



# Riverbend South

## Secondary Plan

**March 2022**









# Contents

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
1.1	Background	1
1.2	Purpose of the Secondary Plan	3
1.3	Vision	3
1.4	Principles of the Secondary Plan	4
<b>2.0</b>	<b>Community Structure Plan</b>	<b>9</b>
<b>3.0</b>	<b>Land Use Designations</b>	<b>12</b>
3.1	Residential	13
3.2	Commercial	14
3.3	Open Space	15
<b>4.0</b>	<b>Other Policies</b>	<b>17</b>
4.1	Natural Heritage	17
4.2	Parks and Trails Network	19
4.2.1	Parks	19
4.2.2	Trails	21
4.3	Transportation	22
4.3.1	External Road Network	22
4.3.2	Internal Road Network	23
4.3.3	Active Transportation	24
4.3.4	Public Transit	24
4.4	Stormwater Management	25
4.5	Noise	26
4.6	Edges and Interfaces	26

<b>5.0</b>	<b>Urban Design</b>	<b>28</b>
5.1	General Design Principles	29
5.2	Residential Guidelines	30
5.3	Circulation Guidelines	31
5.4	Parks, Open Space and Natural Heritage Guidelines	32
5.5	Gateways and Focal Points Guidelines	33
5.6	Commercial Guidelines	34
<b>6.0</b>	<b>Implementation</b>	<b>36</b>
6.1	Implementation	36
6.2	Municipal Works	37
6.3	Official Plan Amendments	37
6.4	Zoning	37
6.5	Plans of Subdivision / Plans of Condominium / Consents to Sever	37
6.6	Site Plan Approval	37
6.7	Urban Design	37
6.8	Guideline Documents	38
6.9	Development Phasing and Servicing	38
6.10	Interpretation	38



<b>7.0 Schedules</b>	<b>40</b>
<b>Schedule 1: Community Structure Plan</b>	<b>41</b>
<b>Schedule 2: Preferred Land Use Plan</b>	<b>42</b>
<b>Schedule 3: Park, Open Space and             Active Transportation Plan</b>	<b>43</b>
<b>Schedule 4: Proposed Street Hierarchy and             Traffic Calming Plan</b>	<b>44</b>
<b>Schedule 5: Proposed Drainage Plan</b>	<b>45</b>
<b>Schedule 6: Edges and Interfaces Plan</b>	<b>46</b>

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OPA 51	March 18, 2022	C.P. - 1512(ay)-66



# 1.0 Introduction

## **1.1 Background**

This Secondary Plan applies to lands in the northwest quadrant of the City, in the area referred to as Riverbend South. The lands are located south of Oxford Street West, west of the Warbler Woods Environmentally Significant Area (ESA), east of Westdel Bourne and north of the current Urban Growth Boundary. The area is comprised of approximately 60 hectares owned by three landowners. This Secondary Plan was initiated in 2008 as an Area Plan by Sifton Properties Limited, the majority landowner. It was put on hiatus for approximately four years while the Tributary C Class Environmental Assessment was completed which occurred in November 2013. The Secondary Plan process was reactivated and completed by Sifton Properties Limited given the extensive amount of background study and public consultation that had already occurred.



