

6.

REGIONAL AND COMMUNITY FACILITIES DESIGNATIONS

INTRODUCTION

The Regional and Community Facilities land use designations provide the primary locations for uses which satisfy the health, education and other service needs of area residents. These facilities take many forms, ranging in size from a university campus to a neighbourhood health clinic. Many of these facilities are located in developed areas and in some cases encroach and impact on established residential areas.

Some of the other land use designations also permit institutional type uses. Facilities in these designations are normally smaller in scale and have less impact on surrounding land uses than the types of uses permitted in the Regional and Community Facilities land use designations. Examples include elementary and secondary schools, branch libraries and fire stations.

Two land use designations, Regional Facilities and Community Facilities, have been delineated on Schedule "A" - the Land Use Map. The distinctions between the two categories are based on the scale of the facility, the size of the area to be served and their compatibility with other uses. The Regional and Community Facilities designations are primarily intended for publicly-owned, institutional uses, but may also include a limited range of private institutional facilities.

6.1.

OBJECTIVES FOR REGIONAL AND COMMUNITY FACILITIES LAND USE DESIGNATIONS

It is intended that the development and use of areas designated Regional and Community Facilities shall be directed towards the following objectives:

- i) Provide lands at appropriate locations to meet the expected growth of Regional and Community Facilities in the City over the life of the Plan.
- ii) Provide for secondary land uses which are associated with Regional and Community Facilities in areas which have a high level of accessibility, and where the impact on surrounding land uses can be minimized.
- iii) Minimize any adverse impacts from new Regional and Community Facilities, or the expansion of existing Regional and Community Facilities, on neighbouring residential areas.

6.2.

REGIONAL AND COMMUNITY FACILITIES

The Regional Facilities designation is intended to provide for a wide range of large institutional uses which serve the regional area. The policies for Regional Facilities recognize existing institutional uses and provide for the

expansion or addition of existing or new regional facilities. Policies are included to guide the location and development of regional facilities so as to reduce the impact on neighbouring land use designations.

The Community Facilities designation provides for a wide range of smaller, less intensive institutional uses which serve either community or local neighbourhood needs. The policies for Community Facilities recognize existing institutional uses and provide for the expansion or addition of new community facilities. The policies for Community Facilities provide for a number of alternative locations for these uses, recognizing the lower intensity compared to Regional Facilities. In some cases Community Facilities may be appropriate adjacent to, or within, single family residential neighbourhoods. Policies are included to minimize any impacts which may arise from a mixing of the Community Facilities designation and other land uses.

**6.2.1.
Functional
Categories of
Regional and
Community
Facilities**

The purpose of the Regional and Community Facilities policies is to promote the orderly development and distribution of institutional type facilities and to minimize any impacts that these facilities may have on adjacent land uses. Two categories of institutional type facilities are identified in this Plan. The "Regional Facilities" and "Community Facilities" designations are shown on Schedule "A" - the Land Use Map. Policies contained in this Section of the Plan describe the function, location, permitted uses and development criteria that are applicable to these designations.

**Regional
Facilities**

- i) The Regional Facilities designation is primarily intended to provide for large institutional type facilities which service a regional function. Such uses include health care, correctional, educational, religious, military and major recreational and cultural facilities. Regional Facilities generally are limited in number, have service areas which extend beyond municipal boundaries, and attract large numbers of people on a regular basis. These facilities, by reason of their size, normally comprise major employment and activity centres in the City.

**Community
Facilities**

- ii) The Community Facilities designation is intended to include institutional type uses which provide a city-wide or community service function. These uses include social and health services which are intended to meet both the day-to-day needs and the long-term care requirements of City residents. Community Facilities generally occupy smaller sites than uses in the Regional Facilities designation. The intent of this designation is to identify appropriate locations for community facilities and to minimize any potential impacts on adjacent land uses.

**6.2.2.
Permitted Uses**

Regional and Community Facilities designations shall be developed for institutional type uses which may be supported by a range of permitted secondary uses. Specific ranges of permitted uses for the two designations will be determined on the basis of the following guidelines:

Regional
Facilities

- i) Permitted uses include hospitals; universities; community colleges; major recreational facilities; cultural facilities; large religious institutions; military establishments; and correctional or detention centres. Uses permitted in the Community Facilities designation will also be permitted in the Regional Facilities designation. Zoning on individual sites may not allow for the full range of permitted uses.

