

3.

RESIDENTIAL LAND USE DESIGNATIONS

INTRODUCTION

The Residential land use designations provide for housing and other land uses that are integral to, and supportive of, a residential environment. Housing may take many forms ranging in density and scale from detached homes to high-rise apartment structures. To provide opportunities for the development of a broad range of residential uses that will satisfy housing requirements, and to provide for compatibility issues to be suitably addressed, three categories of Residential land use have been identified. Areas designated Low Density Residential; Multi-Family, Medium Density Residential; and, Multi-Family, High Density Residential, as shown on Schedule "A"- the Land Use Map, are differentiated according to function, permitted uses, location criteria, density, and scale of development.

3.1.

OBJECTIVES FOR RESIDENTIAL LAND USE DESIGNATIONS

It is intended that the development and use of areas designated Low Density Residential; Multi-Family, Medium Density Residential; and, Multi-Family, High Density Residential shall be directed towards the following objectives:

3.1.1.

GENERAL OBJECTIVES FOR ALL RESIDENTIAL DESIGNATIONS

- i) Provide for a supply of residential land that is sufficient to accommodate the anticipated demand for a broad range of new dwelling types over the planning period.
- ii) Support the provision of a choice of dwelling types according to location, size, affordability, tenure, design, and accessibility so that a broad range of housing requirements are satisfied.
(Subsection ii) amended by OPA No. 88 - OMB Order No. 2314 - 99/12/23)
- iii) Support the distribution of a choice of dwelling types by designating lands for a range of densities and structural types throughout the City.
- iv) Support the development of residential facilities that meet the housing needs of persons requiring special care.
- v) Direct the expansion of residential development into appropriate areas according to availability of municipal services, soil conditions, topographic features, environmental constraints; and in a form which can be integrated with established land use patterns.
- vi) Encourage infill residential development in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities.
- vii) Minimize the potential for land use compatibility problems which may result from an inappropriate mix of: low, medium and high density housing; higher

intensity residential uses with other residential housing; or residential and non-residential uses.

- viii) Support the provision of services and amenities that enhance the quality of the residential environment.
- ix) Encourage the maintenance and preservation of buildings and/or areas considered by Council to be architecturally and/or historically significant to the community.
- x) Promote residential development that makes efficient use of land and services.
(Subsection x) added by OPA No. 88 - OMB Order No. 2314 - 99/12/23)

3.1.2.

LOW DENSITY RESIDENTIAL OBJECTIVES

- i) Enhance the character and amenities of residential areas by directing higher intensity uses to locations where existing land uses are not adversely affected.
- ii) Encourage the development of subdivisions that provide for energy conservation, public transit, and the retention of desirable natural features.

3.1.3.

MULTI-FAMILY, MEDIUM DENSITY RESIDENTIAL OBJECTIVES

- i) Support the development of multi-family, medium density residential uses at locations which enhance the character and amenity of a residential area, and where there is safe and convenient access to public transit, shopping, public open space, recreation facilities and other urban amenities.
- ii) Encourage the development of well-designed and visually attractive forms of multi-family, medium density housing.
- iii) Promote the retention of desirable natural features through the appropriate location of buildings and parking areas.

3.1.4

MULTI-FAMILY, HIGH DENSITY RESIDENTIAL OBJECTIVES

- i) Support the development of multi-family, high density residential uses at locations which enhance the character and amenity of a residential area and where arterial streets, public transit, shopping facilities, public open space, and recreational facilities are easily accessible; and where there are adequate municipal services to accommodate the development.
- ii) Provide opportunities for the development of multi-family, high density residential buildings at locations adjacent to major public open space areas where compatibility with adjacent land uses can be achieved.
- iii) Promote, in the design of multi-family, high density residential developments, sensitivity to the scale and character of adjacent land uses and to desirable natural features on, or in close proximity to, the site.

3.2.

LOW DENSITY RESIDENTIAL

The Low Density Residential designation is applied to lands that are primarily developed or planned for low-rise, low density housing forms including detached, semi-detached, and duplex dwellings. Where appropriate, some multiple-attached dwellings at densities similar to neighbouring detached units may be permitted. Policies in this Plan promote development which shall enhance the character of the residential area. Certain secondary uses of a non-residential nature which are integral to, and compatible with, a neighbourhood environment, are also permitted.

3.2.1. Permitted Uses

The primary permitted uses in areas designated Low Density Residential shall be single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2. Residential Intensification may be permitted subject to the provisions of policy 3.2.3. Zoning on individual sites would not normally allow for the full range of permitted uses.

Existing
Multi-Family
Buildings

- i) Existing multi-family residential buildings that are compatible with adjacent low density residential uses are recognized as permitted uses within the Low Density Residential designation, and will be recognized as permitted uses in the Zoning By-law. Proposals for the significant expansion of these uses shall require an amendment to the Official Plan to re-designate these lands to the Multi-Family, Medium Density or Multi-Family, High Density Residential designation, as appropriate.

Existing Homes
for the Aged,
Rest Homes and
Nursing Homes

- ii) Existing homes for the aged, rest homes, and nursing homes, which are compatible with adjacent low density residential uses, are recognized as permitted uses within the Low Density Residential designation and may be recognized as permitted uses in the Zoning By-law. Proposals for the significant expansion of these uses shall require an amendment to the Official Plan to re-designate the lands to Multi-Family, Medium Density Residential; Multi-Family, High Density Residential; or Regional and Community Facilities as appropriate.

Rooming and
Boarding House

- iii) Existing rooming and boarding houses which are compatible with adjacent low density residential uses may be recognized as permitted uses in the Zoning By-law. New rooming and boarding houses are encouraged to locate in the Multi-Family, Medium Density and Multi-Family, High Density Residential designations. Proposals to allow a new rooming or boarding house in the Low Density designation shall be subject to a Zoning By-law amendment on the basis of the following criteria:
 - a) The physical potential of the existing building stock can adequately accommodate a lodging house;
 - b) The existing services can support new lodging houses in the subject area;

- c) The physical potential of the subject property can adequately accommodate a lodging house;
 - d) Location of the proposed lodging house with respect to transportation facilities, public open space, recreational facilities and services, and the adequacy of these facilities and services; and,
 - e) The physical scale and compatibility of the proposed lodging house use, and the likely impact of the proposed lodging house on the present and future land uses in the area.
- Infill Housing And Conversion Non-Residential Buildings iv) Subject to policies 3.2.3. residential Intensification, which includes infill housing and conversion of non-residential buildings to residential uses which exceed the densities and range of residential unit types in the Low Density Residential designation may be permitted.
- Convenience Commercial and Service Stations v) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Low Density residential designation and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Low Density Residential designation by Official Plan amendment and zone change subject to the criteria in policy 3.6.5.
- Secondary Permitted Uses vi) Uses that are considered to be integral to, or compatible with, residential neighbourhoods, including group homes, home occupations, community facilities, funeral homes, and office conversions, may be permitted according to the provisions of Section 3.6.
- Residential Areas Subject to Specific Policies vii) In specified areas of the City the primary and secondary permitted uses and/or other policies relating to the nature and scale of development, have been varied to meet specific policy objectives for these areas. Areas where specific policies apply are identified in Section 3.5.
- Live/Work Opportunities viii) Purpose designed Live/Work residential units may be provided where locations for these types of residential units have been identified as part of an overall area plan, subject to site specific zoning. Live/Work units should be located along collector road systems and have sufficient lot area to accommodate any required additional parking.
- Within any Live/Work development, the primary use of the building shall be residential use.
- Secondary Dwelling Units ix) A single detached dwelling, semi-detached dwelling or a street townhouse dwelling may be permitted to contain a secondary dwelling unit as an ancillary and subordinate use in accordance with policy 3.2.3.9 Secondary Dwelling Units of this Plan. (OPA 645)

**3.2.2.
Scale of
Development**

Development within areas designated Low Density Residential shall have a low-rise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy.

Density of
Residential
Uses

- i) The development of low density residential uses shall be subject to appropriate site area and frontage requirements in the Zoning By-law. These requirements may vary in areas of new development according to the characteristics of existing or proposed residential uses, and shall result in net densities that range to an approximate upper limit of 30 units per hectare (12 units per acre). Densities in established low density residential areas, such as the Central London District, where dwelling conversions, existing apartment buildings, infill development, and the conversion of non-residential buildings have occurred or may be permitted, may exceed 30 units per hectare. The calculation of residential density is described in policy 3.6.10.

**3.2.3.
Residential
Intensification**

Residential Intensification is a means of providing opportunities for the efficient use of land and encouraging compact urban form.

Residential Intensification may be permitted in the Low Density Residential designation through an amendment to the Zoning By-law, subject to the following policies and the Planning Impact Analysis policies under Section 3.7. Where the subject lands are within a specific residential area identified under policy 3.5, the application of the following residential intensification policies will supplement those specific policies, but will not supercede them.

Residential Intensification projects shall use innovative and creative urban design techniques to ensure that character and compatibility with the surrounding neighbourhood are maintained as outlined in policy 3.2.3.3. and 3.2.3.4.

(Subsections 3.2.3., 3.2.4. and 3.2.5. deleted and 3.2.3. added by OPA 438 Dec. 17/09)

**3.2.3.1.
Definition**

Residential Intensification refers to the development of a property, site or area at a higher density than currently exists on the site through:

- i) redevelopment, including the redevelopment of brownfield sites;
- ii) the development of vacant and/or underutilized lots within previously developed areas;
- iii) infill development, including lot creation;
- iv) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and,
- v) the conversion or expansion of existing residential buildings to create new residential units or accommodation.

For the purposes of this Plan, development is only considered infill when it occurs on vacant or underutilized sites within an established residential neighbourhood. Residential development on undeveloped blocks of land in plans of subdivision

registered after OPA 88 (July 2, 1996) will not be considered as infill development.(OPA# 544)

For the purposes of this Plan, redevelopment means the creation of new units or lots on previously developed land.” (OPA #544)

Underutilized sites are defined as those sites that can reasonably accommodate more residential development than what currently exists on the site within the context of the surrounding established residential neighbourhood.

(Section 3.2.3.1. added by OPA 438 Dec. 17/09)

**3.2.3.2.
Density and
Form**

Within the Low Density Residential designation, Residential Intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare. Infill housing may be in the form of single detached dwellings, semi-detached dwellings, attached dwellings, cluster housing and low rise apartments. Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area.

Areas within the Low Density Residential designation may be zoned to permit the conversion of single detached dwellings to add one or more dwelling units. Site specific amendments to the Zoning By-law to allow dwelling conversions within primarily single detached residential neighbourhoods shall be discouraged. Accessory dwelling units may be permitted in accordance with Section 3.2.3.8. of this Plan.

(Section 3.2.3.2. added by OPA 438 Dec. 17/09)

**3.2.3.3.
Neighbourhood
Character
Statement**

An inventory of the urban design characteristics of the structures and the natural environment within a neighbourhood shall be undertaken by the applicant, as outlined in section 3.7.3.1. of the plan. The physical environment of the neighbourhood, composed of its lots, buildings, streetscapes, topography, street patterns and natural environment are some of the elements that collectively determine much of the character of a neighbourhood and its streetscape. A well organized and documented understanding of a neighbourhood’s character is an effective tool in assessing the appropriateness of a proposed change and the implications the change may have on the character of a neighbourhood.

(Section 3.2.3.3. added by OPA 438 Dec. 17/09)

**3.2.3.4.
Compatibility of
Proposed
Residential
Intensification
Development**

As part of an application for residential intensification, the applicant shall be required to provide an adequately detailed statement of the compatibility, where it is clearly demonstrated that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, massing and architectural treatments as outlined in section 3.7.3.1. of the plan.

(Section 3.2.3.4. added by OPA 438 Dec. 17/09)

**3.2.3.5.
Public Site Plan
Review and
Urban Design**

i. Residential intensification proposals will be subject to a public site plan process to address the matters identified in Section 3.2.3.5. (ii) with the exception of the instances as described below:

- (a) Permitted single detached dwelling conversions to add one additional residential unit only within an existing building.

- (b) Where a residential intensification project would require an application under the *Planning Act* that includes public notice and consultation such as a zoning by-law amendment, consent or minor variance application, a separate public site plan review will not be required. For these applications the public notification process shall clearly state that the residential intensification site plan matters contemplated by the Official Plan and identified in Section 3.2.3.5. (ii) shall be addressed as part of this process and that the public is invited to comment on those site plan matters as part of their response to the application.

Where a specific development proposal has not been submitted with a zoning by-law amendment, minor variance application or application for consent, a site concept plan may be used to elicit public comment. This may result in recommendations for matters to be considered, or conditions if any, to be applied to the future development of the site.

- (c) Where a residential intensification project complies with current zoning, public site plan review will not be required; however, administrative site plan review will be required to address the matters identified in Section 3.2.3.5. (ii).”

ii. Residential Intensification site plan proposals shall address the following matters:

- (a) Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbage receptacles, parking areas and other features that may impact the use and privacy of such spaces;
- (b) The use of fencing, landscaping and planting buffers to mitigate impacts of the proposed development on existing properties; and,
- (c) Consideration of the following Urban Design Principles:
 - (i). Residential Intensification projects shall use innovative and creative standards of design for buildings to be constructed or redeveloped;
 - (ii). The form and design of residential intensification projects should complement and/or enhance any significant natural features that forms part of the site or are located adjacent to the site;
 - (iii). New development should provide for a diversity of styles, continuity and harmony in architectural style with adjacent uses;
 - (iv). New development should include active frontages to the street that provide for the enhancement of the pedestrian environment;
 - (v). The design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets;
 - (vi). Buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units;

- (vii). Parking and driveways should be located and designed to facilitate manoeuvrability on site and between adjacent sites, and to reduce traffic flow disruption to and from the property; and,
- (viii). Projects should have regard for the neighbourhood organizing structure. Building and site designs should facilitate easy connections to and around the site to public transit and destinations.

iii. Residential Intensification projects proposed on lands designated Low Density Residential, or projects requiring an Official Plan amendment to a more intensive residential land use designation, or projects requesting bonus zoning pursuant to policy 19.4.4. shall apply policy 3.2.3.3. neighbourhood character statement, 3.2.3.4. statement of compatibility and policy 3.7.2.1. respectively.
(Section 3.2.3.5. added by OPA 438 Dec. 17/09)(section 3.2.3.5 deleted and replaced by OPA 544)

**3.2.3.6.
Integration With
Heritage
Buildings**

Residential Intensification projects will be encouraged to preserve and upgrade buildings considered by Council to be of cultural heritage value or interest. Where these buildings are designated and incorporated into a project, the density of the residential intensification development may be increased through bonusing provisions contained in policy 19.4.4. of the Plan. Such projects will be required to meet all criteria listed in policy 3.2.3 and 3.7.2.1 of the Plan.
(Section 3.2.3.6. added by OPA 438 and modified by Ministry Mod. #6 Dec. 17/09)

**3.2.3.7.
Supporting
Infrastructure**

Residential Intensification will only be permitted where adequate infrastructure exists to support the proposed development, including:

- i) Off-street parking supply and buffering;
- ii) Community facilities, with an emphasis on outdoor recreational space;
- iii) Traffic impacts and Transportation infrastructure, including transit service;
- iv) Municipal services.

(Section 3.2.3.7. added by OPA 438 Dec. 17/09)

**3.2.3.8.
Zoning By-law**

The Zoning By-law may limit the number of units that may be contained in a converted dwelling and specify minimum requirements for lot area, frontage, and gross floor area for the dwelling to be converted, and minimum gross floor area for the units to be created. To maintain the external character of the dwelling, the Zoning By-law may also limit the extent of structural additions or changes that would be permitted for a converted dwelling/building.

While residential intensification located within the Low Density Residential designation may be allowed up to a maximum scale permitted under the Multi-Family, Medium Density Residential Designation, Zoning By-law provisions will ensure that new development recognize the scale of adjacent land uses and are compatible with the character of the area.

It is intended that an intensification project should meet all Zoning By-law regulations; however, there may be instances when a minor variance is warranted based on the configuration of the site or development constraints associated with it. Any required variance should be evaluated as part of the development proposal review undertaken in conjunction with the zoning amendment application.

Conditional Zoning may be considered to ensure that development proceeds in a manner consistent with the surrounding and adjacent properties. Conditional Zoning would include conditions and/or requirements to be fulfilled in order to permit the development.

