Issue: Spanner Street Connection**

- The existing Secondary Plan includes a planned connection to Spanner Street, currently a commercial industrial area
- The revised proposed amendment would have removed this planned connection and had a residential crescent with no access to Spanner Street.
- Transportation and Planning staff have concerns with removing this connection due to inadequate existing conditions for vehicles to turnaround on Spanner Street, and the loss of connectivity between the Secondary Plan area and the adjacent neighbourhood.
- The recommended revised amendment agreed upon with the applicant, includes an ultimate connection to Spanner Street.





# Issues and Considerations

- **Issue: Municipal Servicing Infrastructure Capacity**
  - The revised amendment envisions a population of approximately 11,000 people on the subject lands, almost double the 6,000 planned across all of the existing Secondary Plan area.
  - Engineering staff have identified that the planned amendments to the Secondary Plan are supportable, but that additional detailed plans and drawings will be required prior to consideration of the associated Zoning By-Law Amendment and Draft Plan of Subdivision.

# Issues and Considerations

- **Issue: Affordable Housing and the Removal of Bonussing Policies**
  - The Province changed the Planning Act through Bill 108 (the More Homes More Choice Act, 2019) so that bonussing agreements can no longer be approved after September, 2022.
  - In the recommended amendment, policies requiring bonussing to reach the maximum permitted heights have been replaced with policies requiring site specific zoning by-law amendments.
  - Policies from the London Plan and other recent Secondary Plans have been added regarding the identification of the lands as a PMTSA where Inclusionary Zoning could be implemented in the future, and with objectives for the provision of Affordable Housing in the plan.

# Issues and Considerations

- **Issue: Urban Design**

- The proposed amendments include many medium and high-density mixed-use areas in various phases of the development where the permitted heights are proposed to be increased.
- To support the proposed increased building heights and densities, the urban design section of the plan is recommended to be expanded and enhanced to provide clear guidance for the development of high-rise, mid-rise and low-rise development.