Western
Fairgrounds

- ii) The Western Fair Association represents a unique Regional Facility that has served a support function for the agricultural industry, industrial community and the citizens of London and area for over 100 years. Recreational and entertainment uses relevant to the Western Fair Association's roots have long existed on the Fairgrounds and have expanded in range and size over time. It is expected that this entertainment component will continue to grow in a positive way to complement both the Fairgrounds and the Downtown Area. In addition to the range of uses permitted in the Regional Facilities designation, theatres, cinemas and places of entertainment that are consistent with the Western Fair Association's historic roots and long term Strategic Plans will be permitted at the Western Fairgrounds. Such uses will not detract from the ability of the Downtown Area to serve as a primary entertainment destination place.

(Clause ii) added by OPA No. 95 - OMB Order 1596 - Approved 98/06/25)

900 King Street and 925 Dundas Street

- a) On the lands bounded by King Street and Dundas Street to the north, Egerton Street to the east, Florence Street to the south and Rectory Street and Ontario Street to the west, in addition to the range of uses permitted in the Regional Facility designation specific to the Western Fairgrounds, hotels will also be permitted.
(OPA 685 - C.P.-1284(ud)-488)

Community
Facilities

- iii) Permitted uses include residential care facilities such as nursing homes, rest homes, and homes for the aged; health clinics; chronic care facilities which provide continuous medical supervisions for patients with a chronic illness or disability; continuum-of-care developments which provide a range of accommodations, from independent residential units for seniors to chronic care facilities, in the same complex; correctional and supervised residences, subject to the provisions of policy 6.2.10.; and emergency care establishments which provide temporary, emergency accommodation and assistance for a short term period. Community facilities which are allowed in the Residential designations, such as community centres; day care centres; churches; elementary and secondary schools; branch libraries; fire stations; and police stations and similar public uses are also permitted in the Community Facilities designation. Zoning on individual sites may not allow for the full range of permitted uses.

**6.2.3.
Associated
Secondary Uses**

A limited range of secondary uses which are functionally associated with, or intended to serve, the needs of the main facility in a Regional or Community Facilities designation, and which do not detract from the development or function of the area, may be permitted. The secondary uses for each designation will be determined on the basis of their association with the main permitted use and on the basis of the following guidelines:

(Sec 6.2.3. amended by OPA 438 Dec. 17/09)

Regional
Facilities

- i) Associated secondary uses include small convenience retail stores, such as variety stores and gift shops; personal service uses; financial institutions; and eat-in restaurants or cafeterias. Residential uses, apartment hotels and offices which are associated with the Regional Facility are also permitted.

Community
Facilities

- ii) Associated secondary uses include personal service uses located in the same building as the main permitted use. The Community Facilities designation provides for a more limited range of secondary uses than the Regional Facilities designation because sites are generally smaller with greater potential for impacts on surrounding land uses.

**6.2.4.
Location**

All lands designated Regional and Community Facilities shall be located on, and have access to, an arterial or primary collector road, with the following exceptions:

Residential Care
Facilities and
Health Care
Clinics

- i) Residential care facilities and health care clinics may be located on secondary collector or local streets provided that the use is compatible with surrounding land uses and will not result in a substantial increase in traffic on local streets in low density residential areas, or pose a hazard to pedestrian safety.

Emergency Care
Establishments

- ii) Emergency care establishments may be located on any city street provided that the use is compatible with surrounding land uses.

Secondary
Plans

- iii) Where deemed necessary by Council, the determination of appropriate locations for Regional and Community Facilities may be based on an area study as outline in Section 6.4.

**6.2.5.
Scale of
Development**

Community Facilities shall be developed at a scale which is compatible with surrounding land uses. Appropriate height, site coverage, and setback restrictions to provide for this compatibility shall be contained in the Zoning By-law.

**6.2.6.
Parking**

Regional and Community Facilities shall be encouraged to provide adequate on-site parking according to standards contained in the Zoning By-law. To encourage compatibility with surrounding land uses, parking facilities shall also be adequately screened from the street and from adjacent residential areas by appropriate landscaping, fences, or other means.