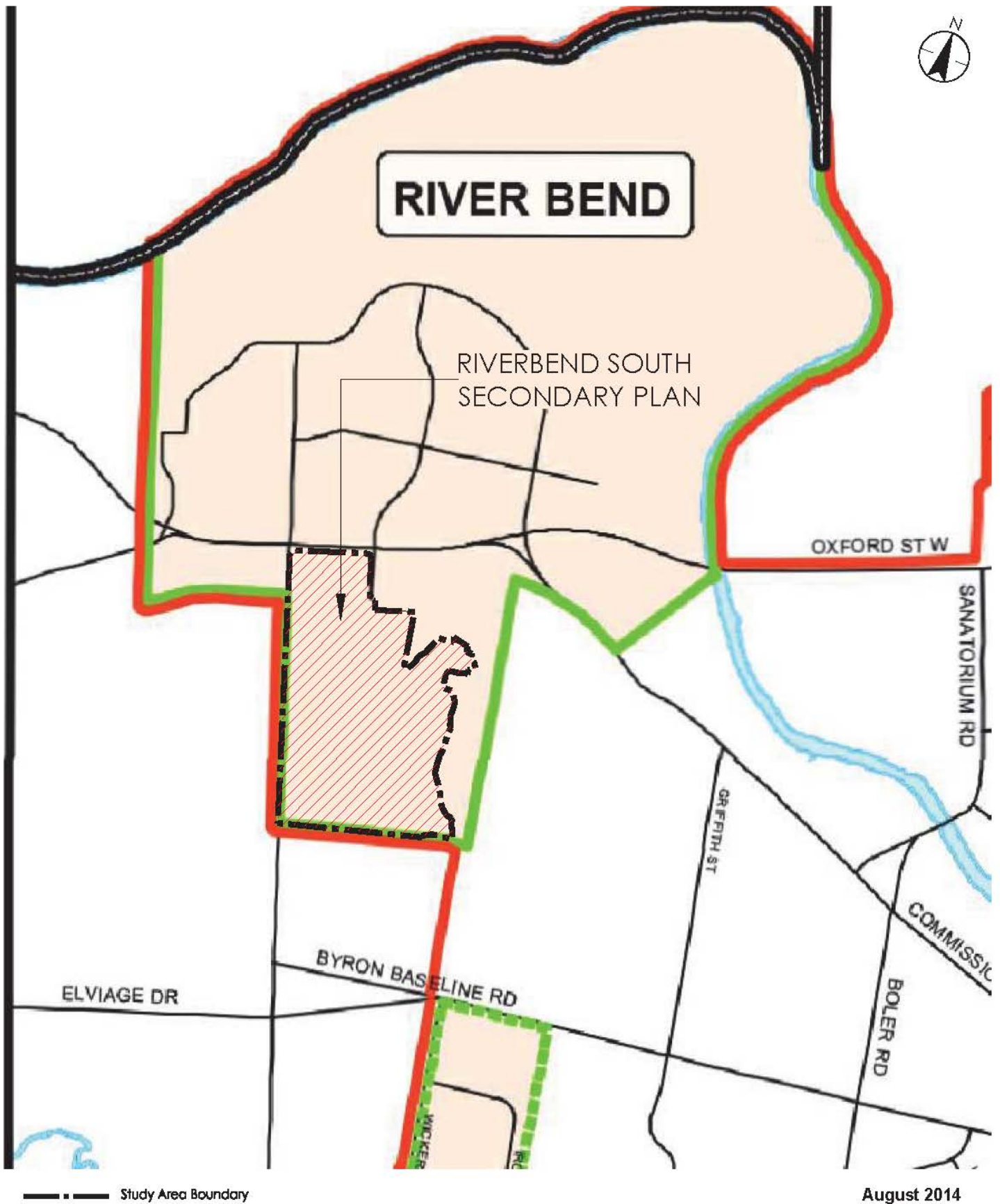


Figure 1: Boundary of Plan Area

## 1.2 Purpose of the Secondary Plan

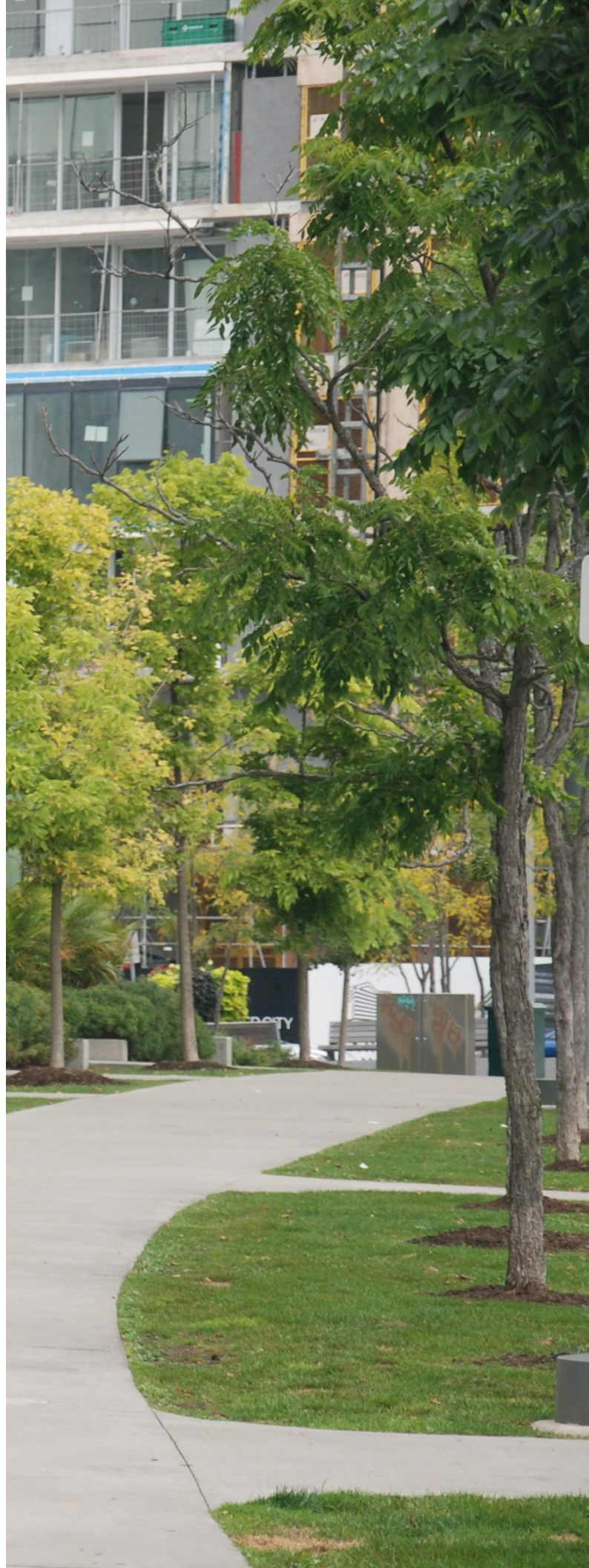
The Secondary Plan forms part of *The London Plan* in accordance with the Secondary Plans part of *The London Plan*, the City of London Official Plan. It is intended to provide the rationale for the land use designations within the Riverbend South Area and to provide the associated vision, goals and policies that will allow the area to develop into a vibrant, active and healthy neighbourhood. The Secondary Plan will provide a more detailed framework, that in conjunction with *The London Plan*, will be used to review planning and development applications including subdivision plans, site plans and zoning by-law amendments.

The Secondary Plan includes a Preferred Land Use Plan and subdivision concept, illustrating the overall intentions for the Riverbend South planning area. The Preferred Land Use Plan and subdivision concept plan have been prepared based on the recommendations of a number of background studies, particularly with respect to natural heritage.

The text and schedules of this Secondary Plan are to become part of the Secondary Plans part of *The London Plan* and have policy status. Other maps, photographs, charts, etc. are provided for illustrative purposes and information. (OPA 51)

## 1.3 Vision

Riverbend South will encourage an active, healthy lifestyle for residents and visitors where they can live, work, shop and play at all stages of their lives through its provision of a range of housing and commercial development, the protection of significant natural features and the integration and connectivity of diverse parks and open space areas.





## 1.4 Principles of the Secondary Plan

The preparation of this Secondary Plan has been guided by a series of principles and associated objectives, as described below. Any amendments to this Secondary Plan shall be consistent with these principles.

### **i) Principle: Creation of an Attractive, Connected and Complete Community**

Riverbend South is intended to be an attractive community with a diverse range of housing and associated uses that are attractive and compatible with surrounding existing and future development.