(Section 3.2.3.8. added by OPA 438 Dec. 17/09) (Section deleted by OPA 645)

**3.2.3.9.
Secondary
Dwelling Units**

Secondary dwelling units are permitted as-of-right within single detached dwellings, semi-detached dwellings or a street townhouse dwelling where all of the following criteria are met:

1. A maximum of one (1) secondary dwelling unit per primary dwelling unit is permitted, and must be located on the same lot as the primary dwelling unit;
2. Secondary dwelling units shall be required to be licensed pursuant to the Residential Rental Unit Licensing By-law;
3. The gross floor area of a secondary dwelling unit shall not be greater than 40% of the combined total gross floor area of both the primary residential dwelling unit and secondary dwelling unit;
4. A secondary dwelling unit shall comply with all regulations of the associated zone.
5. Exterior alterations to the primary dwelling unit to provide for secondary dwelling units in the front or exterior side yards should maintain the character of the primary dwelling unit. To protect neighbourhood character, access to secondary dwelling units may be through existing entrances or new entrances located in rear or side yards;
6. Any zoning amendments or variances to provide for parking in excess of the minimum parking required for the primary dwelling unit, including any request for boulevard parking, front yard parking or changes to landscaped open space regulations to support parking for a secondary dwelling unit, shall be discouraged. A new additional driveway is not permitted to provide for the secondary dwelling unit;
7. Secondary dwelling units may be permitted within a legally established accessory structure that:
 - a. is located on the same lot as the primary dwelling unit;
 - b. is located in the rear yard;
 - c. meets the requirements of the zone which apply to accessory structures; and,
 - d. is in association with a primary dwelling unit which does not contain a secondary dwelling unit.
8. Secondary dwelling units located within a primary dwelling unit shall not require Site Plan Approval. Secondary dwelling units within an accessory structure shall require Site Plan Approval.
9. A secondary dwelling unit shall not be located within a basement within a dwelling located in a flood plain as regulated by the Conservation Authority having jurisdiction for that area;
10. Minor variances to permit front yard parking shall not be supported

where the proposed new development, expanded development, or modification to an existing development eliminates parking that is in a location that conforms to the Zoning By-law.
(OPA 659)

3.2.3.10.
Consents
(Section re-numbered by
OPA 645)

Any new lots created through consents will be in keeping with the established lot pattern of the surrounding area in terms of frontage, depth and overall size and configuration

Consent for the purposes of enlarging and/or reducing the size of an existing site, where no new development is proposed and that results in a lot pattern that is not consistent with the surrounding area in terms of frontage, depth and overall size and configuration, shall be discouraged.

(Section 3.2.3.9. added by OPA 438 Dec. 17/09)

3.2.3.11.
**Rear-Lot
Development**
(Section re-numbered by
OPA 645)

The creation of rear-lot development (flag-shaped lots) shall be discouraged in all Residential Land Use designations unless the criteria listed in policy 3.2.3 are met and the following urban design considerations are addressed:

- i) Access to the new project shall be widened enough to provide:
 - o separate pedestrian/vehicular access;
 - o sufficient space beside the driveways for landscaping and fencing to buffer the adjacent properties;
 - o adequate space at the street curb for garbage and blue box pickup; and
 - o snow storage for the clearing of these driveways.
- ii) In laying out a rear-lot development project, care should be taken to avoid creating front to back relationships between existing and proposed dwelling units. To support privacy the front doors of the new units should not face onto the rear yards of existing homes. As well, depending on the scale of the development and the building types proposed internally, front doors should face front doors.
- iii) Where existing dwellings fronting onto the street are not incorporated into the infill project, adequate land should be retained in the rear yard of these dwellings to provide:
 - o Appropriate outdoor amenity space;
 - o Adequate separation distance between the existing houses and the habitable areas of the infill project;
 - o Sufficient space for landscaping in the rear yards for visual separation if required; and
 - o Parking and vehicular access for the existing houses, so as not to introduce parking into the front yards of the existing house.

(Section 3.2.3.10. added by OPA 438 Dec. 17/09)

3.3. MULTI-FAMILY, MEDIUM DENSITY RESIDENTIAL

The Multi-Family, Medium Density Residential designation permits multiple-unit residential developments having a low-rise profile, and densities that exceed those

found in Low Density Residential areas but do not approach the densities intended for the Multi-Family, High Density Residential designation. Residential uses that typically comprise medium density development include row houses, cluster houses, low-rise apartment buildings, and certain specialized residential facilities such as small-scale nursing homes, homes for the aged and rest homes.

The Multi-Family, Medium Density Residential designation may serve as a suitable transition between Low Density Residential areas and more intense forms of land use. It will also provide for greater variety and choice in housing at locations that have desirable attributes but may not be appropriate for higher density, high-rise forms of housing.

**3.3.1.
Permitted
Uses**

The primary permitted uses in the Multi-Family, Medium Density Residential designation shall include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Zoning on individual sites would not normally allow for the full range of permitted uses.

Existing
Multi-Family,
High Density
Buildings

- i) Existing multi-family, high density buildings that are compatible with adjacent medium density residential uses are recognized as permitted uses within the Multi-Family, Medium Density Residential designation, and may be recognized as a permitted use in the Zoning By-law. Proposals for the significant expansion of these uses shall require an amendment to the Official Plan to re-designate the lands to the Multi-Family, High Density Residential designation.

Convenience
Commercial
and Service
Stations

- ii) Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Multi-Family, Medium Density Residential designation, and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Multi-Family, Medium Density Residential designation, by Official Plan amendment and zone change subject to the criteria in policy 3.6.5. of this Plan.

Correctional
and Supervised
Residences

- iii) Correctional and supervised residences may be permitted along some arterial roads in the Multi-Family, Medium Density Residential designation by zone change subject to criteria in policy 3.6.2. of this Plan.

Secondary
Permitted
Uses

- iv) Uses that are considered to be integral to, or compatible with, medium density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions, may be permitted according to the provisions of Section 3.6.

Residential Areas Subject to Specific Policies	v) In specified areas of the City the primary and secondary permitted uses and/or policies relating to the nature and scale of development have been varied to meet specific policy objectives for these areas. Areas where specific policies apply are identified in Section 3.5.
Zoning of Heritage Buildings	vi) Within the Multi-Family, Medium Density Residential designation it is recognized that Council, under the policies of Chapter 13, Heritage Resources Policies, may designate buildings of architectural and/or historical significance. Notwithstanding the Multi-Family, Medium Density Residential designation, these buildings may be zoned to permit only the existing structures under the provisions in Chapter 13 and the provisions for heritage zoning in the Zoning By-law.
Residential Intensification	vii) Within the Multi-Family, Medium Density Residential designation, Residential Intensification proposals, as defined in Section 3.2.3.I. shall be subject to Public Site Plan Review, in accordance with Sections 3.2.3.5. and 19.9.1. of the Plan. <small>(Clause vii) added by OPA 438 Dec. 17/09)</small>
Secondary Dwelling Units	viii) A single detached dwelling, semi-detached dwelling or a street townhouse dwelling may be permitted to contain a secondary dwelling unit as an ancillary and subordinate use in accordance with policy 3.2.3.9 Secondary Dwelling Units of this Plan. <small>(Section Added by OPA 645)</small>

3.3.2. Location

In addition to areas predominantly composed of existing or planned medium density residential development, the preferred locations for the Multi-Family, Medium Density Residential designation include lands in close proximity to Shopping Areas, Commercial Districts, designated Open Space areas or Regional Facilities; lands adjacent to a Multi-Family, High Density Residential designation; and, lands abutting an arterial, primary collector or secondary collector street. Consideration will also be given to the following criteria in designating lands for Multi-Family, Medium Density Residential uses:

Compatibility	i) Development of the site or area for medium density residential uses shall take into account surrounding land uses in terms of height, scale and setbacks and shall not adversely impact the amenities and character of the surrounding area.
Municipal Services	ii) Adequate municipal services can be provided to accommodate the needs of the development.
Traffic	iii) Traffic to and from the location should not have a significant impact on stable, low density residential areas.
Buffering	iv) The site or area is of suitable shape and size to accommodate medium density housing and to provide for adequate buffering measures to protect any adjacent low density residential uses.

**3.3.3.
Scale of
Development**

Development within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development.

Height

- i) Development shall be subject to height limitations in the Zoning By-law which are sensitive to the scale of development in the surrounding neighbourhood. Normally height limitations will not exceed four storeys. In some instances, height may be permitted to exceed this limit, if determined through a compatibility report as described in Section 3.7.3. to be appropriate subject to a site specific zoning by-law amendment and/or bonus zoning provisions of Section 19.4.4. of this Plan.
(Clause i) amended by OPA 438 Dec. 17/09)

Density

- ii) Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre). Exceptions to the density limit may be made without amendment to the Official Plan for developments which:
 - (a) are designed and occupied for senior citizens' housing;
 - (b) qualify for density bonusing under the provisions of Section 19.4.4. of this Plan; or
 - (c) are within the boundaries of Central London, bounded by Oxford Street on the north, the Thames River on the south and west, and Adelaide Street on the east.

Where exceptions to the usual density limit of 75 units per hectare (30 units per acre) are made, the height limitations prescribed in Section 3.3.3.(i) will remain in effect. Developments which are permitted to exceed the density limit of 75 units per hectare (30 units per acre) shall be limited to a maximum density of 100 units per hectare (40 units per acre). All proposals shall be evaluated on the basis of Section 3.7, Planning Impact Analysis.

Secondary
Plans

- iii) Where deemed necessary by Council, the determination of appropriate height and density limitations in the Zoning By-law for areas designated Multi-Family, Medium Density Residential may be based on an secondary plan, in accordance with the provisions of policy 19.2.1.

3.4.

MULTI-FAMILY, HIGH DENSITY RESIDENTIAL

The Multi-Family, High Density Residential designation is intended to accommodate large-scale, multiple-unit forms of residential development. The preferred locations for this designation are lands adjacent to major employment centres, shopping areas, major public open space, transportation routes, and where high density development will not adversely affect surrounding land uses. This type of development provides for an efficient use of land, energy and community services and facilities, and contributes to a broad range of choice in housing location, tenure and cost throughout the municipality.

**3.4.1.
Permitted Uses**

The primary permitted uses in the Multi-Family, High Density Residential designation shall include low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses. Zoning on individual sites would not normally allow for the full range of permitted uses.

- | | | |
|--|-------|--|
| Existing Low Density Uses | i) | Existing single detached, semi-detached, and converted dwellings are permitted and may be recognized as permitted uses in the Zoning By-law. |
| Convenience Commercial and Service Stations | ii) | Existing convenience commercial and service station uses which meet the criteria established in policy 3.6.5. are recognized as permitted uses within the Multi-Family, High Density Residential designation and may be recognized as permitted uses in the Zoning By-law. Existing uses which do not meet the criteria in this Plan are legal non-conforming uses and may also be recognized as permitted uses in the Zoning By-law. New convenience commercial and service station uses are encouraged to locate in the Commercial designations. However, they are also permitted in the Multi-Family, High Density Residential designation by Official Plan amendment and zone change, subject to the criteria in policy 3.6.5. |
| Correctional and Supervised Residences | iii) | Correctional and supervised residences may be permitted along some arterial roads in the Multi-Family, High Density Residential designation by zone change subject to the criteria in policy 3.6.2. of this Plan. |
| Secondary Permitted Uses | iv) | Uses that are considered integral to, and compatible with, high density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions, may be permitted according to the provisions of Section 3.6. |
| Residential Areas Subject to Specific Policies | v) | In specified areas of the City the primary and secondary permitted uses and/or other policies relating to the nature and scale of development have been varied to meet specific policy objectives for these areas. Areas where specific policies apply are identified in Section 3.5. |
| Zoning of Heritage Buildings | vi) | Within the Multi-Family, High Density Residential designation it is recognized that Council, under the policies of Chapter 13, Heritage Resources Policies, may designate buildings of architectural and/or historical significance. Notwithstanding the Multi-Family, High Density Residential designation, these buildings may be zoned to permit only the existing structures under the provisions in Chapter 13 and the provisions for heritage zoning in the Zoning By-law. |
| Residential Intensification | vii) | Within the Multi-Family, High Density Residential designation, Residential Intensification proposals, as defined in Section 3.2.3.1. shall be subject to Public Site Plan Review, in accordance with Sections 3.2.3.5. and 19.9.2. of the Plan.
<small>(Clause vii) added by OPA 438 Dec. 17/09)</small> |
| Secondary Dwelling Units | viii) | A single detached dwelling, semi-detached dwelling or a street townhouse dwelling may be permitted to contain a secondary dwelling unit as an |

ancillary and subordinate use in accordance with policy 3.2.3.9 Secondary Dwelling Units of this Plan. (Section Added by OPA 645)

3.4.2. Locations

In addition to areas predominantly composed of existing or planned high density residential development, the preferred locations for the Multi-Family, High Density Residential designation shall include areas near the periphery of the Downtown that are appropriate for redevelopment; lands in close proximity to Enclosed Regional Commercial Nodes or New Format Regional Commercial Nodes or Community Commercial Nodes, Regional Facilities or designated Open Space areas; and, lands abutting or having easy access to an arterial or primary collector road. Other locations which have highly desirable site features and where surrounding land uses are not adversely affected may also be considered for high density residential development. Consideration will be given to the following criteria in designating lands for Multi-Family, High Density Residential use: (Section 3.4.2. amended by OPA 438 Dec. 17/09)

- | | |
|---|--|
| Compatibility | i) Development of the site or area for high density residential uses shall take into account surrounding land uses in terms of height, scale and setback and shall not adversely impact the amenities and character of the surrounding area. |
| Municipal Services | ii) Adequate municipal services can be provided to meet the needs of potential development. |
| Traffic | iii) Traffic to and from the location should not have a significant impact on stable low density residential areas. |
| Buffering | iv) The site or area is of suitable shape and size to accommodate high density housing and provide for adequate buffering measures to protect any adjacent low density residential uses. |
| Proximity to Transit and Service Facilities | v) Public transit service, convenience shopping facilities and public open space should be available within a convenient walking distance.
(Clause v) amended by OPA 438 Dec. 17/09) |

3.4.3. Scale of Development

Net residential densities in the Multi-Family, High Density Residential designation will vary by location and will be directed by the policies in this Plan. Excluding provisions for bonusing, net residential densities will normally be less than 350 units per hectare (140 units per acre) in the Downtown Area, 250 units per hectare (100 units per acre) in Central London (the area bounded by Oxford Street on the north, the Thames River on the south and west and Adelaide Street on the east), and 150 units per hectare (60 units per acre) outside of Central London.

Height and density limitations that are specified in the Zoning By-law will be guided by the following policies:

- | | |
|---|---|
| Height and Density outside of the Downtown and Central London Areas | i) Outside of the Downtown and Central London areas it is Council's intention that a mixing of housing types, building heights and densities shall be required in large designated Multi-Family, High Density Residential areas. Such areas, which will normally exceed 3 hectares (7.4 acres) in size, will be guided by the following criteria: |
|---|---|

- (a) a transition in scale shall be encouraged, where appropriate, to avoid extremes in building height and bulk between the new development and the existing built fabric of adjacent properties;
- (b) all areas shall include a diversity of housing forms such as mid-rise and low-rise apartments and multiple attached dwellings, in order to minimize the overwhelming effect of large high-rise developments;
- (c) high-rise structures shall be oriented, where possible, closest to activity nodes (shopping and employment centres) and points of high accessibility (arterial roads, transit service) with densities and building heights decreasing as the distance from an activity node increases;
- (d) massive, at-grade or above-grade parking areas shall not dominate the site. Pedestrian circulation and access to transit services should be facilitated through site design and building orientation; and
- (e) conformity with this policy and the urban design principles in Section 11.1, shall be demonstrated through the preparation of an secondary plan or a concept plan of the site, and the final approval of zoning may be withheld pending a public participation meeting on the site plan, and the enactment of a satisfactory agreement with the City.

Criteria for Increasing Density

- ii) Notwithstanding Section i) above, on any lands designated Multi-Family High Density Residential, Council may consider proposals to allow higher densities than would normally be permitted. Zoning to permit higher densities will only be approved where a development will satisfy all of the following criteria:
 - (a) the site or area shall be located at the intersection of two arterial roads or an arterial and primary collector road, and well-served by public transit;
 - (b) the development shall include provision for unique attributes and/or amenities that may not be normally provided in lower density projects for public benefit such as, but not limited to, enhanced open space and recreational facilities, innovative forms of housing and architectural design features;
 - (c) parking facilities shall be designed to minimize the visual impact off-site, and provide for enhanced amenity and recreation areas for the residents of the development;
 - (d) conformity with this policy and urban design principles in Section 11.1 shall be demonstrated through the preparation of an

secondary plan or a concept plan of the site which exceed the prevailing standards; and

- (e) the final approval of zoning shall be withheld pending a public participation meeting on the site plan and the enactment of a satisfactory agreement with the City.