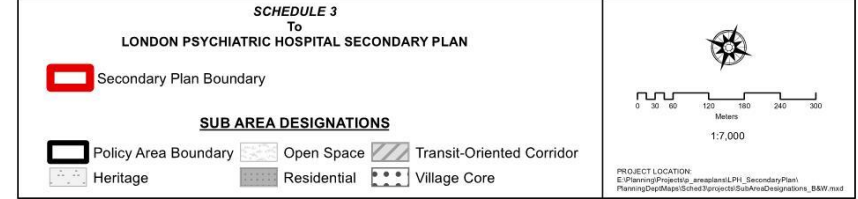
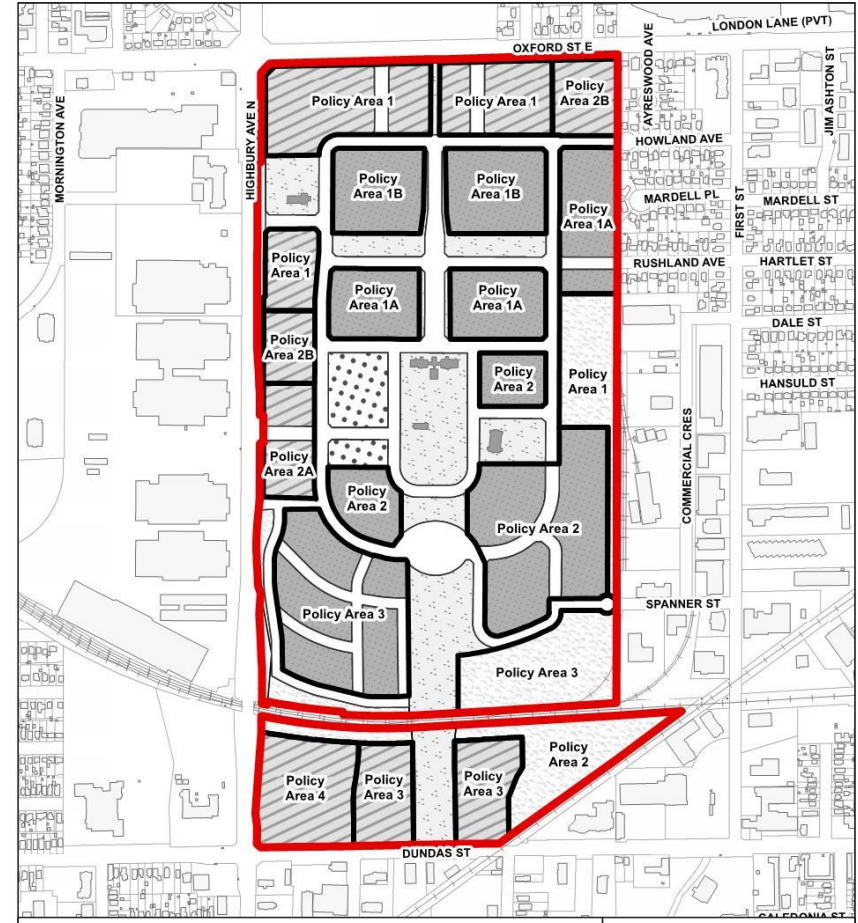
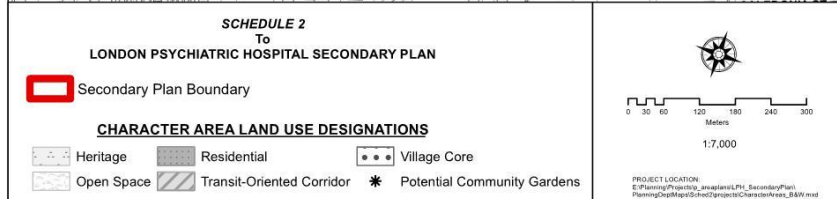
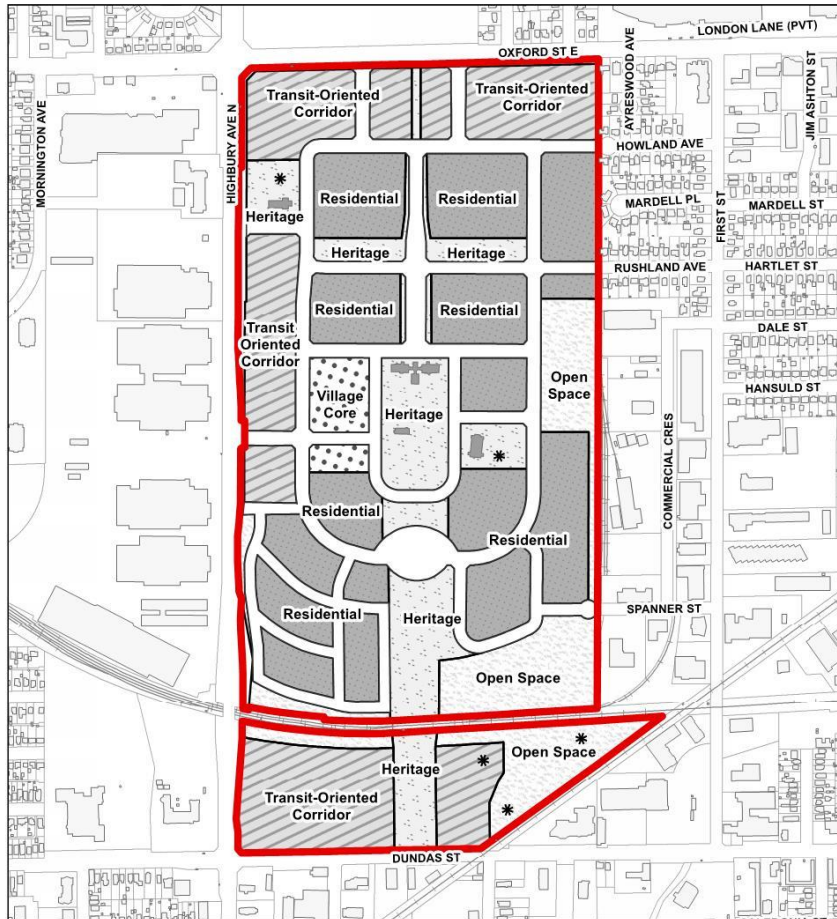