#### **Objectives to achieve this principle are:**

- a) Provide for a range of land uses including residential, commercial, parks and open space, and schools.
- b) Connect the community to surrounding neighbourhoods through parks and natural areas, multi-use trails, pedestrian connections and the street network.
- c) Provide for the extension of necessary public services and facilities to support the community.
- d) Provide opportunities for community focal points and gateways to help create a unique community identity.
- e) Enhance the public realm, including streetscapes, public spaces and infrastructure.
- f) Integrate the new community with surrounding neighbourhoods.
- g) Create and enhance views and vistas through building placement, the street pattern, location of parks and the trail system.
- h) Identify opportunities for places and activities that foster community identity.
- i) Encourage high quality urban design and architecture throughout the community.
- j) Respect existing low-density uses by providing transition in height and form to promote compatibility.



**ii) Principle: Provide a Range of Housing Choices**

Provide for a mix of housing types and designs in the community.

**Objectives to achieve this principle are:**

- a) Provide for a mix of housing types in the community to support a diverse range of ages, stages of life and incomes.
- b) Encourage housing developments and designs that will achieve compact residential development.
- c) Achieve an urban form that makes effective use of land, services, community facilities and related infrastructure.

**iii) Principle: Integration of Green Spaces and the Natural Environment**

Protect and enhance significant natural heritage features and functions while sensitively integrating residential and recreational uses with the natural environment.

**Objectives to achieve this principle are:**

- a) Preserve and protect significant natural heritage features, specifically the Warbler Woods ESA and Hickory Woods Significant Woodland.
- b) Provide appropriate buffers to significant natural heritage features to assure their long-term viability.
- c) Integrate public parks, walking trails and multi-use trails appropriately with the natural environment to create a network of recreational and active transportation opportunities.
- d) Encourage the planting of native vegetation to enhance parks and open space areas.



- e) Plan for public parks, parkettes and linear trail systems that will enhance the surrounding neighbourhood by acting as neighbourhood focal points and providing opportunities for physical activity and social interaction.

#### **iv) Principle: Healthy Living and Active Transportation**

Facilitate healthy living for all residents by encouraging active transportation, a range of recreational activities and high air and water quality standards.

##### **Objectives to achieve this principle are:**

- a) Provide a highly connected network of pedestrian and cycling routes throughout the community to encourage a range of active transportation opportunities.
- b) Give priority to pedestrian movement.
- c) Incorporate park facilities and play equipment that will promote active play and exercise.
- d) Maintain and improve air quality by planting trees and native vegetation in boulevards, parks, buffers and open space areas.
- e) Provide for appropriate stormwater management facilities to maintain water quality.
- f) Make use of the gas pipeline easement and setbacks along Westdel Bourne to create a landscaped, multi-use trail corridor that enhances connections to the surrounding community and creates an attractive transition zone.





**v) Principle: Environmental Sustainability**

Promote and achieve high standards of environmental sustainability.

**Objectives to achieve this principle are:**

- a) Encourage the construction of Energy Star, LEED and other green standard buildings.
- b) Encourage the use of renewable and alternative energy sources where feasible.
- c) Encourage the planting of trees and native vegetation to improve air quality and enhance biodiversity.
- d) Protect species at risk and rare species.
- e) Integrate sidewalks, trails and multi-use paths between Riverbend South and surrounding communities for pedestrians, cyclists and other modes of active transportation to reduce the need for private vehicle use.
- f) Incorporate diversity of uses, density and street patterns to facilitate viable public transit. *(OPA 51)*









## 2.0 Community Structure Plan

The Community Structure Plan is illustrated in Schedule 1 of this Plan and sets out the overall framework for the physical and structural elements of the Riverbend South planning area. The elements described in this section are intended to assist with implementing the vision and principles relating to built form, the public realm, open space and the neighbourhood street pattern.

Development proposed through planning applications for the Riverbend South Planning Area shall implement the following key community structure objectives:

- i) A mix of land uses shall be provided to accommodate a wide spectrum of households.
- ii) Incorporation of a north-south Neighbourhood Connector will act as a transportation 'spine' to service the more intense residential and community facility uses.
- iii) Street connections will be provided to the existing Warbler Woods Walk and Riverbend Road to facilitate movement between new and existing areas.
- iv) Possible future street connections shall be provided to lands to the south to allow for future development if/when the Urban Growth Boundary is expanded.





- v) Medium and high density residential uses shall be located adjacent to Civic Boulevards, Urban Thoroughfares, and Neighbourhood Connectors and in close proximity to commercial and recreational uses.
- vi) Commercial uses will be located immediately adjacent to Oxford Street between Westdel Bourne and Riverbend Road to strengthen the planned Commercial designation to the north.
- vii) The street system will be generally grid-oriented to provide a high level of connectivity throughout the Riverbend South neighbourhood and to surrounding areas.
- viii) An interconnected active transportation system will be a defining feature of Riverbend South, linking natural heritage areas, parks, stormwater management facilities and key destinations.
- ix) A landscaped multi-use trail system along Westdel Bourne will provide visual screening, amenity and active transportation opportunities.
- x) A community node and activity area will be established through a centrally located school block combined with a park.
- xi) Opportunities for focal points, such as seating areas, public art, landscape features and building placement are encouraged at key intersections and visual terminus location.
- xii) Significant natural heritage areas and other natural features worthy of preserving as parkland will provide residents with physical and visual opportunities to enjoy nature in close proximity to where they live, work and play.
- xiii) Parks will be distributed throughout the community and will offer a range of sizes and amenities.
- xiv) Stormwater management facilities will be integrated with surrounding uses through landscape design and trail connections.

*(OPA 51)*





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## 3.0 Land Use Designations

The Riverbend South Secondary Plan has established land uses on the basis of 1989 Official Plan policies, background studies conducted for the Secondary Plan, existing surrounding uses and transportation networks, public consultation, landowner input and development intentions. Natural Heritage Features and Transportation Corridors are included in this Secondary Plan to reflect the recommendations of the Natural Heritage Study and Traffic Impact Study completed for the Riverbend South Secondary Plan.