Off-Site Parking i) Where sites cannot accommodate all parking requirements for a facility, off-site parking may be permitted where Council deems that it will not have an adverse impact on adjacent land uses or where an secondary plan has been approved which guides the location of off-site parking facilities.

**6.2.7.
Existing Uses**

Existing Regional and Community Facilities, and associated secondary uses which do not meet the location, scale or compatibility criteria, may be recognized as a permitted use in the Regional Facilities or Community Facilities designations.

**6.2.8.
Applications to
Expand or Add
Regional or
Community
Facilities
Designations**

Proposals to add or expand the area of a Regional or Community Facility shall require an amendment to the Official Plan. Proposals to amend the Official Plan shall be evaluated on the basis of:

Compatibility i) The compatibility of the proposed development with surrounding land uses.

Criteria ii) Compliance with the appropriate policies on permitted uses, location and scale criteria.

Access to Public Transit iii) Proximity of the site to public transit or the ease of providing access to public transit through the extension of existing transit routes.

Municipal Services iv) The availability of municipal services to accommodate the proposed use.

Planning Impact Analysis v) Planning Impact Analysis according to the provisions of Section 6.3.

Secondary Plan vi) The possible need for a secondary plan to consider the potential impact that a proposed expansion or development of a regional or community facility may have on present and future land uses.

**6.2.9.
Closing or
Change of Use
of Regional
Facilities**

Because of the large land area and potential impact associated with Regional Facility uses, where changes to the existing uses are contemplated, a secondary plan may be required to assess the compatibility of the proposed use with the surrounding area.

**6.2.10.
Correctional and
Supervised
Residences**

Correction and Supervised Residences are, for the purposes of this Plan, regarded as an institutional type of use. The preferred location for these residences are in the Regional Facilities and Community Facilities designations; however, subject to site and location criteria, they may also be permitted as a secondary use in the Arterial Mixed-Use District; along arterial roads in the Multi-Family, Medium Density Residential and Multi-

Family, High Density Residential designations; in the Downtown Area; in the Business Districts; and, in the Office/Residential designation adjacent to the Downtown Area.

As-of-Right Zoning for Correctional and Supervised

- i) As-of-right zoning for correctional and supervised residences will be allowed in the Regional Facilities and Community Facilities designations; in Arterial Mixed-Use Districts; in the London East and Wellington Road Business Districts; in some Office/Residential designations; and in Downtown Area. The locations of correctional and supervised residences in the other designations where this use is permitted will be subject to a zone change.

Separation Distances

- ii) In order to prevent concentrations of correctional and supervised residences in specific areas of the municipality, zoning regulations will require a minimum separation distance between these facilities.

**6.2.11
Methadone Clinics and
Methadone Pharmacies**

Methadone maintenance treatment represents an important facet of health care delivery within the City of London. In general, methadone clinics are those clinics and medical offices that are used for the prescription and/or dispensing of methadone as more than an ancillary activity. Methadone pharmacies are those pharmacies that dispense methadone as more than an ancillary activity. The Zoning By-law will define these uses more precisely. (OPA 521)

Land Use Planning Goals

Two primary goals will guide land use planning for methadone clinics and methadone pharmacies:

- i. Plan for these uses in locations that best meet the needs of those who use methadone clinics and methadone pharmacies;
- ii. Minimize the potential for land use conflicts that can be generated by methadone clinics or methadone pharmacies.

Permitted Locations

Zoning to allow for methadone clinics and methadone pharmacies will only be permitted in the following Official Plan designations, subject to meeting the goals, evaluation criteria, requirements and Planning Impact Analysis policies of this Plan:

- i. Regional Facility;
- ii. Enclosed Regional Commercial Node;
- iii. New Format Retail Commercial Node;
- iv. Community Commercial Node;
- v. Auto-oriented Commercial; and,
- vi. Office Area.