# Issues and Considerations

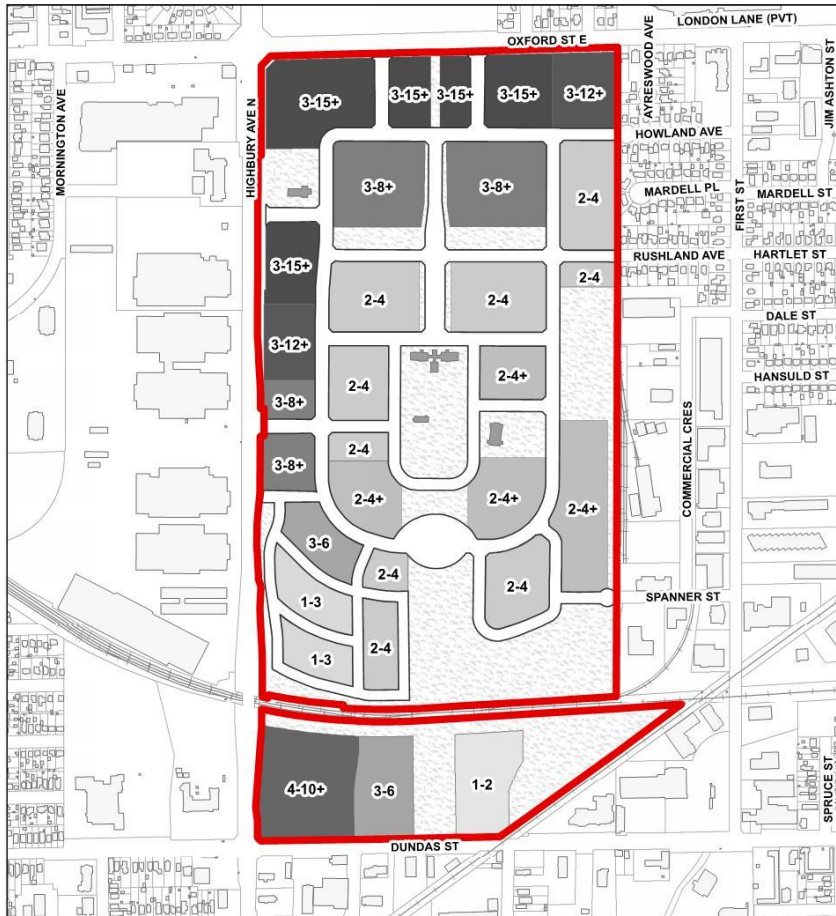
- **Issue: Housekeeping Amendments**

- As the 1989 Official Plan has now been repealed and is no longer the City of London's Official Plan, references to the old plan have been replaced with references to the new London Plan.
- These updates have been done throughout the plan, including to sections applying to properties outside of the subject lands
- So as not to change the permitted uses, heights and densities on lands not subject to the current development applications, but within the Secondary Plan, these lands have been moved to separate Land Use Designations with the existing policies of the plan.

# Recommended Amendment to LPH Secondary Plan



# Recommended Amendment to LPH Secondary Plan

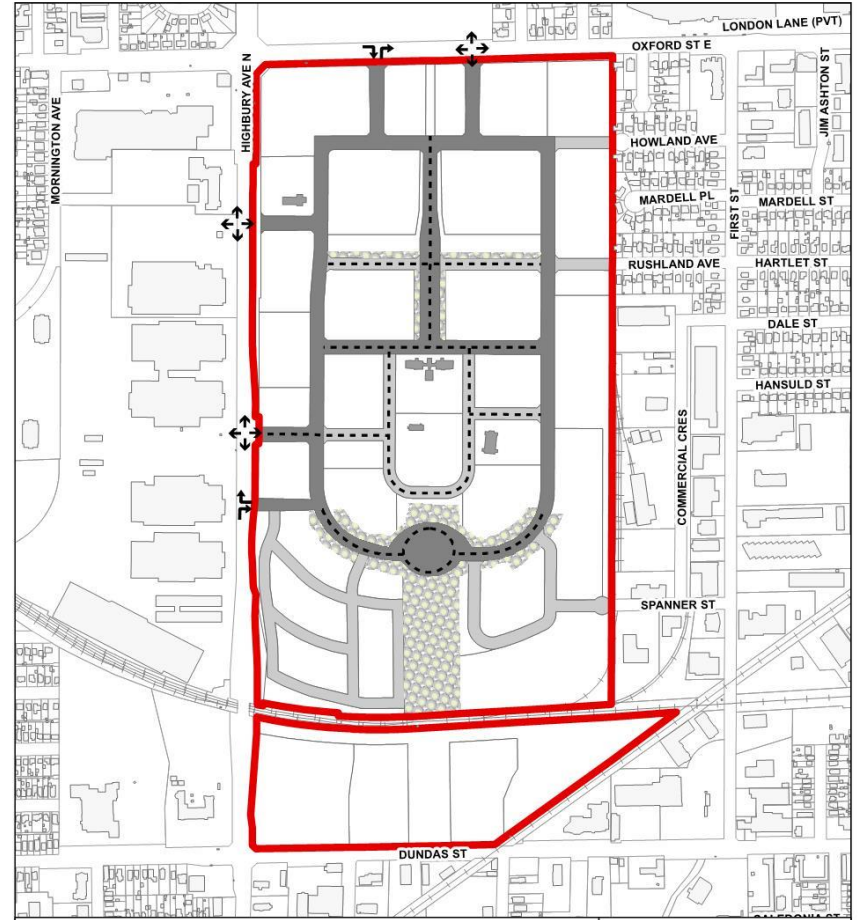
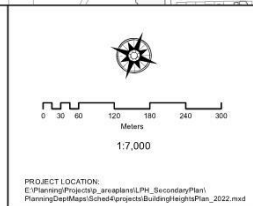


**SCHEDULE 4**  
To  
**LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN**  
**BUILDING HEIGHT PLAN**

**Minimum-Maximum Height (Storeys)**

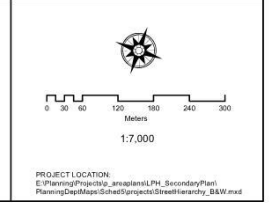
1-2	2-4	3-6	3-8+	3-12+
1-3	2-4+	3-6+	4-10+	3-15+

On blocks with a "+", development may be permitted above the heights shown on this plan, up to the Upper Maximum Height identified on Table 1 in accordance with the policies for each designation in the Plan



**SCHEDULE 5**  
To  
**LONDON PSYCHIATRIC HOSPITAL SECONDARY PLAN**  
**STREET HIERARCHY PLAN**

Neighbourhood Connector	Enhanced Design Street
Neighbourhood Street	Permitted Turning Movements
Priority Tree Retention Area	





# Recommendation

- The recommended Official Plan amendment is appropriate and consistent with the Provincial Policy Statement, and in keeping with the intent of The London Plan and the 1989 Official Plan.