The land use plan and street network will provide for the development of a highly connected, pedestrian oriented community that provides a wide range of housing as well as commercial and neighbourhood facility uses. The following policies apply to the Riverbend South Secondary Plan Area, in addition to all other applicable policies of *The London Plan*. Schedule 2 illustrates the detailed Preferred Land Use Plan which incorporates parks, schools and other uses that fall within the Neighbourhoods and other Place Types of *The London Plan*. (OPA 51)



### 3.1 Residential

- i) Low Density, Medium Density and High Density Residential designations will accommodate a full range of single family, cluster, townhouse and apartment dwellings.
- ii) Low Density Residential designations are primarily located in the easterly portions of the Secondary Plan area, in close proximity to the Warbler Woods ESA and Hickory Woods Significant Woodland.
- iii) Higher intensity residential land use designations shall be located along Westdel Bourne, Riverbend Road and newly created Neighbourhood Connectors (i.e. Upperpoint Avenue, Upperpoint Boulevard, and Upperpoint Gate) to offer transition between land uses and to provide access to commercial areas and future public transit routes.
- iv) Densities within the High Density Residential designation located immediately south of the Commercial designation shall be permitted to a maximum of 250 units/ hectare subject to meeting applicable site plan and urban design guidelines, to recognize its location immediately adjacent to commercial and open space uses.
- v) Residential intensity within the Medium Density Residential designation shall decrease as the blocks progress to the south to provide a transition towards the Urban Growth Boundary.
- vi) Within the Medium Density Residential designation located between the two most southerly Neighbourhood Connectors, single detached dwellings shall also be permitted.
- vii) Transition between existing and future Low Density and High Density Residential designations shall be addressed through the provision of a landscaped corridor on Westdel Bourne and design guidelines regarding built form, transition and landscaping.
- viii) A school and park block shall be centrally located within the residential community to facilitate active transportation from within the neighbourhood, as well as convenient access to Neighbourhood Connectors for students from outside of the neighbourhood. (OPA 51)





## 3.2 Commercial

- i) The Commercial designation will provide a range of retail and service opportunities to meet the regular shopping needs of local and surrounding residents. Permitted uses within this area will be consistent with those permitted in the Shopping Area Place Type of *The London Plan*. In addition, residential units above commercial and office uses will also be permitted to foster live-work opportunities.
- ii) High standards of architectural design and landscaping are required given the prominence of this location as a gateway to the City of London.
- iii) Extension of a 'main street' commercial format is encouraged along Riverbend Road to continue the proposed pattern of Riverbend Village on the north side of Oxford Street.
- iv) Larger format commercial uses are encouraged to locate along Civic Boulevards and Urban Thoroughfares.
- v) Future site plans for the Commercial designation will incorporate a safe and visible pedestrian linkage that will connect to the stormwater management pond and adjacent park to facilitate direct pedestrian and cycling connections to the Riverbend South community. (OPA 51)





### 3.3 Open Space

The Open Space designation will apply to lands within the Riverbend South Planning Area that are intended for active and passive recreation and that are components of the City's natural heritage system. The Open Space designation includes the following types of uses in the Secondary Plan area:

- i) Neighbourhood Parks - These parks will provide opportunities for recreational activity and will include facilities such as playstructures, sports fields and outdoor fitness equipment. Seating areas and opportunities for passive recreation will also be integrated in neighbourhood parks.
- ii) Natural Heritage and Natural Environment - These areas will protect the features and functions of significant components of the Natural Heritage System, as identified by the Natural Heritage Studies conducted for the Riverbend South Secondary Plan, as well as any associated buffers, compensation areas or other requirements identified by the studies. Non-significant areas being retained in their natural state are also included within this category of Open Space. These areas are primarily

intended for passive uses, however multi-use trails are permitted in appropriate areas. Restoration and enhancement opportunities are also encouraged in these areas.

- iii) Recreational Corridors - These corridors are intended to contain 3 metre wide asphalt pathways to link the Riverbend South area to the City's multi-use trail system, as well as provide connectivity within the neighbourhood and to its key features and natural areas.
- iv) Stormwater Management - Stormwater management facilities are to be located in the northwest corner of the Riverbend South Planning area and adjacent to the proposed Westdel Bourne multi-use trail corridor and a retained, non-significant woodlot. Landscaping and trail connections are to be incorporated with design of the stormwater management facility to ensure its integration with the surrounding land uses.







## 4.0 Other Policies

### 4.1 Natural Heritage

The Natural Heritage chapter of *The London Plan* contains the City's natural heritage system policies. In accordance with those policies, a Natural Heritage Study and an Environmental Impact Study (EIS), including an Environmental Management Plan, were completed by AECOM (July 2014) as part of this Secondary Plan process. Recommendations of that study (or any subsequent updates and modifications) are to be implemented through the following special policies:

#### **i) Protection of Significant Natural Features**

- a) Federally recognized features and species found within the Secondary Plan area that are protected under the Species at Risk Act are the American Chestnut, butternut, Monarch butterfly and stopovers for migrant bird species. These species and features shall be protected through retention and preservation of the Warbler Woods ESA and the Hickory Woods Significant Woodland. The Plan area does not contain significant habitat for the Monarch, however, restoration and enhancement recommendations for milkweed habitat within buffer areas will enhance and increase habitat within the area for this species.
- b) Buffers within the lands immediately adjacent to the western boundary of the Warbler Woods ESA shall range from 18 to 28 metres from the surveyed drip-line.