Site Specific Height

- iii) On individual sites within the Multi-Family, High Density Residential designation, Council may require lower height and/or density limits than would normally be permitted, on the basis of any one of the following criteria:
 - (a) Sanitary sewage, water or storm drainage servicing constraints;
 - (b) development constraints related to soil conditions or topographical features;
 - (c) traffic, vehicular access, parking constraints and/or inadequate transit service in the area;
 - (d) to minimize the impact of high density residential development on significant natural features; and/or
 - (e) where the amenity of adjacent residential areas may be adversely affected in terms of traffic, access to sunlight and privacy.

Density Bonusing

- iv) Council, under the provisions of policy 19.4.4. and the Zoning By-law, may allow an increase in the density above the limit otherwise permitted by the Zoning By-law in return for the provision of certain public facilities, amenities or design features. The maximum cumulative bonus that may be permitted without a zoning by-law amendment (as-of-right) on any site shall not exceed 25% of the density otherwise permitted by the Zoning By-law. Bonusing on individual sites may exceed 25% of the density otherwise permitted, where Council approves site specific bonus regulations in the Zoning By-law. In these instances, the owner of the subject land shall enter into an agreement with the City, to be registered against the title to the land. (Clause iv) amended by OPA 438 Dec. 17/09

3.4.4.

The determination of appropriate height and density limitations for areas designated Multi-Family, High Density Residential, may be based on a secondary plan, in accordance with Section 19.2 of the Plan. Alternatively, for individual sites the determination of appropriate height and density limitations may be based on a concept plan showing how the area will be developed and integrated with surrounding uses.

3.5.

POLICIES FOR SPECIFIC RESIDENTIAL AREAS

The provisions in this Section apply to specific areas where it is appropriate to address development opportunities, and constraints through specific policies that

provide additional guidance to the policies contained in the various residential land use designations.

**3.5.1.
Talbot
Mixed-Use
Area**

Within the area bounded by the Richmond Row Commercial District on the east, the Downtown on the south, the Thames River on the west and Ann Street on the north, referred to here as the Talbot Mixed-Use Area, it is anticipated that there will be proposals for the conversion of existing dwellings to commercial and office use and for the redevelopment of lands for multi-family residential uses. While portions of this area are appropriate for conversion and/or redevelopment, the scale and form of any redevelopment or change in land use shall not adversely impact the amenities and character of the surrounding area.

Lands within the Talbot Mixed-Use Area shall be zoned according to the characteristics of their existing land use. In addition to a Planning Impact Analysis as described in Section 3.7., proposals for the rezoning and/or re-designation of lands to permit a change in use shall be evaluated on the basis of the following guidelines:

- | | |
|---|--|
| Lands Designated Multi-Family, High Density Residential | i) The lands designated Multi-Family, High Density Residential may be considered for high and medium density forms of development that involve substantial land assembly and provide a high standard of site and building design with emphasis on landscaped open space and underground or appropriately screened parking areas. |
| Kent, Albert and Talbot Streets | ii) The Multi-Family, High Density Residential lands fronting onto Kent Street, Albert Street and Talbot Street south of Central Avenue, are appropriate for development as a mixed-use area. In addition to the uses allowed under the Multi-Family, High Density Residential designation, offices, retail, personal service, eat-in restaurant and business service uses, created through either the conversion of existing low-rise buildings or portions thereof, or the redevelopment of low-rise buildings on small parcels of land, may be allowed. Consideration may be given to the use of cash in-lieu-of required parking provisions for proposed office and commercial uses, where it can be demonstrated that there are physical limitations to the provision of the required parking on the site and that adequate off-site parking can be provided. |
| West of Talbot Street between Mill and Albert Streets | iii) The Multi-Family, High Density Residential lands located west of Talbot Street, between Mill Street and Albert Street, are characterized by predominantly low and medium density residential buildings, some of which are of architectural and/or historical significance. Where buildings are designated as being of architectural and/or historical significance, these buildings may be zoned to permit only the existing structures under the provisions of Chapter 13 and the provisions for heritage zoning in the Zoning By-law. In addition to the uses allowed under the Multi-Family, High Density Residential designation, office conversions may be allowed in this area. |
| Central Avenue | iv) The lands fronting onto the north and south side of Central Avenue, between Talbot Street and the Richmond Row Commercial District, are appropriate for the development of a mixed-use corridor with a low profile |

which provides a transition between the higher intensity uses to the south and the lower intensity uses to the north. In addition to the uses provided for under either the Multi-Family, Medium Density Residential or Multi-Family High Density Residential (192-200 Central Avenue) designation, new buildings or the conversion of existing buildings, or portions thereof, to uses such as office, financial institution, personal service, retail business service or eat-in restaurant uses may be allowed. It is intended that conversions shall maintain the form and external appearance of the building. New buildings will be encouraged to adopt a residential style. Limitations will be placed on signage, location of parking areas and additions to buildings. The consolidation of off-street parking at a location that is peripheral to this area shall be encouraged.

Mill, Hyman,
John, Ann and
Talbot Streets

- v) The Multi-Family, Medium Density Residential lands fronting onto Mill Street, Hyman Street, John Street, St. George Street, the south side of Ann Street, and the east side of Talbot Street, shall retain their predominantly low-rise residential character. In addition to the uses allowed under the Multi-Family, Medium Density Residential designation, consideration will be given to proposals to allow the creation of offices and a broader range of home occupation uses in existing residential buildings, provided that at least one dwelling unit is retained and that there is minimal alteration to the external residential character of the structure.

**3.5.2.
Horton/
Wellington
Area**

(Section 3.5.2. deleted by OPA No. 298 - OMB Order No. 0177 - approved 05/01/31)

*CITY CLERK'S NOTE: The Minister of Municipal Affairs approved a map change with respect to section 3.5.2. above; however, the related text change affecting this section was not processed. An Official Plan Amendment is in progress to delete section 3.5.2. from the Official Plan.

**3.5.3.
St. George/
Grosvenor
Neighbourhood**

Lands within the St. George/Grosvenor Neighbourhood, bounded by Waterloo Street on the east, Oxford Street on the south, the Thames River on the west, and Victoria Street on the north, will remain a predominantly low density, low-rise residential area despite continual redevelopment pressure for apartment buildings, expansions to existing hospitals, and office conversions.

While there are portions of this neighbourhood that are appropriate for redevelopment or conversion, there also exists a viable low density, low-rise residential neighbourhood. The Plan does not anticipate significant land use changes in these areas, and any proposals for development shall not adversely impact the amenities and character of the surrounding area. Area-specific zoning regulations such as floor area ratio, maximum dwelling size and on-site parking limitations will be applied in parts of the neighbourhood that may be affected by residential intensification and infill to ensure that future development is not out of scale and character with the existing residential community. Based on the St. George/Grosvenor Secondary Plan, suitable areas for office conversions and medium and high density residential land uses have been identified in this Plan. It is intended that additional areas will not be designated for these uses without a re-evaluation of the Secondary Plan and a subsequent decision by Council to amend the Official Plan.

(OPA 341 OMB Order No. 0780 March 15, 2006)

The following policies apply only to those sections of the St. George/Grosvenor Neighbourhood designated Low Density Residential; Multi-Family, Medium Density Residential; or Multi-Family, High Density Residential.

- | | |
|--|--|
| Multi-Family, High Density Residential | i) Multi-Family, High Density Residential development will be permitted on the north side of Oxford Street, between the Thames River and Waterloo Street and on Richmond Street, between Oxford Street and Sydenham Street. The height of buildings will be controlled by the Zoning By-law to permit only medium-rise development which will provide a transition between larger-scale development in the Richmond Row Commercial District and the low density, residential dwellings of the St. George/Grosvenor Neighbourhood. Medium-rise office development will also be permitted in the Multi-Family, High Density Residential designation. Secondary uses permitted in this area will exclude commercial recreation facilities. Convenience commercial uses may be permitted on the ground floor of new apartment and/or office buildings. |
| Multi-Family, Medium Density Residential | ii) Multi-family, Medium Density Residential development will be permitted on the north side of St. James Street between St. George Street and the Thames River. It is expected that most development proposals will be residential conversions; however, there may be some redevelopment to new medium density residential uses. Secondary uses permitted will exclude new office buildings, office conversions and commercial recreation facilities. |
| Office Conversions | iii) Office conversions will be permitted within the area along Richmond Street, between Grosvenor Street and Oxford Street, and along Oxford Street, between the Thames River and Adelaide Street. The properties along the west side of Richmond Street, between Grosvenor and Cromwell, may be temporarily converted to offices to accommodate the transitional needs of St. Joseph's Health Centre during the reconstruction of St. Mary's Hospital, and those conversions shall be permitted by way of a temporary use by-law. Notwithstanding the provisions of policy 3.6.9. iii), office conversions will not be permitted in any other area of the neighbourhood. |

Lands within the area bounded by St. George Street on the east, St. James Street on the south, the Thames River on the west, and Grosvenor Street on the North will be subject to the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines. (OPA # 542)

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)

The lands designated Multi-Family Medium Density Residential within the block bounded by Richmond Street, Central Avenue, Wellington Street and Hyman Street may be developed for a greater density and range of uses consistent with the form of development that has already occurred within this area.

The density limit for residential development within this area shall be 100 units per hectare. Exceptions to the density limit may be made without amendment to the Plan for developments which qualify for density bonusing under the provisions of policy 19.4.4. Offices will be a main permitted use in this area in the form of office conversions, free-standing office buildings and office-apartment buildings. A type of development which is similar in scale and design features to that existing in the area and the retention of existing structures including their heritage features shall be encouraged.

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)

**3.5.5.
Jackson
Planning
District**

The Jackson Planning District located in the southeast part of the City of London contains a provincially significant wetland which is identified as Open Space on Schedule "A" - the Land Use Map, and is delineated on Schedule "B" - the Flood Plain and Environmental Features Map. Lands adjacent to this provincially significant wetland are designated Multi-Family, High Density Residential, Multi-Family, Medium Density Residential, Associated Shopping Area and Community Shopping Area. Development of these lands will not occur until the establishment of an appropriate buffer zone around the wetlands and the approval of a storm water management plan for this area. The zoning of these lands will be subject to holding provisions pending the approval of a buffer zone and storm water management plan for the area.

**3.5.6.
Lands in vicinity
of Byron Pits**

The development of lands within the vicinity of the Extractive Industrial Area or Aggregate Resource Area, as shown on Schedule "B" for residential uses, shall have regard for the mitigation of the noise and dust impact of extraction operations on the proposed residential development. The review of applications for rezoning or plan of subdivision approval shall include the following considerations:

- i) prior to rezoning or final approval of a plan of subdivision within 300 metres (984 feet) of an Extractive Industrial Area or Aggregate Resource Area, a noise and dust impact study shall be completed and any recommended mitigation measures contained therein shall be carried out to the satisfaction of the City of London, the Ministry of the Environment and the Ministry of Natural Resources. Furthermore, the subdivider shall notify prospective lot purchasers, in agreements of purchase and sale and in notices registered on title that are binding on successors and assigns to the subdivision lands and in a separate agreement with the City, of the potential for new licences in the identified aggregate resource area and of the long-term continuation of active aggregate operations in the Byron gravel pits and of the noise and dust impacts associated with extraction and related operations.
- ii) residential subdivisions shall be developed in phases so that the maximum possible separation distance between areas of residential development and extraction operations is maintained. A minimum separation distance of 150 metres (492 feet) between residential development and the maximum extent of extraction activity (this separation distance being measured from the limit of extraction, not the licensed area boundary) shall normally be required.

As peripheral portions of the extraction area are rehabilitated, the separation area could shift to reflect any adjusted limits of active extraction operations. Any deviation from the 150 metre (492 foot) norm would only

be considered on the basis of studies undertaken by a qualified consultant which demonstrate to the satisfaction of the City of London and the Ministry of the Environment and the Ministry of Natural Resources that the deviation is satisfactory to protect the residential development from adverse impacts of extraction operations.

**3.5.7.
South-west
Corner
Beaverbrook
Avenue &
Proudfoot Lane
(South of Oxford
Street)**

In the Multi-Family, High Density Residential designation, at the south west corner of Beaverbrook Avenue and Proudfoot Lane, the following provisions must be completed prior to the removal of the "h" holding symbol:

- i) the dedication to the City of London of the required road allowance connecting Proudfoot Lane with the lands to the south of the Brook Estate lands.
- ii) confirmation by the City Engineer that adequate sewage capacity is available for the proposed number of dwelling units.
- iii) that the landowner dedicate park land and/or pay cash in lieu of park land for the lands to be developed in accordance with the requirements of the Planning Act as amended.
- iv) in the Multi-Family High Density Residential designation at the south west corner of Beaverbrook Avenue and Proudfoot Lane, the Secondary Plan entitled the Beaverbrook Secondary Plan shall have no status for the purpose of reviewing development proposals on these lands.

(Section 3.5.7 amended by OPA No. 298 - OMB Order No. 0177 - approved 05/01/31)

**3.5.8.
Wolseley
Neighbourhood**

Deleted by OPA No. 142 - approved 99/04/22

**3.5.9.
North London/
Broughdale
Neighbourhood**

The North London/Broughdale Neighbourhood is generally bounded by the Thames River on the north and west, Oxford Street on the south and Adelaide Street on the east, but does not include the St. George/Grosvenor Neighbourhood, which is defined separately in policy 3.5.3. of the Plan. North London/Broughdale is characterized by predominantly low rise, low density residential development, with some higher density residential, institutional and office uses located along the Oxford, Richmond and Adelaide Street corridors.

It is anticipated that there will be demand for residential intensification and infill development within portions of the North London/Broughdale Neighbourhood during the planning period. Area-specific guidelines are required which will direct future residential development to suitable locations, and protect the character of the existing low-rise, low density residential community.

Multiple unit residential development is directed to those areas within the Oxford, Richmond and Adelaide Street North corridors that are designated Multi-Family, High and Multi-Family, Medium Density Residential. Except for lands identified in Policy 3.5.9 (a), in Low Density Residential areas fronting onto the Richmond and Adelaide Street North corridors, residential intensification may be permitted

through conservation and rehabilitation of the existing housing stock, provided there is adequate space to accommodate required on-site parking and landscaped open space and that intensification is of a scale which is compatible with surrounding land uses.

For Low Density Residential areas located outside of the Richmond and Adelaide Street North corridors, conservation and rehabilitation of the existing housing stock shall be encouraged. In keeping with the low-rise, low density character of these areas, residential uses will be restricted to single detached, semi-detached, duplex and converted dwellings (to a maximum of 2 units). Area-specific Zoning regulations such as floor area ratio, maximum dwelling size and on-site parking limitations will be applied in parts of the neighbourhood that may be impacted by residential intensification and infill, to ensure that future development is not out of scale and character with the existing residential community.

The following objectives will guide the implementation of Low Density Residential policies for the Old North/Broughdale neighbourhood:

- i) the height, bulk and placement of buildings will be in keeping with that of existing development in the surrounding area;
- ii) all required parking will be accommodated on site and limited in area;
- iii) development will be sensitive to the orientation or adjacent dwellings and to the continuity of the existing residential streetscape; and
- iv) any new lots created through consent will be in conformity with the minimum zoning requirements, and in keeping with the established lot pattern (in terms of frontage, depth and overall size) in the surrounding area.

**3.5.9. (a)
Richmond Street
across from the
University of
Western Ontario
Gates**

The Richmond Street corridor serves as a gateway to the University of Western Ontario and the City's Downtown. Given this function, it is important that this corridor present a desirable image of London to those entering the City.

Within the area opposite the main entrance to the University of Western Ontario, on the east side of Richmond Street between Broughdale Avenue to the south and Epworth Avenue to the north, excluding lands at 1132 Richmond Street, residential intensification may be permitted through redevelopment or the conservation/rehabilitation of existing structures. Permitted uses will be limited to single detached dwellings, converted dwellings, duplexes, triplexes and fourplexes. The massing and bulk of multiple unit developments will be addressed by implementing a maximum floor area ratio of 75% and a maximum total floor area of 720 square meters per building. Specific zoning regulations will be implemented to address building bulk, parking standards and placement of new multiple unit residential buildings.

Recognizing the importance of this area as a gateway corridor, higher site plan standards for landscaping, building orientation with Richmond Street and urban design will be required. Three readings of all Zoning By-law amendments for redevelopment proposals requiring site plan approval will be withheld pending a public site plan process.

It is intended that lots in this area not be consolidated with lots fronting internal roads for the purpose of increasing lot sizes and residential yield.

**3.5.10.
Northeast
Quadrant
Fanshawe Park
Road East and
North Centre
Road**

In the Multi-Family, Medium Density Residential designation located on the east side of North Centre Road, north of Fanshawe Park Road East, a limited range of office and commercial recreation uses will be permitted in order to satisfy the demand that is expected from seniors and other residents of the surrounding residential community.