Evaluation Criteria for Required Zoning By-law

Zoning to allow for methadone clinics and methadone pharmacies shall be established through a zoning by-law amendment to allow for a full community consultation process. Zoning amendments to permit methadone clinic and methadone pharmacy uses will only be allowed

Amendment where all of the following criteria are met:

- i. Sites must be well served by public transit;
- ii. Property boundaries for proposed methadone clinics and methadone pharmacies must be a minimum of 300m from any elementary or secondary school property;
- iii. Property boundaries for proposed methadone clinics and methadone pharmacies must be a minimum of 300m from any municipal library, municipal pool, municipal arena or the Western Fairgrounds;
- iv. Sites must be large enough to accommodate parking requirements;
- v. Planning Impact Analysis policies of this Plan will apply.

Zoning By-law Requirements The Zoning By-law will identify standards for new and expanded methadone clinics and methadone pharmacies to ensure:

- i. Adequate automobile parking;
- ii. Adequate bicycle parking facilities; and
- iii. Adequate waiting room floor areas.

Public Site Plan Requirements The Zoning By-law will require that all proposals for new and expanded methadone clinics and methadone pharmacies will be subject to a Public site plan process.

The integration of Crime Prevention Through Environmental Design (CPTED) principles and the discrete location of clinic entrances will be considered, in balance with other relevant site plan considerations, through the site plan review process.

6.3. PLANNING IMPACT ANALYSIS

6.3.1. 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 land 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.

(Sec. 6.3.1. deleted and replaced by OPA 438 Dec. 17/09)

6.3.2. Scope of Planning Impact Analysis 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. of this Plan.

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.

(Sec. 6.3.2. amended by OPA 438 Dec. 18/09)

General i) Where an Official Plan amendment and/or zone change application

Proposals

is for a general change in land use and does not relate to specific development proposal, or where site specific information on the future development of the site is not required, all or some of 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; and
- (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 or vacant buildings in the area which is designated and/or zoned for the proposed uses;
- (d) the potential traffic generated by the proposed change, considering the most intense land uses that could be permitted by such a change, and the likely impact of this additional traffic on City streets, pedestrian and vehicular safety, and on surrounding properties; and
- (e) impacts of the proposed change on the transportation system including transit.

(Clauses (c), (d) and (e) added by OPA 438 Dec. 17/09)

Site Specific Proposals

ii) Where an Official Plan amendment and/or zone change is for a specific development proposal, or where more site specific and detailed information on the type and nature of future development is required, all, or some, of the following criteria may be considered:

- (a) all of the criteria listed in policy 6.3.1. i) of the Plan;
- (b) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;
- (c) 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;
- (d) the exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;
- (e) the potential impact of the development on surrounding natural features and heritage resources;

- (f) 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;
- (g) compliance of the proposed development with the provisions of the City's Official Plan and Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and
- (h) 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.

6.3.3. Information Required

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 purposes of assisting the City in undertaking Planning Impact Analysis.

6.4.

REGIONAL AND COMMUNITY FACILITY SECONDARY PLANS (OPA #476)

6.4.1. Purpose

Regional and Community Facility Secondary Plans may be prepared, to assist in the implementation of the policies of this Section of the Plan and to provide guidance for the evaluation of development proposals for Regional and Community Facilities. These Secondary Plans may be used as the basis for the adoption of a Secondary Plan in accordance with the provisions of policy 19.2.1. (OPA #476)

6.4.2. Regional and Community Facility Area Studies (OPA 476)

Secondary plans prepared in conjunction with a development proposal for a Regional and Community Facilities designation shall have regard for the following matters:

- Impact on Surrounding Uses
 - i) The likely impact that the proposed facility will have on surrounding land uses and the likely pressures for higher intensity land uses around the facility.
- Parking
 - ii) The ability of the area to accommodate parking from the proposed facility.
- Road Capacity
 - iii) The capacity of the road network to accommodate the proposed facility.
- Pedestrian Movement
 - iv) Pedestrian movement to and from the facility and in the area, and possible improvements to public works to assist pedestrian movement.
- Municipal Services
 - v) The availability of municipal services to accommodate the proposed facility.

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| Open Space | vi) | The amount and location of open space in the area which can serve the proposed facility. |
| Heritage Resources | vii) | The presence of buildings of architectural and/or historical significance which should be protected in the development of the proposed facility. |
| Official Plan, Zoning Provisions | viii) | Current Official Plan and Zoning By-law provisions applicable to the area which could be affected by the proposed facility. |