- c) Buffers within the lands immediately adjacent to the Hickory Woods Significant Woodland shall range from 10 to 15 metres.
- d) The buffers shall be established as "no-development" areas with the exception of multi-use trails as indicated in the EIS and passive recreational trails along Warbler Woods ESA and Hickory Woods Significant Woodland. Buffer zones should be managed in accordance with Section 5 of the EIS.
- e) Restoration measures, including the enhancement of an existing ephemeral pond, meadow creation, native plantings, removal of invasive species and removal and pruning of dead and almost dead red and white pines, shall be undertaken in accordance with detailed recommendations contained within Section 5 of the Riverbend South EIS or any subsequent modifications and updates.

**ii) Enhancement, Mitigation and Monitoring**

- a) A green space corridor should be established between Warbler Woods ESA and Hickory Woods Significant Woodland as delineated on Schedule 3. The green space corridor should be planted with native trees, shrubs and forbs in accordance with the City of London's "Guide to Plant Selection for Natural heritage Areas and Buffers" (1994).
- b) Additional opportunities for habitat enhancement include the following:
  - 1. Butterfly habitat creation/ enhancement within the stormwater management block;

- 2. Invasive shrub removal in Hickory Woods Significant Woodland;
- 3. Native tree and shrub planting along the western, northern and eastern sides of the isolated tree patch within the northerly park block;
- 4. Native tree and shrub plantings within multi-use trail areas.

These enhancement measures should be detailed as part of any future landscape and park plans associated with future development applications. Additional guidance for these enhancement opportunities is provided in the Riverbend South Environmental Impact Study.

- c) Construction Mitigation Plans shall be developed prior to the issuance of contract drawings, to include the mitigation measures detailed in the Riverbend South EIS. These measures shall be included in contract drawings for site development.
- d) An Environmental Monitoring Program should be developed as a condition of subdivision or site plan approval to monitor the success of the implementation of protection and mitigation measures of the Environmental Management Plan. The programs should include buffer zone monitoring, vegetation monitoring, wildlife monitoring and identified corrective measures for negative impacts or failures. The Monitoring Program shall be consistent with the recommendations found in the Riverbend South Environmental Impact Study. *(OPA 51)*



## 4.2 Parks and Trails Network

The Riverbend South Secondary Plan places an emphasis on the provision and integration of parks, open space and trails to create community identity and to facilitate healthy, active living. Through the provision of neighbourhood parks, recreational corridors and natural areas as illustrated on Schedule 3, residents will have access to active and passive recreational opportunities, social interaction and nature. In addition to the policies contained in Parks and Recreation chapter of *The London Plan*, the following additional policies apply:

(OPA 51)

### 4.2.1 Parks

- i) The non-significant woodlot located in the north-central area of the Secondary Plan Area will be retained as a neighbourhood park. Full frontage to this woodlot will be provided along its southerly limit adjacent to Upperpoint Boulevard to create a significant visual feature for the community. The creation of a look-out feature at the top of the hill is strongly encouraged to take advantage of views available from this park.
- ii) A small neighbourhood park at the junction of Riverbend Road and Upperpoint Boulevard will provide a linkage and views to the west side of Hickory Woods Significant Woodland. This park should be considered for a unique entrance feature, playground equipment and trail connections to Hickory Woods Significant Woodland.



- iii) A neighbourhood park at the south end of Riverbend South will provide street frontage on the east and west boundaries to create views through it and to enhance pedestrian connectivity to the east. This park would be an ideal location for 'vita parcours' facilities.
- iv) A larger neighbourhood park, approximately 1.2 hectares in size, is to be integrated with a proposed public elementary school. This combined park and school site is intended to become the prime community node for active play, mini- sports fields, parks and recreation programming, social interaction and community connectivity. It will include a multi-use trail and provide frontage to both abutting streets.
- v) A recreational and ecological corridor park will be created between Hickory Woods Significant Woodland and the Warbler Woods ESA. This park is to be naturalized in accordance with recommendations contained in the Environmental Impact Study and will also contain the extension of the Thames Valley Parkway multi-use trail. A required road crossing will be as narrow as possible with native plantings in the boulevard and adjacent to Hickory Woods Significant Woodland. *(OPA 51)*







#### 4.2.2 Trails

- i) The Thames Valley parkway will be extended through the entire Riverbend South Secondary Plan Area in a north to south direction as shown on Schedule 3. It will be a minimum of 15 metres wide and will include a 3 metre asphalt trail with enhanced landscaping as well as opportunities for benches and rest areas.
- ii) A trail connection extending from Westdel Bourne, through the south perimeter of the stormwater management facility, across the front of the woodland park and within the north boulevard of Upperpoint Boulevard will be constructed to create a connection from Westdel Bourne to Hickory Woods Significant Woodland.
- iii) Additional multi-use and pedestrian trail connections are also identified on Schedule 3 and will be designed and constructed as development occurs in the Secondary Plan area.
- iv) The installation of unique signs, public art, interpretive signage and similar elements is strongly encouraged in parks, open spaces and trails to create community identity and enhance way finding.
- v) Multi-use trails will not be permitted in the buffer areas of the Warbler Woods ESA, south of the ecological/recreational corridor connection. Pedestrian and hiking trails will be permitted within the buffer area. (OPA 51)





## 4.3 Transportation

Proposed streets within the Plan consist of Neighbourhood Connectors and Neighbourhood Streets that establish the community structure, provide connections to the existing Civic Boulevard, Urban Thoroughfare, Neighbourhood Connector and Neighbourhood Street network, and provide new connections to adjacent lands. Active transportation is also a strong element of the Secondary Plan area and will be supported during the design of streets, trails and multi-use corridors. Street development will be consistent with the recommendations of the Traffic Impact Study prepared for this Secondary Plan (Paradigm Transportation Solutions, July 2014) and in accordance with the following policies as well as applicable urban design policies in Section 5.0 of this plan. (OPA 51)