(Section 3.5.11. deleted by OPA 438 Dec. 17/09)

**3.5.11.
North Talbot
Community**

The following policy applies to lands bounded by Southdale Road to the north, Bostwick Road to the east, Pack Road to the south and Colonel Talbot Road to the west, in keeping with the North Talbot Area Plan, as adopted pursuant to Section 19.2.1. of the Official Plan, as a guideline document for the review of development applications.

Within this area, lands designated Multi-Family, Medium Density Residential may include mixed use areas consisting of residential/commercial development in the form of small scale, pedestrian-oriented neighbourhood serving commercial uses and small scale office buildings located as community focal points within the larger area. Small groupings of low rise apartments may surround the mixed use areas in accordance with the density and height limitations of section 3.3.3. Scale of Development of the Multi-Family, Medium Density Residential designation. Zoning on individual sites may not allow for the full range of permitted uses.

The primary permitted uses in accordance with Section 3.2.1. Permitted Uses may be mixed along the local and collector street frontages. Small groupings of multiple attached dwellings, such as street townhouses, may be permitted along a residential streetscape in accordance with the density and height limitations of section 3.3.3. Scale of Development of the Multi-Family Medium Density Residential designation. Zoning on individual sites may not allow for the full range of permitted uses. Within the Low Density Residential designation, those sites located within the North Talbot Community that are identified in Section 3.6.5 of the Official Plan may permit convenience commercial uses.

Consideration may be given to alternative development standards and associated zoning regulations intended to provide for a more efficient utilization of land and to achieve an overall community design concept, where urban design guidelines have been approved by Council to address such matters as building form and massing, treatment of residential facades and design of commercial/residential mixed use buildings and sites. Urban design guidelines must be approved prior to draft plan of subdivision approval. Alternative development standards and regulations may include, but are not limited to: reduced road allowance widths, the use of rear lanes, neighbourhood parkettes, and reduced front yard setbacks to bring building facades closer to the street.

For the Multi-family, Medium Density Residential and High Density Residential lands adjacent to Southdale Road W, design guidelines have been developed through the Community Plan process which encourage street-oriented development, discourage noise attenuation walls along arterial roads, and encourage a high standard of design compatibility. New development should be designed and approved consistent with the Talbot Community Urban Design guidelines.

For the portion of lands located on the south side of Southdale Road W, and designated Multi-family High Density Residential excluding provisions for bonusing, a maximum building height of 40 metres (131 ft.) will be permitted provided the development is consistent with the design objectives of Talbot Community Design Guidelines. (amended by OPA 519)

In the areas designated Low Density Residential on Schedule "A" Land Use, and delineated as Vegetation Patches on Schedule "B1" Natural Heritage Features, and identified as Canopy Retention Areas in the North Talbot Area Plan, a vegetative management plan identifying the best clusters of the woodland to protect for canopy retention, and a management program designed to reduce impacts on retained vegetation during construction must be prepared for consideration in the review of development proposals. (OPA #426 – July 16th, 2007)
Section 3.5.11 renumbered and amended by OPA 438 Dec. 17/09)

**3.5.12.
Hyde Park
Community
Planning Area**

In the area bounded by Fanshawe Park Road West on the North, CN Rail line to the south, the former City Boundary (pre-1993) to the east and the former CN railway spur line to the west, design guidelines have been developed through the Community Plan process which encourage street-oriented development and discourage noise attenuation walls along arterial roads. New development should be designed and approved consistent with the design guidelines in the Hyde Park Community Plan.
(Section 3.5.12. renumbered and amended by OPA 438 Dec. 17/09)

**3.5.13.
Fox Hollow
Community
Planning Area**

In the areas identified as "Residential Special Policy Area" in the Preferred Land Use Concept for the Fox Hollow Community Planning Area bonusing for low density residential development, including cluster housing, will be considered where upland woodlots are identified for preservation as a result of a vegetative assessment.
(Section 3.5.13. renumbered by OPA 438 Dec. 17/09)

**3.5.14.
Kilally North
Planning Area**

This applies to lands within the Kilally North Planning Area (bounded by Stoney Creek on the north, the urban growth boundary on the east, the Thames River on the south, the Highbury Avenue on the west) located in the City of London.

The development of lands within the vicinity of the Extractive Industrial Area or Aggregate Resource Area, as shown on Schedule "B2", shall have regard for the mitigation of the noise and dust impacts of extraction operations on the proposed development. The review of applications for rezoning or plan of subdivision approval shall include the following considerations:
(Section 3.5.14. renumbered by OPA 438 and modified by Ministry Mod. #7 Dec. 17/09)

- i) prior to rezoning or final approval of a plan of subdivision within 300 metres (984 feet) of an Extractive Industrial Area or Aggregate Resource Area, a noise, dust and vibration impact study shall be completed by a qualified

consultant and any recommended setbacks for development or mitigation measures contained therein shall be carried out to the satisfaction of the City of London. Mitigation measures will be implemented at the sole cost of the proponent of the development. With respect to residential development, the subdivider shall notify prospective lot purchasers, in agreements of purchase and sale and in notices registered on title that are binding on successors and assigns to the subdivision lands and in a separate agreement with the City, of the potential for new licenses in the identified aggregate resource area and of the long-term continuation of active aggregate operations adjacent to the Kilally North area and of the noise and dust impacts associated with extraction and related operations.

**3.5.15.
Upland North
Community
Planning Area**

At the northern municipal boundary, between Richmond Street and Adelaide Street, an upland corridor will be established through the planning approvals process relating to applications for subdivision, severance, site plan and condominium. The width of this corridor will be variable, but in all cases will be adequate to meet the following functions:

- i) to serve as natural heritage corridor linking natural heritage features on both sides of the municipal boundary;
- ii) to allow for a landscaped recreational pathway facility with a minimum corridor width of 15 metres;
- iii) to help mitigate potential conflicts at the rural/urban interface.

In determining the amount of land required south of the municipal boundary needed to meet these functions, consideration will be given to the Uplands North Area Plan, the securing of required easement agreements north of the municipal boundary along the Sun-Canadian Pipeline easement, and the extent to which such agreements may assist in fulfilling these functions.

(Section 3.5.16. added by OPA 289 on March 27, 2004)
(Section 3.5.15.renumbered by OPA 438 Dec. 17/09)

**3.5.16.
Sunningdale
North Planning
Area**

The following policy applies to lands within the Sunningdale North Area Plan, located generally north of Sunningdale Road West, west of Richmond Street, east of Wonderland Road North, and south of the municipal boundary. These policies are to be read in conjunction with the Sunningdale North Area Plan, which has been adopted by Council as a guideline document under Section 19.2. of this Plan.

Mixed Use Area

- i) Within the Sunningdale North Area Plan, a Mixed Use Area has been identified. This area includes a commercial block, several residential blocks, and a park block. Specific objectives and corresponding policies have been adopted by Council for this area and applications for the Official Plan and Zoning By-law amendments, plans of subdivision and condominium, consents, and site plans within this Mixed Use Area will be reviewed on the basis of the following policies and a Council-adopted concept plan.

General Concept

- ii) This Mixed-Use Area will allow a range of retail and service-related commercial uses, office uses, institutional uses and medium to high density residential uses. These uses will be mixed horizontally in multiple buildings

and/or vertically within single buildings. Such a mix is intended to provide live-work opportunities and pedestrian accessibility to consumer goods and services within the area and the surrounding residential communities. An integrated design for this community, with a clear focal point and quality pedestrian linkages, is intended to support walkability and a strong sense of place for Sunningdale North.

Concept Plan,
Zoning and Site
Plans

- iii) Zoning amendments, plans of subdivisions, plans of condominium, consents and site plan applications for lands within the Mixed Use Area will be consistent with a concept plan to be adopted by Council as a guideline document under Section 19.2. of this Plan. The concept plan will include, but not be limited to, the approximate allocation of uses, layout of buildings, parking areas, access points, streetscape and architectural design features, driveways, pedestrian linkages, transit service facilities, landscaped areas, focal points and gateway features. It will also include design guidance, including graphic representations of the planned built form that will be applied to individual buildings and sites to achieve the stated objectives for this Mixed Use Area.

Design
Objectives

- iv) A critical element of the plan for this Mixed Use Area is the Village Commons which will act as the primary focal point for the entire community plan area. It will be important to create a sense of enclosure around the Village Commons by building a relatively intense building streetscape along the frontage of those streets which surround the Commons. Similarly, it is intended that both residential and commercial buildings along the primary collector roads, leading to the Commons, be lined with a well defined and continuous street edge to establish a strong entrance into the commons and a pedestrian supportive environment. The concept plan will include build-to lines, building mass objectives and minimum frontage coverages to ensure that large gaps are not present around the Commons or along the collector roads in close proximity to the Commons.

Equally as important, the commercial uses which are located adjacent to the collector road and the Commons will provide active frontage and a high quality of architectural design to create a Mainstreet look and feel. Where active frontage is not deemed to be possible onto the collector road, buildings will be designed such that they appear as building frontages, incorporating windows, doors and other architectural features that enforce this appearance and enhance the pedestrian streetscape. Sidewalks on the south side of the collector road will be wider than those traditionally constructed along arterial roads to further support this pedestrian objective. All buildings within this Mixed Use Area will be designed with architectural features and landscaping to enhance pedestrian streetscapes.

Community
Commercial Node

- v) The lands designated Community Commercial Node within the Mixed Use Area are addressed through Policy 4.3.7.6. of this Plan.

As described in the Sunningdale North Area Plan, a focus of the commercial block will be to support smaller-scale retail uses of a distinct character within a Mainstreet setting. In addition, more traditional building forms will be permitted on this block in prescribed proportions. Office uses fronting the

Village Commons are to include ground floor retail uses to enhance, and capitalize upon, the Commons experience. Retail uses on the entire site will not exceed 16,000 m² and office uses will be of a medium scale, as defined in Section 5.5.1. of this Plan, and will not exceed 10,000 m² in total floorspace.

(Clause v) amended by Ministry Mod. #8 Dec. 17/09)

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| Linkages | vi) | Commercial uses will be designed to support both pedestrian access from the surrounding community and destination shopping from more distant locations. A strong pedestrian streetscape will be developed along the primary collector road and around the Village Commons. Strong internal pedestrian linkages will be supported, through the concept plan, between all buildings within the commercial block. Linkages to the Village Commons will be supported from the internal areas of the commercial block. |
| Building Form | vii) | Single family detached, semi-detached and duplex buildings will not be permitted within the Multi-family, Medium Density Residential blocks located in the Mixed Use Area. Triplexes and fourplexes will only be permitted where the goals of establishing a strong street edge are maintained. Various forms of row housing and low-rise apartment buildings, which cover a large portion of the site's street frontage, will be identified in the concept plan. Buildings fronting the Village Commons and the primary collector road will be a minimum of two storeys in height. |
| Gateway Treatment | viii) | Gateways will be addressed through the concept plan in two ways. Recognizing that Richmond Street is a major northern gateway to London, a high standard of landscaping and architectural design will be required for all buildings along this frontage. Subdivision designs will be required which orient residential building frontages on Richmond Street in order to eliminate the need for extensive noise walls. Similarly, this standard will be applied on Sunningdale Road West close to the intersection of Richmond Street. The concept plan will ensure that the buildings on either side of the primary collector road will provide a strong street edge and high quality design standard as a gateway into the Sunningdale North community. |
| Alternative Standards | ix) | Alternative design standards may be considered for the Sunningdale North community. For example, reduced parking rates may be considered for the commercial block, recognizing and supporting pedestrian and transit usage. Alternatives may also be considered relating to the width of the road allowance surrounding the Village Commons and along the northern collector, with the goal of creating a sense of enclosure and pedestrian amenity. Similarly, reduced front yard setbacks will be established for commercial and residential blocks fronting the Village Commons and collector roads. |
| Housing Density | x) | Notwithstanding the policies of Section 3.3.3. and 3.4.3. of the Official Plan, the concept plan will establish minimum residential densities in the Mixed Use Area for development within the Multi-Family, Medium Density Residential and Multi Family, High Density Residential designations to provide for the efficient utilization of land and provide a critical mass to support the mixed use concept and transit servicing. |

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| Collector Roads | <p>xi) Within the Mixed Use Area, a primary collector road will be located from Richmond Street North to Sunningdale Road West. It is expected that the width of the road allowance for this collector will be kept to a minimum, within the scope of requirements for a widened sidewalk and on-street parking. It will be important to encourage a minimal road allowance and minimal building setbacks along the Mainstreet corridor and the Village Commons. The Concept Plan will address maximum right-of-way, traveled road, on-street parking, sidewalk widths and access points.</p> |
| Street Oriented Development | <p>xii) Within the Sunningdale North Area Plan, new residential development adjacent to arterial and collector roads will be oriented to the street to provide a high quality of urban design. Alternative design standards will be explored, where practical, to assist in realizing this objective. Noise attenuation walls along arterial roads will be discouraged</p> |
| Phasing | <p>xiii) The concept plan shall include a phasing plan for the Mixed Use Area. This phasing plan shall identify the mix of uses within each phase. A residential development component will be included in all phases of the development of the Mixed Use Area. A substantial component of residential development shall be completed to support the Mixed Use Area prior to the approval of the final phase.</p> <p><small>(Section 3.5.17.added by OPA 354 on April 5, 2005)
(Section 3.5.16 renumbered by OPA 438 Dec. 17/09)</small></p> |

**3.5.17.
Bostwick East
Area Plan**

In the area bounded by Southdale Road W on the north, Wonderland Road S on the west, and Wharncliffe Road S on the east, design guidelines have been developed through the Area Plan process which encourage street-oriented development, discourage noise attenuation walls along arterial roads, promote a community focal point and encourage a high standard of design compatibility of medium density residential uses adjacent to existing residential lands on the north side of Southdale Road W, and between residential and institutional uses. New development and re-development should be designed and approved consistent with these design guidelines in the Bostwick East Area Plan.

(OPA 380- OMB Decision dated December 11, 2007)

Consideration shall be given to alternative development standards, where urban design guidelines have been approved by Council, and associated zoning regulations for small groupings of multiple attached dwellings, such as street townhouses, and mix of residential dwelling types along local and collector street frontages provided on-street parking and other zoning requirements are achieved. The intent is to achieve a mix of residential uses along the streetscape.

(amended by OPA 380-OMB Dec 11/2007)(paragraph 3 deleted by OPA 643)

For that portion of the Bostwick East Area Plan bounded by Wharncliffe Road South and the south side of Bradley Avenue, designated for “Restricted Service Commercial” and “Multi-Family High Density Residential” uses, some flexibility regarding the interpretation of the limits and configuration of these land use designations may be warranted subject to a comprehensive review of development proposals. The creation of individual parcels and any rezonings will not be

considered until such time as the aforementioned review has been completed to the satisfaction of the City. This review will also consider the need for a collector road connection in this area and will determine appropriate public or private intersection locations to the arterial road system to ensure that they are coordinated with existing or future access points to the east of Wharncliffe and north of Bradley Avenue.

(added by OPA 380-OMB Dec 11/2007)

Alternative development standards and regulations may include, but are not limited to: neighbourhood parkettes, urban design through innovative treatment of building facades, and reduced front yard setbacks to bring building facades closer to the street. Zoning on individual sites may not allow for the full range of permitted uses.

For a portion of lands located on the south side of Southdale Road W, opposite Andover Drive, designed Multi-family Medium Density Residential, a maximum building height of eight storeys (30 metres) will be permitted provided the development is designed and occupied for senior citizens' housing. The retirement community development will be consistent with the design guidelines of the Bostwick East Area Plan.

(Section 3.5.18. added by OPA 358 on June 13, 2005)

(Section 3.5.17. renumbered by OPA 438 Dec. 17/09)

**3.5.18.
Old Victoria
Community
Planning Area**

The following policies apply to land within the Old Victoria Area Plan, generally located between Commissioners Road to the south, the Thames River to the north and the former Old Victoria Road road allowance to the east. These policies are to be read in conjunction with the Old Victoria Area Plan, which has been adopted by Council as a guideline document under Section 19.2 of this Plan.

**Development
Setback**

- i) The Old Victoria Area Plan identifies an “approximate development setback line” and further detailed geotechnical study to determine the exact extent of the developable limits of the lands will be carried out at the time of detailed applications for draft approval of plans of subdivision, zoning amendments and site plan approval.
- ii) As identified in the Old Victoria Area Plan, the area of land designated low density residential, generally located between the heritage “Scott” farmhouse and the Thames River, an approximate development setback line has been defined on the basis of geotechnical and ecological studies. In this area, enhancement and naturalization of the Thames River Valley corridor will be actively pursued through the appropriate design and location of stormwater management facilities and extension of the Thames Valley Parkway to assist in meeting the City’s objectives for the Thames Valley Corridor. Opportunities for residential development will be considered in the developable area of the plateau outside of stormwater management facilities subject to completion of detailed geotechnical, environmental impact and servicing studies, bearing in mind the intent to accommodate view and vista protection for the heritage farm house. Other opportunities for enhancement of the Thames River corridor will also be considered at the development stage through appropriate parkland dedication and acquisition strategies which recognize that this area is developable and does not contain existing natural heritage or natural hazard features.