### 4.3.1 External Road Network

- i) Three Neighbourhood Connector intersections to Westdel Bourne will be provided as generally illustrated on Schedule 4 to this Plan. At the time of engineering design, a detailed review of the Westdel Bourne roadway profile will be conducted to evaluate vertical profile and feasibility of modifying the profile to improve decision sight distances.
- ii) A right-in/right-out/left-in access from Oxford Street West to the commercial block will be permitted. The specific location and design of this access will be determined at the site plan stage.
- iii) At the subdivision and/or site plan application stage, any land required to accommodate additional through lanes or turn lanes as determined by the Transportation Master Plan or subsequent studies and updates or a detailed Traffic Impact Study shall be protected in accordance with City requirements. (OPA 51)





### 4.3.2 Internal Road Network

- i) A Neighbourhood Connector road spine extending south from Upperpoint Boulevard with connections to Westdel Bourne will provide structure to the Secondary Plan area, and provide connections to the entire community.
- ii) A Neighbourhood Street connection will be provided to the existing Warbler Woods Walk. Where the street bisects a planned ecological / recreational corridor between Hickory Woods Significant Woodland and the Warbler Woods ESA, alternative design standards will be considered with respect to road width, utility placement, sidewalk location and boulevard landscaping in order to minimize the amount of hard surface and maximize opportunities for native plantings and landscaping.
- iii) Neighbourhood Street patterns within the Secondary Plan will be primarily grid oriented to facilitate connectivity for pedestrians and cyclists. Where possible, they should also be oriented east-west to maintain topography and maximize opportunities for solar access.
- iv) Neighbourhood Connectors may contain roundabout and other traffic calming options for traffic management and focal points.
- v) Single family residential driveway accesses to the Neighbourhood Connector network should be minimized as much as possible to reduce potential traffic conflicts.
- vi) Alternative development standards for the street network will be permitted. Neighbourhood Streets will be permitted to have an 18m right-of-way and Neighbourhood Connectors will be permitted to have a 20m right-of-way, where appropriate, to help slow down traffic and provide more intimate streetscapes.





- vii) Long stretches of on-street parking shall be broken up with landscaped 'bump-outs'.
- viii) The layout of the school site shall be designed to safely accommodate the traffic related to the school's operation, such as staff parking, bus parking / lay-by areas, and drop-off areas to minimize vehicular congestion related to the school's operation. *(OPA 51)*

### 4.3.3 Active Transportation

- i) Sidewalks will be provided along one or both sides of all streets in the Riverbend South Planning Area. Along the north side of Upperpoint Boulevard, this sidewalk is encouraged to take the form of a winding multi-use trail within the boulevard and along the perimeter of the stormwater management pond and woodland park.
- ii) The school site shall be designed to ensure safe connectivity between the school and adjacent lands, and be designed to maximize pedestrian and bicycle access and accommodate student travel to school.
- iii) Special design treatments shall be implemented in areas shown as "Potential Traffic Calming Features" on Schedule 4 to slow or restrict traffic movement and

place a priority on non-vehicular modes of travel. Such measures may include raised crosswalks, roundabouts / traffic circles, curb extensions, entrance features and naked streets.

- iv) A landscaped, multi-use trail corridor will be constructed within the easterly 12.7 metres of the right-of-way and gas easement and setback area along Westdel Bourne. This is intended to create a functional, active 'green edge' to the community as a unique focal point. It will also function as a transition zone between existing development and new development in Riverbend South. *(OPA 51)*

### 4.3.4 Public Transit

- i) Long-range plans for the London Transit Commission shall include the Riverbend South Planning Area for public transit service as early as possible.
- ii) The commercial and higher density residential components of the subject site are encouraged to be designed as transit-oriented developments through their consideration of densities, location of future transit stops and pedestrian connections to transit / future transit routes.





## 4.4 Stormwater Management

Stormwater management requirements for the Riverbend South Secondary Plan area were determined through the Stormwater Management Study (Stantec, July 2014) prepared for this Secondary Plan and the Tributary C Class Environmental Area Assessment (AECOM) approved in November 2013. The Tributary C EA provides the preferred alternative for stormwater management for the entire Riverbend South area including location of the stormwater management facilities. There is a stormwater management facility (SWMF F and part of SWMF G) to be located at the northwest corner of the subject lands as shown on Schedule 5. The detailed design of these facilities will be undertaken by the City of London.

Special policies to implement stormwater management facilities in the Riverbend South Secondary Plan area are as follows:

- i) All stormwater management facilities will be designed and constructed in accordance with the recommendations of the Tributary C Class Environmental

Assessment and Riverbend South Stormwater Management Study (Stantec 2014) as approved or subsequently amended.

- ii) A coordinated approach between the design of stormwater management facilities within the subject lands and the design of the Riverbend South subdivision should be undertaken to ensure a functional system overall.
- iii) Landscaping for the stormwater management facilities should be coordinated with restoration plans for the park to the immediate east, as outlined in the Environmental Management Plan (AECOM, 2014) to achieve a unified, naturalized area.
- iv) Access and maintenance routes for the stormwater management pond shall be coordinated with trail plans through the park to the east and along Westdel Bourne to the west, and should also provide access to the commercial lands to the south to ensure overall connectivity for active transportation.



## 4.5 Noise

The Riverbend Secondary Plan Area is located adjacent to an Urban Thoroughfare (Oxford Street West) and a Civic Boulevard (Westdel Bourne). As such, new development may be subject to traffic noise. Any residential development adjacent to these streets will be required to undergo noise assessment in accordance with the policies of *The London Plan*. In addition, the following policies shall apply:

- i) The use of noise walls and berms should be minimized unless required for flanking lots and buildings. If required, any noise mitigation walls or berms shall be appropriately integrated with the architecture and landscaping of the building and site, to create an attractive feature.
- ii) Avoidance of noise walls shall be accomplished by building orientation, site and building design, use of window streets, strategic location of outdoor living areas and other measures appropriate to specific buildings and sites.
- iii) Detailed noise assessments for residential blocks and lots will be conducted at the time of site plan submission, when sufficient information is available regarding building orientation and site grading to determine what requirements and alternatives exist with respect to noise attenuation. (OPA 51)