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| ESA Restoration | iv) | In the northwest area of the Old Victoria Area Plan along the east Meadowlily ESA and the Thames River corridor, re-vegetation and ESA enhancement opportunities on the active agricultural fields below the floodplain and stable slope should be actively pursued. The intent is to restore ecological functions and provide a net benefit for the east Meadowlily ESA and the Thames River corridor. In exchange, developable lands will be added to the adjacent Low Density Residential designation, with access provided along the existing farm lane crossing at the north end of the existing farm pond. An Environmental Impact Study (EIS) shall determine the precise location and extent of the developable lands to be added and will be the basis for the design of road crossing of the watercourse. |
| Medium Density Residential | v) | The medium and high density designations at the most southwestern extent of the Old Victoria area may be served by a private road or a public local street having direct access to Commissioners Road East. The exact intersection location of the road and Commissioners Road East shall be determined at the detailed subdivision, zoning and site plan approval stages. Development of the subject lands may provide for connection to the lands to the west, thereby providing a second access. |
| Tree Preservation | v) | In the three areas labeled “tree preservation zone” identified in the Old Victoria Area Plan, the dominant natural heritage features shall be preserved through the detailed subdivision and site plan approval design processes. These areas may be included and incorporated in rear yards or as outdoor amenity areas for residential developments. These areas will be zoned as Open Space and will not permit any form of structures including outbuildings, decks, patios and pools. These areas will be used for density calculation purposes. |
| Town Centre | vi) | The Town Centre concept, identified at the intersection of Commissioners Road and the proposed primary collector road, is intended to provide an identifiable centre and gateway for the westerly area of the Old Victoria community. The Town Centre designated Multi-family, High Density Residential will develop as a “mixed use” area with no more than 1000 to 2000 m ² of ground floor commercial retail space in buildings that are generally 2 storeys or more. A public square and enhanced site and architectural design together with substantial landscaping will produce an identifiable and pleasing focus and west gateway to the Old Victoria community. Community Design Guidelines within the Old Victoria Plan, will give further direction to the ultimate design. It is also recognized that some flexibility regarding the ultimate size, location and configuration of the Town Centre may be necessary. Consideration will be given to the use of innovative zoning approaches in order to implement the mixed use intent and principles of the Town Centre in the Multi-family, High Density Residential designation. |
| Primary Collector | vii) | The primary collector road through the Old Victoria Area is to be designed as a residential street with direct access for adjacent land uses and on-street parking. Its intersections with Commissioners and Hamilton Roads |

shall be spaced strategically to preserve function and safety. The west portion of the primary collector shall gently curve and extend northerly to a roundabout, to facilitate a visual terminus of the heritage farm residence along local street development.

Specific road design and collector intersection locations shall be studied in detail at the draft plan/zoning stage with respect to potential alternatives to City standard road widths, design and cross-sections. Consideration is to be given to alternatives that strengthen the community vision such as a on-street parking, widened sidewalks, and outdoor patio opportunities at Town Centre locations, reduced building setbacks, reduced road widths, alternative utility servicing, medians with planting strips, reduced design speeds, rear lanes, etc.

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| Park and Trail Network | viii) | In the detailed planning of the parks and multi uses trail system, consideration shall be given to the need for both passive and active recreation activities and placemaking principles. Park land dedications may include parkettes, small woodlots and may be configured to enhance linkages for multi-use trail systems. More detailed configuration and location of the neighbourhood park, multi-use trail system and access connection points will be determined at the plan of subdivision and site plan stages. |
| Neighbourhood Commercial | ix) | Should an additional commercial Neighbourhood Centre be warranted the expansion shall take place on the southwest quadrant of the Hamilton Road / future collector intersection, and as shown on the Final Preferred Area Plan. The design of site, buildings and landscaping shall have regard for the design guidelines for the Town Centre and the Hamilton Road Medium Density Infill designation in order to relate well to the overall Old Victoria community and the longer term future infill development opportunities along Hamilton Road. Additional commercial development shall also be consistent with the commercial land use policies of the Official Plan. |
| Infill Hamilton Road | x) | The Old Victoria Area Plan identifies an area along Hamilton Road as “Infill Medium Density Residential”. These lands shall enable, over the long term, intensification and infill development in keeping with Multi-family, Medium Density Residential policies of this Plan. In addition, small-scale commercial and office based uses may also be permitted. As described in the Area Plan’s design components, comprehensive planned development proposals will be encouraged to allow for coordinated joint access, connected rear lanes and parking areas, and street oriented building patterns. |
| Stormwater Management | xi) | The Storm Water Management Ponds shown on the Recommended Land Use Plan are symbolic of location and number only. Reference should be made to the accompanying Storm Drainage and Stormwater Management (SWM) Servicing Works Municipal Class Environmental Assessment (Class EA) for details that will also direct future study at the more detailed subdivision and zoning development stages. |

Community Design Guidelines

- xii) The Community Design Guidelines, as much as possible, are intended to comply with the numerous City standards for such matters including: road geometry, road widths and profiles, and park, sidewalk and multi-use trail design. However, there may be some areas of the Community Design Guidelines that prevailing City standards may not be able to be accommodated. Specifically, these areas are likely to be within the Town Centre (eg. on-street parking), or with respect to development upon (but preserving) steeper slopes, to accommodate “terraced housing”. Also, it is possible that the land developers may wish to go beyond the normal City design standards for such facilities as entry features, landscaping or street lights. It is intended that city staff and Council will give consideration to such initiatives.

(Section 3.5.19. added by OPA 427 on October 1, 2007)

(Section 3.5.18. renumbered by OPA 438 Dec. 17/09)

3.5.19

POLICIES FOR NEAR-CAMPUS NEIGHBOURHOODS

(OPA 535, OMB Order PL 121033 – Effective June 10, 2013)

**3.5.19.1
Defined Near-Campus Neighbourhoods**

The following policies apply to the identified Near-Campus Neighbourhoods in proximity to the University of Western Ontario or Fanshawe College.

These areas are defined more specifically in Figure 3-1 “Near-Campus Neighbourhoods Area” of this Plan.

It is recognized that these areas are made up of neighbourhoods that differ from one another in many ways, including built form, land use mix, demographic and socio-economic structure, heritage resources, community layout, and distance from campus. Furthermore, it is recognized that neighbourhoods within these areas differ in the degree to which they have been affected by near-campus neighbourhood issues. However, these areas share a common characteristic in that they are relatively close to higher education institutions and they are a component of near-campus areas that this Plan seeks to protect and enhance.

**3.5.19.2
Review of Planning Applications within Near-Campus Neighbourhoods**

Near-Campus Neighbourhoods are extremely valuable city neighbourhoods. They provide places to live for residents who enjoy the neighbourhoods' unique attributes. These desirable neighbourhoods offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to the employment, culture, and entertainment resources that their neighbouring educational institutions offer.

Near-Campus Neighbourhoods will be planned to enhance their livability, diversity, vibrancy, culture, sense of place, and quality of housing options for all residents.
(replaced by OPA 644)

**3.5.19.3
Vision for Near-Campus Neighbourhoods**

Near-Campus Neighbourhoods provide an extremely valuable asset to the City of London. They are important attributes in the City of London to attract and retain the brightest and best faculty and students. They are desirable and unique neighbourhoods, some of which offer an outstanding stock of heritage buildings

and streetscapes. In addition, they provide close proximity to employment, culture and entertainment resources that their neighbouring educational institutions offer.

Through the policies of this Plan and projects and programs undertaken by the municipality, the following vision for near-campus neighbourhoods shall be pursued. Near-Campus Neighbourhoods will:

- i) be diverse and inclusive from many different perspectives;
- ii) be occupied by a balanced mix of long-term and short-term residents;
- iii) provide for a strong sense of social connectedness amongst neighbours;
- iv) exude vibrancy, culture, creativity, interest and dynamism;
- v) be planned to protect residential amenity and character;
- vi) offer a strong sense of identity;
- vii) engender respect for the neighbourhood and all those that live in it;
- viii) provide for reasonable quiet enjoyment of private property;
- ix) provide for reasonable entertainment, expression and diverse activities on private property;
- x) cherish, conserve and protect heritage resources;
- xi) provide for safe, varied, and affordable housing opportunities;
- xii) help to recruit the best and brightest students, staff and faculty;
- xiii) allow residents to enjoy unique culture, entertainment and recreation opportunities relating to higher education institutions.

**3.5.19.4
Land Use
Planning Goals
for Near-
Campus
Neighbourhoods**

The following land use planning and urban design goals will be pursued in Near-Campus Neighbourhoods in an effort to support the vision expressed in Policy 3.5.19.3. All planning and site plan applications will be reviewed to evaluate the degree to which they meet these goals:

- i) Encourage appropriate intensification (as characterized in Policy 3.5.19.5) that support the vision for near-campus neighbourhoods and discourage inappropriate forms of intensification that may undermine the long-term stability and established vision for Near-Campus Neighbourhoods;
- ii) In pursuit of balanced neighbourhoods, recognize areas that have already absorbed significant amounts of Residential Intensification and Residential Intensity and direct additional proposals to the preferred locations and in the preferred forms;

- iii) Encourage a balanced mix of residential structure types at the appropriate locations while preserving stable homogenous areas;
- iv) Direct Residential Intensification to higher density forms of housing, including mid-rise and high-rise apartment buildings and discourage a concentration of Residential Intensification and Residential Intensity in low density forms of housing;
- v) Direct Residential Intensification to significant transportation nodes and corridors and away from the interior of low density residential neighbourhoods;
- vi) Utilize a variety of planning implementation tools to allow for Residential Intensification and Residential Intensity which is appropriate in form, size, scale, mass, density, and/or intensity;
- vii) Identify where incremental changes in use, density, intensity, and lot size, as a result of zoning amendments, minor variances and consents to sever are collectively leading to undesirable changes in the character and amenity of streetscapes and neighbourhoods and avoid the continuation of such trends;
- viii) Identify strategic locations where Residential Intensification is appropriate and zone for these opportunities accordingly and utilize strong transit connections to link these Residential Intensification opportunities to campuses;
- ix) Plan for Residential Intensification in a proactive, coordinated and comprehensive fashion, utilizing area plans, master plans, and precinct plans;
- x) Ensure that Residential Intensification projects incorporate urban design qualities that enhance streetscapes, complement adjacent properties, and contribute to the functional and aesthetic quality of the neighbourhood;
- xi) Preserve heritage resources which contribute to the identity of streetscapes and neighbourhoods;
- xii) Provide for affordable housing opportunities and appropriate locations.
- xiii) Ensure that intensification can provide for reasonable uses and activities, while not interfering with the reasonable quiet enjoyment of other nearby properties. (OPA 644)

**3.5.19.5
Encourage
Appropriate
Intensification**

Within Near-Campus Neighbourhoods, it is a goal of this Plan to encourage appropriate forms of intensification. Planning applications, including minor variances, consents to sever, Official Plan amendments, Zoning By-law amendments, site plan approval, subdivisions, condominiums, area plans, secondary plans, or precinct plans which represent appropriate intensification, will be encouraged. For the purposes of these policies, appropriate intensification will be characterized as those which are not comprised of one or more of the following attributes:

- i) Developments within low density residential neighbourhoods that have already absorbed significant amounts of Residential Intensification and/or Residential Intensity and are experiencing cumulative impacts that undermine the vision for Near-Campus Neighbourhoods;

- ii) Developments proposed along streetscapes and within neighbourhoods that are becoming unsustainable due to a lack of balance in the mix of short- and long-term residents;
- iii) Residential Intensity that is too great for the structure type that is proposed;
- iv) Inadequately sized lots that do not reasonably accommodate the density and intensity of the proposed use;
- v) Proposed lots and buildings requiring multiple variances that, cumulatively, are not in keeping with the spirit and intent of the zoning that has been applied;
- vi) A lack of on-site amenity area;

- vii) Inadequate parking areas to accommodate expected level of Residential Intensity;
- viii) Excessive proportions of the site devoted to parking areas and driveways;
- ix) Built forms or building additions which are not consistent in scale and character with the neighbourhood, streetscape and surrounding buildings;
- x) Developments which continue an ad-hoc and incremental trend towards Residential Intensification within a given street, block, or neighbourhood, rather than a proactive, coordinated, and planned approach toward Residential Intensification.

**3.5.19.6
Directing
Preferred Forms
of Intensification
to Appropriate
Locations**

Near-Campus Neighbourhoods have been planned with substantial opportunities for intensification through the provision of medium- and high-density residential designations, the application of higher density zones within areas designated Low Density Residential and special policies that allow for intensification in a variety of ways.

Many of these Near-Campus Neighbourhoods have already experienced a significant amount of Residential Intensification (as defined in Policy 3.2.3.1 of this Plan) and an increase in Residential Intensity (as defined in policy 3.5.19.7 of this Plan).

In general, Residential Intensification in the form of medium and large scale apartment buildings situated at appropriate locations in the Multi-Family, Medium Density Residential and Multi-Family, High Density Residential designations are preferred in near-campus neighbourhoods rather additional Residential Intensification in Low Density Residential designations. This is particularly important in neighbourhoods where there has been a substantial amount of Residential Intensification or Residential Intensity within the Low Density Residential designation.

Appropriate locations are those areas within Near-Campus Neighbourhoods that are designated Multi-Family, Medium Density Residential and Multi-Family, High Density Residential that are located along arterial roads and serviced by public

transit. Additional areas may be identified for higher density forms of housing through an Official Plan and Zoning By-law amendment process. These proposals will be approached in a coordinated and comprehensive fashion, rather than on a site-specific basis.

**3.5.19.7
Definition of
Residential
Intensity**

Residential Intensity refers to the increase in the usability of an existing dwelling, building, or site to accommodate additional occupancy including, but not limited to, building construction or additions, increasing the number of bedrooms, and expanding parking areas, but does not include the development of a property, site or area at a higher density than currently exists.

**3.5.19.8
Zoning
Regulations for
Near-Campus
Neighbourhoods**

Where appropriate, area specific zoning regulations will be utilized in Near-Campus Neighbourhoods to encourage appropriate Residential Intensification and Residential Intensity. These potential regulations include, but are not limited to:

- i) Floor Area Ratio regulations – to control building scale relative to the size of the associated lot;
- ii) Gross Floor Area maximums – to control scale relative to the character of the built form existing in the area;
- iii) Maximum numbers of bedrooms per unit, by structure type – to manage the intensity of use within multiple unit buildings;
- iv) Minimum parking requirements per gross floor area of building – to ensure that lots are adequately sized to accommodate required on-site parking;
- v) Maximum parking area coverage – to ensure that parking areas do not cover excessively large portions of residential lots;
- vi) Minimum landscaped open space requirements – to ensure that usable outdoor amenity areas are preserved

**3.5.19.9
Multi-Family,
Medium Density
Residential and
Multi-Family,
High Density
Residential
Designations**

Within the Near-Campus Neighbourhoods area in areas designated Multi-Family, Medium Density Residential and Multi-Family, High Density Residential, planning applications to allow for Residential Intensification or Residential Intensity shall be directed to those areas located along arterial roads which are designated accordingly.

In areas designated Multi-Family, Medium Density Residential and Multi-Family, High Density Residential located within the interior of residential neighbourhoods, planning applications to allow for Residential Intensification shall only be permitted if the following criteria are met:

- i) The proposal conforms to the Residential Intensification policies of this Plan;
- ii) The proposal conforms to the Policies for Specific Residential Areas of this Plan;
- iii) Mitigation measures are incorporated into the proposed building(s) and site design which ensure that the amenity of the adjacent Low Density Residential areas are not negatively impacted;

- iv) The proposal evaluates the existing and planned context of the surrounding neighbourhood and is designed in a manner that is appropriately integrated within this context;
- v) The proposal establishes a positive and appropriate precedent for similar development proposals at similar locations within the near-campus neighbourhood areas;
- vi) The proposal provides for an adequate amenity area that is appropriately shaped, configured, and located to provide respite for the occupants; and,
- vii) The proposal demonstrates that all heritage attributes and resources of the subject site or adjacent sites are conserved.