## 4.6 Edges and Interfaces

The Riverbend South Planning Area interfaces with a number of existing uses, including low density and rural settlement residential, a high pressure gas pipeline, open space, commercial, agricultural and telecommunications tower lands as shown on Schedule 6. To ensure compatibility and sensitivity to those uses, the following policies shall apply:

- i) Single family lots abutting the southerly limits of the Planning Area, adjacent to the telecommunications tower, shall be sufficiently deep to retain or plant a row of trees to provide visual screening. The relocation of any suitable existing trees and conifers from portions of the plantation to be removed is strongly encouraged.
- ii) Substantial tree and vegetation planting, as well as landscape 'sculpting' to create a more varied topography, is encouraged within the proposed multi-use trail corridor on Westdel Bourne within the pipeline easement and setback area to create a green edge to the Riverbend South Community similar to the existing western limits of Westdel Bourne.
- iii) Within the High Density Residential designation at the southeast corner of Westdel Bourne and Upperpoint Boulevard, building design and placement shall provide a transition from Westdel Bourne eastwards. This may be accomplished through the use of podium buildings, townhouse 'bases' fronting apartment buildings, building height and massing, landscaping and other means at the site plan and architectural design stage.
- iv) Shadow studies will be conducted for any apartment buildings within the High Density Residential designation adjacent to Westdel Bourne to ensure that there is no undue impact on access to sunlight for existing residential uses west of Westdel Bourne.
- v) Habitable structures are not permitted within 20 meters of the centreline of the high pressure gas pipeline located on the east side of Westdel Bourne.
- vi) Native species are to be used in all buffer areas adjacent to existing open space, in accordance with the recommendations of the Riverbend South Environmental Impact Study (AECOM, July 2014). (OPA 51)









## 5.0 Urban Design

Urban design principles and guidelines have been established for the Riverbend South Secondary Plan area to provide guidance for future development and improvements in the public realm, as well as for the private realm, to assist architects and builders in achieving the vision for the community. These principles and guidelines are intended to create an attractive and cohesive neighbourhood that is compatible and sensitive to existing surroundings, while recognizing that there is a need for change and higher intensity to assist in achieving compact form and transit supportive development over time.

The following policies outline the general design principles and guidelines for the Secondary Plan area. Furthermore, detailed design analysis and review may be required at the individual site plan stage for commercial and multi-family block developments to address specific site conditions.



## 5.1 General Design Principles

- i) Significant natural heritage features (Warbler Woods ESA and Hickory Woods Significant Woodland) will be preserved, protected and appropriately integrated with the overall design of Riverbend South area.
- ii) Consideration and integration of the existing surrounding context will be undertaken through attention to site and building design, pedestrian and vehicle connections and natural heritage components.
- iii) The rolling topography and views that exist in Riverbend South area should be preserved and highlighted as much as possible.
- iv) Landscaped streets and trails, linear parks and innovative 'edge' treatments are encouraged to create green connections and transition areas between existing development, new development and natural areas.
- v) Gateways and focal points should emphasize the unique physical attributes of Riverbend South area and create an identifiable sense of place. *(OPA 51)*



## 5.2 Residential Guidelines

- i) Innovative housing forms are encouraged that take advantage of, and allow retention of, the existing natural topography.
- ii) Buildings are encouraged to be located close to the street, with front doors oriented to the street, to provide a strong street edge and sense of enclosure.
- iii) A variety of architectural styles, materials and finishes are encouraged to create interest and diversity within the building stock.
- iv) Reduced setbacks to the main building are encouraged to create a more intimate streetscape and reduce the prominence of garages.
- v) Attached garages are encouraged to be set back from or flush with the main building facade to minimize their visual dominance from the street.
- vi) Rear lotting is not permitted.
- vii) Building design and orientation should take advantage of opportunities for passive and active solar energy generation.
- viii) A variety of roofline types and building facades should be utilized for individual homes and townhouses to create visual interest along a street and within development.
- ix) Transition between low density residential areas and medium / high density development is encouraged through the use of appropriate massing, scale, materials, architectural detailing and articulation, landscape features and consideration of access to sunlight.
- x) Dwellings located on corner lots, or adjacent to walkways, linear parks and other locations where the side or rear of a building is visible from the street or public space, should be designed to have architectural interest, detailing (e.g. - porches, bays, entrances, rooflines, etc.) and materials that wrap around the visible parts of the building.
- xi) Larger high-density multi-family blocks should incorporate a mix of lower scale, street-oriented buildings, appropriate landscaping and other site / design features with higher density buildings to provide suitable transition where they are located adjacent to low density residential development.
- xii) Architectural design of tall buildings should strive to create architectural interest at the roofline and upper floors of the buildings to minimize bulk and enhance the skyline.
- xiii) The use of terraces, large balconies, living walls and green roofs should be considered to provide opportunities for gardening and greenery for townhouse, stacked townhouse and apartment buildings.
- xiv) Utility meters, garbage storage and other service and maintenance facilities for multi-family developments should be screened from public view by fencing, landscaping and appropriate site design and building orientation.
- xv) All rooftop mechanical and ventilation equipment should be screened from public view by appropriate rooflines or other measures appropriate to the building design.