**3.5.19.10
Low Density
Residential
Designations**

Within the Near-Campus Neighbourhoods in areas designated Low Density Residential, planning applications to allow for Residential Intensification and Residential Intensity shall only be supported if the following criteria are met:

- i) The proposal conforms to all of the Residential Intensification policies of this Plan;
- ii) The proposal conforms to all of the Policies for Specific Residential Areas of this Plan;
- iii) The proposal does not represent a site-specific amendment for a lot(s) that is not unique within its context and does not have any special attributes which would warrant a site-specific amendment;
- iv) The proposal is appropriate in size and scale and does not represent an over-intensification of the site;
- v) The proposal provides for an adequate amenity area that is appropriately shaped, configured, and located to provide respite for the occupants;
- vi) Mitigation measures are incorporated into the proposed building(s) and site design which ensure that the amenity of surrounding residential land uses is not negatively impacted;
- vii) The proposal demonstrates that all heritage attributes and resources of the subject site or adjacent sites are conserved; and,
- viii) The proposal establishes a positive and appropriate precedent for similar development proposals at similar locations within the near-campus neighbourhood areas.

**3.5.19.11
Consents to
Sever in Near-
Campus
Neighbourhoods**

In the review of applications for consents to sever, it will be recognized that in some areas of Near-Campus Neighbourhoods, Council has established specific zoning regulations that are not intended to support a continuation of the prevailing lot fabric that has been established over time. In these cases, Council has recognized that the area has already absorbed significant Residential Intensification or Residential Intensity and has established a zone that is intended to curtail lot creation below an estimated minimum lot size. This minimum lot size may be larger than the prevailing lot fabric in the area. In Near-Campus Neighbourhoods, applications for consents to sever shall be evaluated based on the following:

- i) the consent shall not undermine the intent of the Zoning By-law where Council has applied a zone that is intended to establish a new standard for lot sizes in the neighbourhood, which may be larger than the prevailing lot fabric that has been established over time in that neighbourhood;
- ii) the conveyed and retained parcels shall be required to function independently without the use of easements or shared facilities such as, but not limited to, mutual driveways or parking areas;
- iii) the consent shall be consistent with, or assist with the implementation of, the vision and land use planning goals for near-campus neighbourhoods.

**3.5.19.12
Minor Variances
in Near-Campus
Neighbourhoods**

The *Planning Act* identifies four tests when determining the appropriateness of a request for a minor variance. One of these four tests is whether the general intent and purpose of the Official Plan is maintained. The following policies are intended to provide guidance for minor variance applications in Near-Campus Neighbourhoods as part of the consideration of this test.

The following criteria will be considered for minor variance applications in Near-Campus Neighbourhoods:

- i) the requested variance(s) shall not undermine the intent of the Zoning By-law where Council has applied a zone that established additional regulations in the neighbourhood;
- ii) the requested variance(s) shall not lead to inappropriate forms of intensification, as characterized in Policy 3.5.19.5 of this Plan;
- iii) the requested variance(s) shall not be supported to approve an increase in Residential Intensity where the proposed new development, expanded development, or modified development can be accommodated through a reconfiguration of the development proposal;
- iv) where a street, block, or neighbourhood has already absorbed substantial Residential Intensification in the Low Density Residential designation, a minor variance to accommodate a proposed consent to sever shall not be supported;
- v) site-specific minor variance applications to accommodate an increase in Residential Intensity on lands that are not unique within their context and do not have any special attributes which would warrant a site-specific minor variance shall not be supported;
- vi) minor variances to permit front yard parking shall not be supported where the proposed new development, expanded development, or modification to an existing development eliminates existing parking that is in a location which conforms to the Zoning By-law.

**3.5.19.13
Urban Design
Policies for Near
Campus
Neighbourhoods**

Urban design guidelines may be prepared for Near-Campus Neighbourhoods. In addition, the following urban design criteria will be applied in the review of all planning applications in Near-Campus Neighbourhoods for new buildings or additions to buildings or structures to facilitate Residential Intensity to evaluate consistency with existing neighbourhood built form patterns and ensure that the following architectural attributes are respected:

- i) Height;
- ii) Roof slopes and shapes;
- iii) Scale;
- iv) Massing;
- v) Fenestration;
- vi) Building materials;
- vii) Building orientation;
- viii) Architectural style; and
- ix) Architectural features

**3.5.19.14
Heritage
Preservation**

The heritage building stock within Near-Campus Neighbourhoods is a significant asset to these neighbourhoods, the adjacent educational institutions, and the City of London. It is a goal of these policies to preserve this heritage building stock wherever possible through rehabilitation and conservation.

The heritage building stock includes properties listed in the *City of London Inventory of Heritage Resources* as well as those properties designated under Part IV or Part V of the *Ontario Heritage Act*.

**3.5.19.15
Campus Lands
Adjacent to the
Community**

At appropriate locations on the periphery of campus lands, where these lands are adjacent to Near-Campus Neighbourhoods, the University and Colleges will be encouraged to develop parks, parkettes, plazas, squares, and other gathering areas where members of the community and the educational institutions can congregate and interact. Where appropriate, limited amounts of small scale commercial uses that serve both the community and the educational institutions are encouraged.

**3.5.19.16
Transit**

Strategic transit planning will be undertaken to consider options and implement transit initiatives that will contribute to the Near-Campus Neighbourhoods Vision. Near-Campus Neighbourhoods have absorbed significant amounts of Residential Intensification and Residential Intensity and a heightened level of transit can serve to support medium- and large-scale residential development projects which are located more distant from campus such that these residential projects are attractive for faculty and students.

**3.5.19.17
Public Projects**

Municipal projects including those involving infrastructure works, road improvements, street lighting, tree planting, park development, and other initiatives involving the public realm will be encouraged to proactively enhance and strengthen Near-Campus Neighbourhoods.

**3.5.19.18
Conflicts**

- i) Where there is a conflict between the Policies for Near-Campus Neighbourhoods, as outlined in Section 3.5.19 of this Plan:
 - a) and the more general policies of this Plan, the Policies for Near-Campus Neighbourhood shall take precedence;
 - b) and the more specific *Policies for Specific Residential Areas*, as outlined elsewhere in section 3.5 of this Plan, the more specific *Policies for Specific Residential Areas* shall apply;
 - c) and approved Secondary Plans, the policies of the Secondary Plan shall apply.
- ii) Where any or all of the requirements of the Policies for Near-Campus Neighbourhoods are not in conflict with or are not specifically addressed in the General Policies, the more specific *Policies for Specific Areas*, or Secondary Plans, the Policies for Near-Campus Neighbourhoods shall apply.

3.5.20
Southeast corner
of Southdale
Road East and
White Oak Road
(315-357
Southdale Road
East and 3026-
3046 White Oak
Road)

- i) Generally, the re-development of the lands at the southeast quadrant of Southdale and White Oak Roads will be undertaken with a high level of design, enhanced pedestrian circulation, and a mix of residential land uses and housing types that are sensitive to the existing single family detached dwellings adjacent to these lands.

A preferred development plan will provide for:

- an enhanced network of streets and walking connections affording pedestrians a greater number of access points to the public transit corridors, recreational and community facilities and existing and future retail opportunities;
- a high density residential “feature” building that acts as a street wall, enhancing the pedestrian experience while providing a buffer between the arterial roads and the internal neighbourhood that it frames;
- building elements in the medium density designation that encourage *street-based* townhouses offering “active frontages” at a pedestrian scale;
- a low density, small lot “buffer” that separates the existing single detached dwellings to the west and south;

- residential designations which encourage a range of development opportunities and a potential for an innovative district development;

Consideration may be given to alternative development standards and to provide for a more efficient utilization of land and to implement the design concept. Urban design guidelines may address such matters as building form and massing, treatment of residential facades and design of commercial/residential mixed use buildings and sites.

the requested variance(s) shall not lead to inappropriate forms of intensification, as characterized in Policy 3.5.19.5 of this Plan;

Overall

ii) Lands immediately south and east of this intersection are designated Multi-Family High Density Residential and are intended to develop as a multi-storey apartment building or buildings which have a high degree of design and compatibility with the surrounding land uses(s).

A maximum building height of approximately eight stories (30m) may be permitted. Surface parking will be discouraged in this area to assist in maximizing land use.

Where appropriate, a convenience store or personal service establishment may be permitted on the ground floor. Any commercial uses must be integrated with the residential development and are not intended to be with a “stand-alone” commercial structure. The exact range of permitted uses may be specified in the Zoning By-law.

the requested variance(s) shall not be supported to approve an increase in Residential Intensity where the proposed new development, expanded development, or modified development can be accommodated through a reconfiguration of the development proposal;

High Density Residential

iii) Lands east of the Multi-Family, High Density Residential designation are intended to develop as Multi-Family, Medium Density Residential. These lands will include the development at 333-337 Southdale Road East and provide a buffer between the high and low density lands in this area.

Single family detached, semi-detached and duplex buildings will not be permitted within the Multi-family, Medium Density Residential designation. Triplexes and fourplexes may be permitted where the goals of establishing a strong street edge are maintained or where they fit within the overall community concept. Various forms of row housing or low-rise apartment buildings are intended to develop within this land use designation.

New convenience commercial or service station uses will not be permitted in this area. (OPA 447)

where a street, block, or neighbourhood has already absorbed substantial Residential Intensification in the Low Density Residential designation, a minor variance to accommodate a proposed consent to sever shall not be supported;

Medium Density Residential

In addition to the policies of section 3.3 and 3.4 of this Plan, the following policies apply to lands southeast of the intersection of Fanshawe Park Road

West an Dalmagarry Road, block 27, 28, 29, 30 and 31 which form part of the Hyde Park Meadows Subdivision (39T-02509).

site-specific minor variance applications to accommodate an increase in Residential Intensity on lands that are not unique within their context and do not have any special attributes which would warrant a site-specific minor variance shall not be supported;

**3.5.21
Southeast
corner of
Fanshawe Park
Road West and
Dalmagarry
Road
(Blocks 27-31 in
draft plan 39T-
02509)
(OPA #490)**

i) New residential development adjacent to Fanshawe Park Road West and Dalmagarry Road will be oriented to the street to provide a high quality of urban design. Design standards including, but not limited to, maximum building setbacks; percentage of built form along street frontage, etc. will be explored at the time of rezoning and Site Plan Approval to assist in realizing design objectives.

minor variances to permit front yard parking shall not be supported where the proposed new development, expanded development, or modification to an existing development eliminates existing parking that is in a location which conforms to the Zoning By-law.

ii) Noise attenuation walls along arterial roads will not be permitted.

iii) A graduated “step down” building height must be provided between high density apartment buildings any proposed development and the adjacent existing and proposed low density residential uses to the south and east to provide for an appropriate transition between these building forms.

iv) Surface parking will not be permitted at the intersection of Fanshawe Park Road West and Dalmagarry Road. Surface parking will be discouraged along the remaining Fanshawe Park Road West and Dalmagarry Road street frontages in order to establish a strong building/street interface in this area. Should surface parking e considered necessary, the parking area must be appropriately screened from the street.

v) Lands immediately south and east of this intersection fronting Fanshawe Park Road West and Dalmagarry Road (identified as Block 28 in Draft Approved Plan 39T-02509) may develop as a multi-storey apartment building or buildings which have a high degree of design and compatibility with the surrounding land use(s).

A maximum building height of approximately 14 storeys (45 m) shall be permitted provided the development is consistent with the Hyde Park Community Plan Design Guidelines and/or the urban design objectives of Council as determined through the zoning by-law amendment process. Building height and densities may be increased as per policy 19.4.4 through enhanced design.

vi) Lands identified as Blocks 27, 29, 30 and 31 in Draft Approved Plan 39T-02509 may develop, in conjunction with (iii), as a multi-

storey apartment building or multi-storey buildings which have a high degree of design and compatibility with the surrounding land use(s).

A maximum building height of approximately six 96) storeys (20 m) may be permitted provided the development is consistent with the Hyde Park Community Plan Design Guidelines and the urban design objectives of Council as determined through the zoning by-law amendment process. Building height and densities may be increased as per policy 19.4.4 through enhanced design.

- vii) The minimum density within lands designated Multi-family Medium Density Residential shall be 30 units per hectare.
- i) Any application for a zoning by-law amendment to permit higher density residential uses on these lands will be subject to a traffic impact study to address the impacts of high density residential development on adjacent City streets and access points to the proposed development area.

Transportation ii) Access to blocks 29, 30 and 31 will be from Dalmagarry Road only and through internal driveways. Access to Block 27 will be from Freeport Street. Access to high rise apartment buildings on Block 28 will not be permitted to Freeport Street or Fanshawe Park Road West in order to limit the impact of increased traffic on the local street and to maintain traffic flow on the arterial road network.

Servicing Any application for a zoning by-law amendment to permit high density residential uses on these lands will be subject to a sanitary and storm servicing analysis to confirm that there is sufficient capacity within the existing sewers and the downstream infrastructure.
(OPA #490)

**3.5.22
Tokala Trail and
Dalmagarry
Road, South
East of
Intersection**

In the Multi-family, High Density Residential designation at 2825 Tokala Trail, in addition to uses permitted in the Multi-family, High Density Residential designation, convenience commercial uses may also be permitted in the ground floor of an apartment building, up to an overall maximum of 1,050 square metres of gross floor area, and oriented to a future or existing commercial development on lands to the immediate south. (OPA 548)

**3.5.23
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 for in the SoHo Community Improvement Plan and Section 11 and 19.4 of the Official Plan;
- i) 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
- ii) Neighbourhood facilities are permitted within a residential building as provided for in Section 3.6.4. (OPA 551)

**3.5.24
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:

- 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 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. (OPA 552)

**3.5.25
1643, 1649 and
1653 Richmond
Street**

The subject lands are located on the west side of Richmond Street, south of Hillview Boulevard, including the lands that are municipally known as 1643, 1649 and 1653 Richmond Street. These lands are situated along an important gateway into the City of London from the north, along a future rapid transit corridor, and are adjacent to Masonville Mall, a regional activity and employment centre. Given the prominent location of the subject lands, it is desirable to increase the scale of development and range of uses permitted on these lands. It is intended that the following site-specific policies will facilitate the development of an aesthetically pleasing, functional and transit-supportive development which simultaneously preserves the residential amenity of the abutting low density residential lands to the west. A limited amount of medical/dental office space within a mixed-use building may be provided to service surrounding neighbourhoods and provide an effective pedestrian oriented interface with the corner of Richmond Street and Hillview Boulevard. Future development of these lands shall be generally in accordance with a conceptual block development plan developed in support of a Zoning By-law amendment application which meets the general intensification criteria outlined in Section 3.2.3 and the Urban Design Principles outlined in Section 11 of the Official Plan as well as the following site-specific policies:

- a) For the lands located at 1643 and 1649 Richmond Street, the permitted uses shall include cluster townhouses and apartment buildings, and non-residential uses shall be directed to lands to the north. For the lands located at 1653 Richmond Street, the permitted uses shall include apartment buildings and small-scale medical/dental offices up to a maximum gross floor area of 430m² within the ground floor of an apartment building. For the lands located at 1643, 1649 and 1653 Richmond Street, the location of apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west.
- b) Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum density of 200 units per hectare and a maximum height of up to 6-storeys shall be permitted for subject to the regulations of the Zoning By-law.
- c) The development of the subject lands will occur in a comprehensive manner wherein internal driveway connections are required to connect various phases of development and redevelopment as well as properties to the south including 1607-1639 Richmond Street. The properties at 1607-1639 Richmond Street will be developed for residential uses and include convenience commercial uses at 1631 and 1635 Richmond Street. Similarly, mutual access to underground parking facilities may be provided to properties within this block to connect various phases of development. Mutual access to Hillview

Boulevard shall be provided through these properties for the benefit of all of the subject properties identified in this special policy as well as all properties located south of the subject lands, on the west side of Richmond Street including 1607-1639 Richmond Street.

- d) Applications for Zoning By-law amendments will require the submission of a comprehensive block development plan which shall include a site plan and conceptual building elevations, which conform to the policies of this Section. Holding provisions may be utilized to ensure a development agreement is entered into with the City of London which provides assurances that the ultimate form of development be consistent with the conceptual block development plan. The requirement to provide a conceptual block development plan is intended to ensure that development, which may occur in phases over time, generally appears and functions as a comprehensive development.
- e) Other principles that will guide the development of the conceptual block development plan and the associated zoning regulations include:
 - i) Minimum setback distances from low density residential properties to the west shall be specified in the Zoning By-law in order to provide for significant buffering opportunities.
 - ii) The construction of below-grade parking shall be required. Limited opportunities for surface parking may be provided. Above-grade parking structures shall not be permitted. Additional below-grade parking shall be encouraged to reduce the amount of surface parking area and, if required, to maintain the minimum lot coverage and landscaped open space requirements specified in the Zoning By-law.
 - iii) The maximum height of townhouse dwellings and restrictions regarding the above-grade height of basements shall be implemented through the zoning provisions to ensure the visual impacts on adjacent low density properties to the west are minimized.
 - iv) Apartment buildings shall include primary entrances oriented toward the Richmond Street corridor. Primary entrances may be oriented toward the corner of Richmond Street and Hillview Boulevard along the northern portion of the site.
 - v) Yard depths from the apartment buildings to Richmond Street and Hillview Boulevard shall be minimized.
 - vi) Existing vegetation along the western property line shall be retained to the greatest extent possible with additional vegetation maximized to provide for privacy between the subject lands and the abutting low density residential uses to the west.
 - vii) The number of townhouse dwellings shall be limited to four per block

to break up the visual massing. (OPA 601)

3.5.26 Richmond Street-Old Masonville
(OPA 565)

The Richmond Street-Old Masonville area is located on the west side of Richmond Street between Shavian and Hillview Boulevards on lands that are municipally known as 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street. These lands are situated along an important gateway into the City of London from the north, along an important transit corridor, and are adjacent to Masonville Mall, a regional activity centre and major node. Given the prominent location, it is desirable to increase the net residential density of these lands to facilitate the development of an aesthetically pleasing, functional, and transit-supportive residential development while simultaneously preserving the residential amenity of the abutting low density residential lands to the west and south, and providing for a limited amount of accessory commercial space intended to service the day-to-day convenience needs of the future residents and immediate neighbourhood. Future development of these lands shall be consistent with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* which have been adopted pursuant to Section 19.2 of the Official Plan.

- i) In addition to the requirements identified in the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*, the key principles to be implemented through the development of these lands include the following:
- Increasing setback distances from low density residential areas to the west and south of the subject lands to provide for enhanced buffering opportunities.
 - Facilitating appropriate intensity by establishing a cap on the number of bedrooms at 3 per dwelling unit.
 - Apartment buildings shall be required to include a mix of 1, 2, and 3 bedroom units.
 - Mitigation of impacts onto the surrounding established low density residential neighbourhood by lowering the maximum height of townhouse dwellings and restricting the above-grade height of basements through the use of zoning regulations.
 - Implementing a mix of at-grade and below-grade parking to provide opportunities for more landscaped open space. Above-grade parking decks shall not be permitted. Below-grade parking shall be utilized in the development of the properties located at 1631, 1635, 1639, 1643, 1649 and 1653 Richmond Street in the event that parking requirements cannot be provided at grade without an accompanying reduction in the lot coverage and/or landscaped open space coverage regulations.
 - Apartment buildings shall be oriented toward the Richmond Street corridor as well as Hillview Boulevard along the northern perimeter.
 - Front yard depths from the apartment buildings to Richmond Street and Hillview Boulevard shall be minimized.
 - Decreasing the height of the buildings from east to west and from north to south such that the greatest heights shall be located at the northern and eastern portions of the subject lands with lower heights along the western and southern portion of the subject lands.

- Retaining existing vegetation and providing for dense landscaping to maximize privacy between the subject lands and the abutting low density residential properties to the west and south.
 - Limiting the number of townhouse dwellings to four per block to break up the visual massing.
- ii)
- Require the comprehensive development of these lands through the use of internal driveway access and limited mutual access points.

In addition to the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* and the key principles identified above, the following policies will provide additional guidance for the development of these lands:

- (a) For the lands located at 1607, 1609, and 1611 Richmond Street, the permitted uses shall be cluster townhouses and cluster stacked townhouses. The location of the cluster stacked townhouses shall be restricted to the eastern portion of 1609 and 1611 Richmond Street, directly abutting the Richmond Street corridor, thereby locating the maximum heights and densities away from the abutting low density residential lands to the south and west. To implement these uses, a maximum net density of 45 units per hectare shall be permitted and the maximum height of the permitted uses shall be regulated by the Zoning By-law.

Mutual access to Richmond Street may be required through these properties and, if so, it shall be provided for the benefit of all the subject properties identified in this Special Policy.

- (b) For the lands located at 1615, 1619, 1623, and 1627 Richmond Street, the permitted uses shall include apartment buildings and cluster townhouses. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west. Notwithstanding the density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 150 units per hectare shall be permitted and a maximum height of four-storeys shall be permitted for the apartment building, subject to the regulations of the Zoning By-law.

- (c) For the lands located at 1631, 1635, and 1639 Richmond Street, the permitted uses shall include apartment buildings, cluster townhouses, and limited convenience commercial uses on the ground floor of the apartment building which service the day-to-day convenience needs of the residents of the immediate neighbourhood. Any commercial uses must be integrated within the residential apartment building and are not intended to be within a “stand-alone” commercial structure. The exact range of permitted convenience commercial uses shall be specified in the Zoning By-law. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwelling to the west. Notwithstanding the

height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 200 units per hectare and a maximum height of six-storeys shall be permitted for the apartment building, subject to the regulations of the Zoning By-law.

Mutual access to Richmond Street shall be provided opposite Jacksway Crescent for the benefit of all the subject properties identified in this Special Policy. The construction of below-grade parking shall be required below the apartment building to supplement the surface parking area. Additional below-grade parking shall be encouraged to reduce the amount of surface parking area and, if required, to maintain the minimum lot coverage and landscaped open space coverage requirements.

- (d) For the lands located at 1643, 1649, and 1653 Richmond Street, the permitted uses shall include apartment buildings and cluster townhouses. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwelling to the west. Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 200 units per hectare and a maximum height of up to six-storeys shall be permitted for the apartment building subject to the regulations of the Zoning By-law.

Mutual access to Hillview Boulevard shall be provided through these properties for the benefit of all the subject properties identified in this Special Policy. The construction of below-grade parking shall be required below the apartment building to supplement the surface parking area. Additional below-grade parking shall be encouraged to reduce the amount of surface parking area and, if required, to maintain the minimum lot coverage and landscaped open space coverage requirements.

3.6.

GENERAL PROVISIONS FOR ALL RESIDENTIAL LAND USE DESIGNATIONS

3.6.1. Group Homes

Group homes are permitted to locate in all Residential designations.

Definition

- i) For the purposes of this Plan, group homes are defined as a single housekeeping unit in which three to eight residents, excluding staff or receiving family, live as a family, for a period exceeding one week for the majority of residents, and under responsible supervision consistent with the requirements of its residents. Group homes shall be licensed or approved under provincial statute and shall not include correctional residences.

Separation Distances ii) In order to prevent concentration of group homes, zoning regulations will require a minimum separation distance between group homes.

3.6.2. Correctional and Supervised Residences Correctional and supervised residences may be permitted by zone change in the Multi-Family, Medium Density Residential designation and Multi-Family, High Density Residential designation subject to the following criteria:

Location i) The site is located on an arterial road and is in close proximity to other non-residential land uses.

Compatibility ii) The proposed use shall take into account surrounding land uses in terms of height, scale and setbacks and shall not adversely impact the amenities and character of the surrounding area.

Other Residential Uses iii) The proposed use will not substantially reduce the suitability of the designated area to accommodate residential uses.

Planning Impact Analysis iv) The proposed use can satisfy the requirements of policy 6.2.10. of this Plan and Planning Impact Analysis according to the provisions of Section 3.7.

3.6.3. Home Occupations A dwelling unit may be used for the purpose of a home occupation provided that the home occupation is a business activity which is clearly ancillary to the residential use of the property, is carried on entirely within the dwelling unit by a resident of the dwelling unit, and does not generate any noise, odour, traffic or visual impacts that may have an adverse effect on adjacent properties or dwelling units.

Zoning i) The Zoning By-law shall contain regulations to limit the kinds of activities to be allowed as home occupations, according to the type of dwelling unit, and shall establish restrictive standards regarding matters such as scale of use, extensions to buildings, parking facilities, exterior storage or display of goods, signage and other evidence of the use from outside the property.

3.6.4. Community Facilities The residential land use designations shall permit a range of non-residential community facilities that are normally associated with, and integral to, a residential environment. Where they are determined to be appropriate the following community facilities permitted in all Residential land use designations include churches; day care centres; branch libraries; schools; community centres; public parks; and public recreation facilities. Zoning on individual sites may not allow for the full range of permitted uses. New community facility uses will require a zone change subject to the following criteria:

Residential Amenity	i) The proposed community facility will not result in the concentration of community facilities within an established neighbourhood that would detract from the neighbourhood's residential amenity and character. This does not preclude the planned concentration of community facilities during the Secondary Plan process in Section 19.2.1 or in developing neighbourhoods.
Compatibility	ii) The proposed community facility will be compatible with and sensitive to the scale and appearance of surrounding residential uses.
Function	iii) The proposed community facility use can be designed to have sufficient off-street parking, circulation, drop-off and pick-up facilities, and access points to minimize traffic on abutting area streets.
Site Plan Approval	iv) Community facility proposals which require site plan approval will be evaluated on the basis of the following criteria: <ul style="list-style-type: none"> (a) the site is large enough to accommodate the required number of parking spaces within a side or rear yard area, or it will be demonstrated that front yard parking will have no detrimental effect on the adjacent land uses; (b) provisions will be made for landscaping, privacy screening or any other appropriate measures necessary to protect the amenity of adjacent residential properties; (c) provisions will be made for functional and adequate on-site parking, manoeuvrability, and drop-off and pick-up facilities; and (d) development will conform with all other applicable provisions of the City's Site Plan Control By-law. <small>(Subsection 3.6.4 amended by OPA 250, approved 03/05/21)</small>

3.6.5. Convenience Commercial and Service Stations

The preferred location for convenience commercial uses and service stations is within the various Commercial land use designations. However, it is recognized that on some sites in Residential designations where specific locational and land use compatibility criteria are met, this type of development may be appropriate as a secondary use. The policies of the Plan recognize existing convenience commercial uses and service stations that are appropriately located in Residential designations. New convenience commercial uses and service stations within the Residential designations will require an Official Plan amendment and zone change.

Function	i) Convenience commercial uses and service stations should be designed to function at a neighbourhood scale while providing services to surrounding residential areas and the travelling public.
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Permitted Uses	ii)	Convenience commercial and service station uses permitted within the Residential designations include the following:
Convenience Commercial	(a)	<p>Variety stores; video rental outlets; film processing depots; financial institutions; medical/dental offices; small take-out restaurants, small food stores; and gasoline sales associated with a variety store. For convenience commercial sites with a gross floor area in excess of 500m², additional uses including offices, studios, commercial schools, day care centres, bake and florist shops, pharmacies, restaurants eat-in and convenience business service establishments may be permitted. In special circumstances, Council may permit low impact uses such as small commercial schools and day care centres in convenience commercial sites smaller than 500m² in size through a Zoning By-law Amendment. A variety store, or personal service establishment located on the ground floor of an apartment building may be permitted provided it is oriented towards serving the needs of the residents of the building and the immediate surrounding area. The exact range of permitted uses will be specified in the Zoning By-law.</p> <p><small>(Sub-clause (a) amended by OPA No. 146 - approved 99/02/19)</small></p>
Service Stations	(b)	Service stations; gas bars; and service stations in combination with car washes. The exact range of permitted uses will be specified in the Zoning By-law.
Existing Uses	(c)	<p>Convenience commercial uses and service stations in Residential designations which were existing on the date of adoption of this Plan, and which meet the locational criteria of the Plan are recognized as legal conforming uses. The location of those existing convenience commercial uses and service stations that are recognized by the Plan are shown on Appendix Schedule 1, Convenience Commercial and Service Stations.</p> <p>Convenience commercial uses and service stations in Residential designations which were legally existing on the date of the adoption of this Plan, but which do not meet the locational criteria of the Plan, will be regarded as legal non-conforming uses.</p>
Location	iii)	Convenience commercial uses and service stations will be located on arterial or primary collector roads where it can be demonstrated that such uses are compatible with surrounding land uses and will not have a serious adverse impact on the traffic-carrying capacity of roads in the area. The preferred locations for convenience commercial uses and service stations are at the intersections of major roads.
Scale of Development	iv)	The size of individual convenience commercial uses and service stations will be specified in the Zoning By-law, and will be at a scale which is compatible with surrounding land uses.

- (a) Convenience commercial centres or stand-alone uses should not exceed 1,000 square metres (10,764 square feet) of gross leasable area.
 - (b) Service stations which are part of a convenience commercial centre shall be considered part of the gross leasable area of the centre.
- Form of Development
- v) Convenience commercial uses and service stations will be permitted as stand-alone uses or as part of a convenience commercial centre. It is not the intent of convenience commercial policies to permit large free-standing uses that should be located in other commercial designations.
(Clause v) amended by OPA No. 146 - approved 99/02/19)
- Locations of Convenience Commercial and Service Stations Uses
- vi) All convenience commercial uses and service stations in Residential designations which are recognized by the policies of this Plan are shown on Appendix 1. (Note: Appendix 1 is not part of the Official Plan; for locational reference only.) In addition to existing convenience commercial uses and service stations in Residential designations, the following uses are permitted in the locations specified:
 - (1) Southwest corner of Sarnia Road and Wonderland Road convenience commercial and service station uses;
 - (2) Northwest corner of Bradley Avenue and Millbank Drive - convenience commercial uses;
 - (3) Northwest corner of Admiral Drive and Veterans Memorial Parkway - convenience commercial and service station uses;(OPA 399)
 - (4) Northwest quadrant of Trafalgar Street and Veterans Memorial Parkway- convenience commercial uses and service station uses; (OPA No. 399)
 - (5) Northwest corner of Oxford Street West and Guildwood Boulevard - convenience commercial uses;
 - (6) Deleted by OPA No. 148 - approved 99/03/05
 - (7) Northwest corner of Southdale Road and Farnham Road (Block L) - convenience commercial uses;
 - (8) Southwest corner of Wonderland Road South and Viscount Road - convenience commercial and service station uses;
 - (9) 270 Hale Street south of Trafalgar Street – personal service establishments associated with a single detached dwelling. (deleted and replaced by OPA #474)
 - (10) Deleted by OPA No. 149 - approved 99/03/19.
(Sub-clause (10) added by OPA No. 114 - approved by MMAH 98/08/25)

- (11) Northeast corner of Fanshawe Park Road East and North Centre Road - convenience commercial and service station uses.
(Sub-clause (11) added by OPA No. 197 - approved by OMB 00/06/21)
- (12) North side of Southdale Road East, east of Adelaide Street South, municipally known as 810 Southdale Road East - convenience commercial and service station uses.
(Sub-clause (12) added by OPA No. 198)
- (13) Northeast corner of Sunningdale Road East and the future westerly collector street proposed on the south half of Lot 11, Concession 6 - convenience commercial uses.
(Sub-clause (13) added by OPA No. 208)
- (14) Southwest corner of Highbury Avenue North and Kilally Road - convenience commercial and service station uses.
(Sub-clause (14) added by OPA No. 185)
- (15) 1150-1152 Fanshawe Park Road East, east of Glenora Drive - convenience commercial uses.
- (16) Southeast corner of Cheapside Street and Sterling Street - convenience commercial uses.
(Sub-clause (16) added by OPA No. 215, approved 01/05/03)
- (17) Northwest corner of Adelaide Street and Terrace Street - convenience commercial and service station uses. (Sub-clause (17) added by OPA No. 231, approved 01/11/16)
- (18) Southwest corner of the propose collector road and Fanshawe Park Road East - convenience commercial uses.
(Sub-clause (18) added by OPA 323, approved May 3, 2004)
- (19) 7024 Kilbourne Road, northwest corner at Colonel Talbot Road - convenience commercial uses.
(Sub-clause (19) added by OPA 329, approved June 28, 2004)
- (20) Northeast corner of Colonel Talbot Road and Raleigh Boulevard – convenience commercial uses. (OPA 522)

3.6.6. Funeral Homes

Existing funeral homes within the Residential land use designations are permitted. The conversion of a residential building to a funeral home or the construction of a new funeral home may also be permitted through an amendment to the Zoning By-law and subject to the following provisions:

- Location
 - i) The site is located on an arterial, primary collector or secondary collector road.
- Compatibility
 - ii) The site can accommodate both the required parking spaces, preferably within a side or rear yard area, and any landscaping, privacy screening or other measures necessary to protect the amenity of adjacent residential properties.

Planning Impact Analysis iii) The site can meet the requirements for Planning Impact Analysis as provided for in Section 3.7.

**3.6.7.
Commercial
Recreation
Facilities**

Commercial recreation facilities such as arenas, swimming pools, and fitness centres may be permitted in the Multi-Family, Medium Density Residential and Multi-Family, High Density Residential designations through an amendment to the Zoning By-law and subject to the following provisions:

Location i) The property proposed for development shall be located on an arterial or primary collector road and shall not abut any existing or zoned low density residential uses.

Compatibility ii) The proposed use will not substantially reduce the suitability of the designated area to accommodate residential uses.

Buffering iii) Provision shall be made for landscaping, privacy screening, building setbacks and other measures that may be necessary to protect the amenity of adjacent residential properties.

Planning Impact Analysis iv) The proposed use may be subject to a zone change and Planning Impact Analysis as provided for in Section 3.7.

**3.6.8.
New Office
Development**

Small-scale, free-standing office buildings may be permitted as secondary uses in the Multi-Family, Medium and Multi-Family, High Density Residential designations, subject to the following provisions:

Location i) Office developments shall be located on an arterial or primary collector road. In established neighbourhoods, office developments will only be permitted in areas where the residential amenity of properties fronting onto the arterial or primary collector road has been substantially reduced.

Buffering ii) Provision shall be made for landscaping, privacy screening, building setbacks and other appropriate measures necessary to protect the amenity of adjacent residential properties.

Scale, Appearance iii) The proposed building shall be sensitive to the scale and appearance of adjacent residential uses.

Zoning, Planning Impact Analysis iv) Proposals for new office developments shall require a Zoning By-law amendment. A Planning Impact Analysis as described in Section 3.7. will be required to determine if the proposed development is appropriate.

**3.6.9.
Office
Conversions**

The conversion of dwellings within Residential designations for office purposes shall be allowed within specifically identified areas subject to the following criteria:

Definition of Office Conversions i) For the purposes of the Plan, office conversion shall be defined as the total or partial conversion of a residential building for office use. Office conversions may involve minor additions to the existing building where these facilitate the use of the building for offices. Retention of the general form and character of buildings converted for office use will be required.

Location of Office
Conversions

- ii) Office conversions may be permitted in the following locations within the Residential designations:
- (1) Oxford Street - north side between the Thames River and Adelaide Street; south side between Foster Avenue and Woodward Avenue; south side between Wharncliffe Road and the Thames River; and south side between the Thames River and Adelaide Street;
 - (2) Oxford Street - north side between McNay Street and Oakside Street;
 - (3) Central Avenue - north side between Richmond Street and Waterloo Street; south side between Wellington Street and Waterloo Street;
 - (4) Albert Street - both sides between Talbot Street and Richmond Street;
 - (5) Kent Street - north side between Ridout Street and Richmond Street;
 - (6) Princess Avenue - north side between Centennial Lane and Waterloo Street; south side, 371 Princess Avenue only;
 - (7) Dufferin Avenue - south side between Waterloo Street and Colborne Street;
 - (8) Queens Avenue - north side between Waterloo Street and Elizabeth Street; south side between Waterloo Street and English Street;
 - (9) Talbot Mixed Use Area - subject to the policies of 3.5.1.;
 - (10) Wellington Street - west side, between the CPR tracks and Central Avenue; east side, between the CPR tracks and Wolfe Street;
 - (11) Waterloo Street - both sides between Pall Mall Street and Princess Avenue;
 - (12) Richmond Street - both sides between Grosvenor Street and Oxford Street;
 - (13) Ridout Street - west side between the Thames River and Elmwood Avenue; east side between the Thames River and Grand Avenue;
 - (14) Wellington Road - both sides between the Thames River and Commissioners Road. To ensure a co-ordinated and timely approach to office conversions within this area, properties will not be pre-zoned for office conversions, but will require a Zoning By-law amendment;

- (15) On arterial streets at the periphery of Regional and Community Shopping Areas where the residential amenity of properties has been substantially reduced. Properties will not be pre-zoned for office conversions but will require a Zoning By-law amendment;
- (16) Stanley Street - south side between Wharncliffe Road and the Thames River; and
- (17) Waterloo Street - west side, south of Oxford Street, north of the laneway.
- (18) 470 Colborne Street (OPA 691 - C.P.-1284(uj)-28)

Office
Conversions
Outside of
Identified Areas

- iii) The preferred locations for office conversions are those areas identified in 3.6.9. ii). Consideration may also be given to proposed office conversions in other residential areas that are located on arterial roads which have lost some of their residential amenity for a variety of reasons, including, but not limited to, traffic. Proposals will be assessed on an area basis to determine if the area is appropriate for office conversions and whether the area should be identified as an office conversion area under policy 3.6.9. ii). In some cases, Council may permit an office conversion(s) on a site specific basis by Zoning By-law amendment where the proposed use is compatible with adjacent uses and an area approach is not warranted. Proposals for an office conversion(s) outside of identified areas will be evaluated on the basis of the following criteria:
 - (a) whether the site is a desirable location for office conversions;
 - (b) the potential impact of the proposed conversion(s) on the surrounding neighbourhood;
 - (c) location on an arterial road that sustains significant traffic volumes;
 - (d) potential impact of the office conversion(s) on traffic movement;
 - (e) proximity to commercial land uses, or existing office conversions;
 - (f) general condition of residential buildings in the immediate surrounding area;
 - (g) ability of existing municipal services and infrastructure to accommodate the proposed conversion(s); and
 - (h) Planning Impact Analysis according to the provisions of Section 3.7.

Site Plan
Approval
Required

- iv) All office conversion proposals will require site plan approval which will be evaluated on the basis of the following criteria:

- (a) whether provisions have been made for landscaping, privacy screening or any other appropriate measures necessary to protect the amenity of adjacent residential properties;
- (b) whether the residential appearance of the existing building is maintained and the external evidence of the office use is minimized. Minor additions that are compatible with the external design and appearance of the existing building may be permitted, where necessary, to facilitate the use of the building for office purposes;
- (c) the use of common driveways and parking areas to serve adjacent office conversions shall be encouraged. Where access is proposed to be provided through a side yard to a local street an assessment will be made on the possible negative impacts on adjacent residential uses, and whether access would be more appropriately directed to the main street;
- (d) whether provision is made for the on-site manoeuvrability of vehicles so that egress from the site does not require vehicle reversals onto the street; and
- (e) conformity with all other applicable provisions of the City's Site Plan Control By-law.

Parking Requirements

- v) Where the proposed office conversion is located in close proximity to the Downtown Area, the City may accept payments in-lieu-of a portion of the required parking if it can be demonstrated that there is sufficient available off-site parking to accommodate the proposed use within the immediate surrounding area.

Permission for Office Use

- vi) Where office conversions are permitted in Residential designations through the provisions of the Plan, the permission for office use shall be retained only as long as the life of the building, and shall not be used as the basis for a redesignation or rezoning of the property for office use.

3.6.10. Measurement Density

"Net density" is calculated as the total area of the land designated and proposed for residential development, including of lands dedicated for the purpose of widening existing roads, less any parcels of land to be used for schools, parks, public roads or other non-residential uses.

Where an area proposed for development comprises more than one residential designation, each part shall be subject to the density provision applicable to its designation.

3.6.11. Residential Uses Adjacent to Industrial Areas

Residential development adjacent to Industrial designations may be subject to measures intended to minimize any potential adverse impacts of existing or future industrial use on the residential development.

- Noise Attenuation i) Residential development may be subject to noise attenuation requirements according to the provisions policy 19.9.5.

- Buffering ii) Increased setback, landscaping, privacy screening or other measures to provide an appropriate buffer between residential and industrial uses may be required through the Zoning By-law, and the subdivision and site plan approval processes.

3.6.12. Suburban Small Lot Subdivisions Larger plans of subdivisions containing small residential lots shall provide a mix of lot frontages for single detached dwellings. The Zoning By-law shall contain a specific zone for small lot single detached dwellings in suburban areas of the City. The Zoning By-law shall also contain regulations addressing the interior garage widths and accompanying driveway widths. Subdivision guidelines shall be prepared to assist in the review of larger small lot suburban subdivisions.

3.6.13. Rural/Urban Interface The long-term Rural/Urban Interface exists where residentially designated lands abut both the City's Urban Growth Boundary and the City's municipal boundary. Development proposals within 300 m of the Rural/Urban Interface, including Area Plans, Official Plan amendments, zoning by-law amendments, plans of subdivision, severances and site plans, shall be reviewed within the context of the following policies to determine the potential for rural/urban land use conflicts:

- i) Development at the Rural/Urban Interface shall incorporate existing natural features and man-made features to provide for separation and buffering between rural and urban land uses.

- ii) Development agreements to be registered on lands at the Rural/Urban Interface shall clearly identify that agricultural operations are ongoing in the area, beyond the City's municipal boundary, and that these agricultural practices may result in noise, odours, dust and other potential nuisances resulting from normal farm practices.

- iii) Development proposals at the Rural/Urban Interface shall include design measures to mitigate adverse impacts that agricultural operations beyond the City's municipal boundary may have upon urban land uses in the City;

- iv) As well, development proposals at the Rural/Urban Interface shall include design measures to minimize adverse impacts which urban land uses in the City may have upon agricultural operations beyond the City's municipal boundary.

(Subsection 3.6.13 Added by OPA 230, amended by OMB Order 1306 issued 02/09/26)

3.7. PLANNING IMPACT ANALYSIS

3.7.1. Purpose *Planning Impact Analysis will be used to evaluate applications for an Official Plan amendment and/or zone change, to determine the appropriateness of a proposed change in land use, and to identify ways of reducing any adverse impacts on surrounding uses. Planning Impact Analysis is intended to document the criteria reviewed by municipal staff through the application review process to assess an*

application for change. Depending upon the situation, other criteria may also be considered.

(Amended by OPA 438 Dec. 17/09)

3.7.2.
Scope of
Planning Impact
Analysis
General
Proposals

Planning Impact Analysis will be undertaken by municipal staff and will provide for participation by the public in accordance with the provisions for Official Plan amendment and/or zone change applications as specified in Section 19.12.

Proposals for changes in the use of land which require the application of Planning Impact Analysis will be evaluated on the basis of criteria relevant to the proposed change. Other criteria may be considered through the Planning Impact Analysis to assist in the evaluation of the proposed change.

Where an Official Plan amendment and/or zone change application is being considered the following criteria may be considered:

- (a) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area.
- (b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use;
- (c) the supply of vacant land in the area which is already designated and/or zoned for the proposed use; and
- (d) the proximity of any proposal for medium or high density residential development to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services.
- (e) the need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 - Housing.
- (f) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;
- (g) the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;
- (h) the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;
- (i) the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;

- (j) the potential impact of the development on surrounding natural features and heritage resources;
- (k) constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development;
- (l) compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and
- (m) measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis;
- (n) impacts of the proposed change on the transportation system, including transit.

(Section 3.7.2. amended by OPA 438 Dec. 17/09)

An applicant for a proposed change in land use may be required to provide information and details on the development and its likely impacts, for the purpose of assisting the City in undertaking Planning Impact Analysis.

3.7.3. Information Required

An applicant proposing a residential intensification development, as defined in section 3.2.3.1. of the Plan, within the Low Density residential designation, or requesting an Official Plan Amendment to a more intensive residential land use designation or requesting Bonus Zoning pursuant to policy 19.4.4. shall be required to submit the following reports. These reports may be submitted as a single document that demonstrates how the proposal is compatible with the Neighbourhood Character Statement (OPA# 544):

- (a) Neighbourhood Character Statement.** A detailed statement of the character of the existing neighbourhood that demonstrates how the proposed development respects the character of the existing neighbourhood shall be submitted by the applicant. This inventory of urban design characteristics shall include a review of structures and the natural environment within the surrounding neighbourhood. Although the extent of the area to be reviewed will be established at the pre-consultation stage, it shall include an area consisting of 120 metres radius from the subject site. The conceptual design of the project needs to be based on specific built form principles which guide what it is that the project wants to achieve. The Neighbourhood Character Statement shall incorporate the following items:

Character & Image

- i) description of the existing street character;
- ii) description of the project in the context of the neighbourhood;
- iii) visual components; and
- iv) retention and role of natural environment.

Site Design

- i) the location of buildings, as well as their orientation to the street edge and sidewalks;
- ii) the location of building entrances;
- iii) how the design relates to its site and greater surrounding area;
- iv) views in to and out of the site – how does the building function as a view terminus – provide pedestrian perspectives (at-grade views) and important views; and
- v) vehicular and pedestrian circulation

Servicing

- i) accessibility and connectivity of the site to the adjacent neighbourhood, community facilities and destinations, including consideration of the circulation for automobile, pedestrians, cyclists and persons with disabilities;
- ii) access to transit; and
- iii) shared service locations, parking, ramps, drop-offs, service areas for garbage, loading, utilities, etc.

(b) Compatibility Report. As part of an application for residential intensification, the applicant shall be required to demonstrate that the proposed project is sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood. The conceptual design of the project shall address the following items to demonstrate the compatibility of the proposal with the surrounding neighbourhood (OPA# 544):

Built Form Elements:

- i) how the building(s) addresses the street;
- ii) street wall and treatment of grade level;
- iii) roof top and cornice lines;
- iv) location of entrances and other openings;
- v) relationship of the building(s) to the street at intersections; and,
- vi) design for comfort and safety (i.e. privacy, lighting, sun and wind protection, etc.)

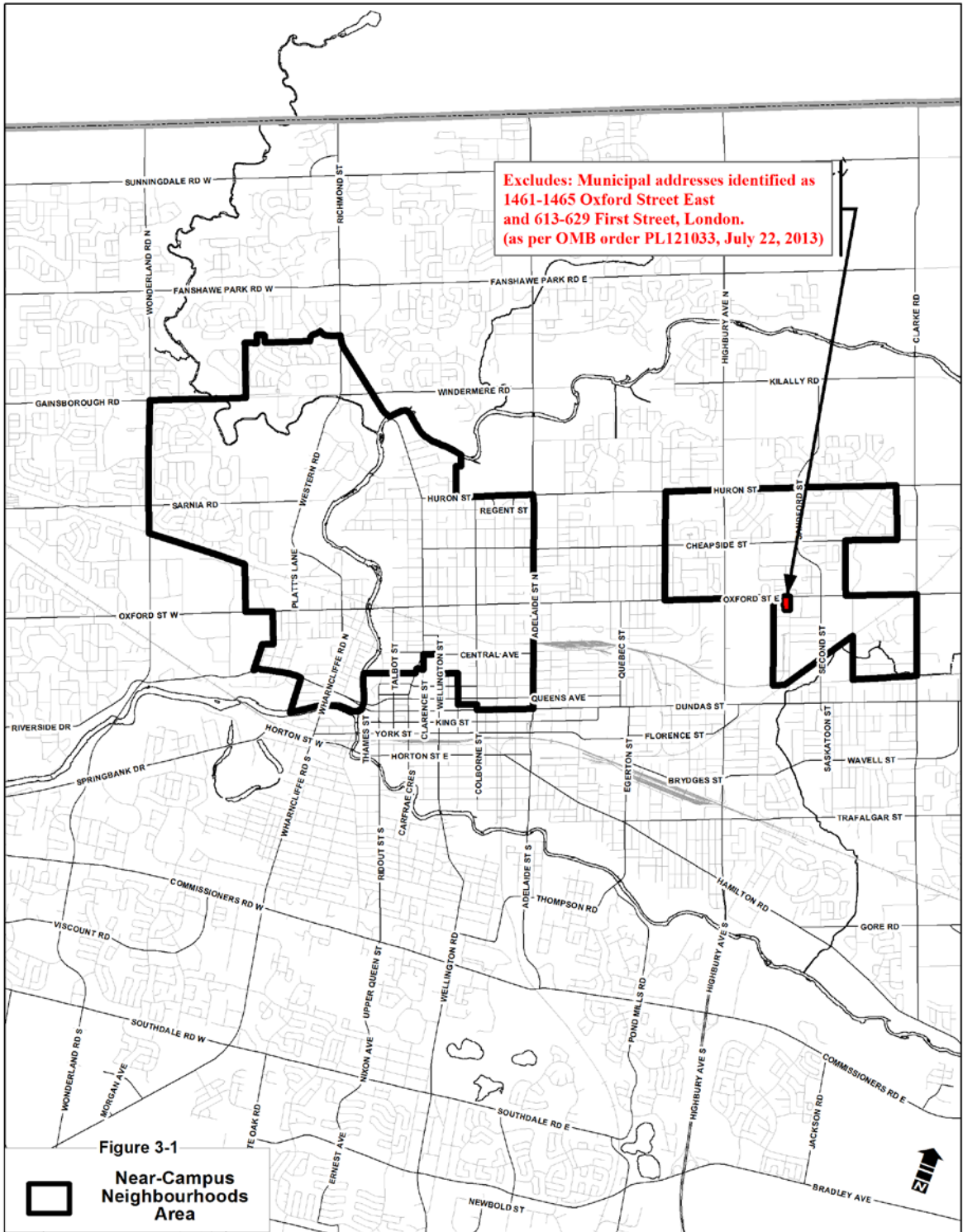
Massing and Articulation:

- i) the rhythm of at-grade openings;
- ii) setbacks;
- iii) transition to adjacent uses/buildings, and among buildings within the site;
- iv) transition of scale;
- v) street proportion / street sections (building to street ratio); and
- vi) shadowing caused by mid-rise and tall buildings should be minimized and impacts on adjacent private amenity areas (natural light and privacy for example) should be minimized.

Architectural Treatment:

- i) style;
- ii) details;
- iii) materials; and
- iv) colours.

Figure 1



(figure replaced by OPA 644)