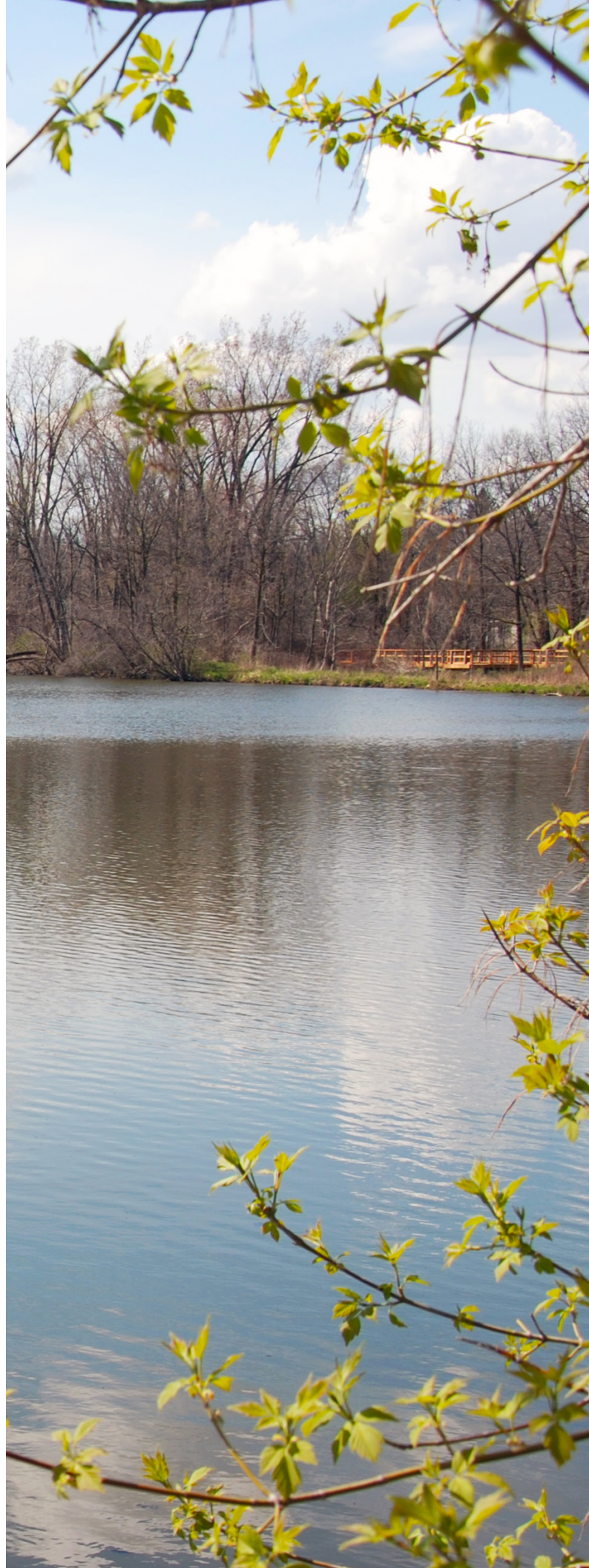
## 5.3 Circulation Guidelines

- i) Reduced road rights-of-way and pavement widths on Neighbourhood Connectors and Neighbourhood Streets are encouraged to create a more intimate streetscape, slow traffic and make efficient use of land.
- ii) Driveway accesses to Neighbourhood Connectors should be limited and paired as much as possible to minimize traffic conflicts and create a more continuous pedestrian environment.
- iii) The installation of street trees, appropriate lighting, street furniture, traffic calming measures and well-marked crossings is strongly encouraged to create a comfortable pedestrian environment throughout the neighbourhood.
- iv) Pedestrian and cycling connections through parks, walkways and open space should be clearly defined, of appropriate width for the intended volume of use and well signed to allow users to safely and confidently navigate their way through the community.
- v) Raised crosswalks are strongly recommended at all crossings where multi-use trail crossings occur to maximize their visibility and also provide traffic calming. Other crosswalks should be clearly defined through materials, texture, colour or paint markings.
- vi) Clearly defined and separated pedestrian routes should be provided within parking areas for all commercial and multi-family sites to ensure safe passage and wayfinding.
- vii) The proposed multi-use trail in the east right-of-way of Westdel Bourne should integrate landscaping, trees and other natural materials so as to provide visual screening and amenity and an attractive north-south pedestrian/cycling route.
- viii) Bicycle racks or covered/protected bicycle storage facilities should be located in visible areas at park entrances, commercial areas and multi-family housing developments.
- ix) Public transit shelters and benches should be integrated into the overall street and pedestrian network. (OPA 51)



## 5.4 Parks, Open Space And Natural Heritage Guidelines

- i) Retain topography and views as much as possible to help create and retain a unique character for Riverbend South.
- ii) Create and enhance views to parks and natural features (woodlots, views and vistas, significant topographical features) by providing street frontage where feasible and through the installation of landscaping, seating areas, lookouts, gazebos and similar features.
- iii) Park facilities and equipment that promote activity and social interaction are encouraged in the primary parks.
- iv) Benches and other seating options should be provided where playground and other equipment is installed to allow visual supervision. Substantial tree planting or other structures (gazebos, pergolas, and canopies) are also encouraged in such areas to provide shade and protection from the elements for those watching or using equipment.
- v) Incorporation of native plants, trees and natural materials into parks, corridor connections and buffer areas is encouraged to enhance the natural environment.
- vi) Parks, trails and open spaces should be inclusively designed for active and passive use to enable full participation of people of all abilities and ages.
- vii) Street trees shall be planted in all boulevards according to City standards, at a minimum.





## 5.5 Gateways and Focal Points Guidelines

- i) Consideration should be given to establishing a unique identifier or structure for the community that can be integrated with gateway features, signage, park and multi- use trail entrances, mail collection areas, etc.
- ii) The corner of Westdel Bourne and Oxford Street is a principal gateway to the City of London. Every effort should be made to create a highly visible and unique entrance treatment.
- iii) Focal points should be created throughout the community, through unique park facilities, views to parks and open spaces, roundabouts and entrance features to private and public space.
- iv) Maintain or create views where possible through alignment of Neighbourhood Connectors and Neighbourhood Streets, location of parks and siting of buildings.
- v) The use of human scale, unique or decorative street lighting and street furniture is encouraged, particularly along major entrance streets and within the commercial area.
- vi) Landscaped centre medians are encouraged at the Neighbourhood Connector entrances from Oxford Street and Westdel Bourne. *(OPA 51)*





## 5.6 Commercial Guidelines

- i) Corner buildings should pay special attention to architectural design to reflect their visibility from two sides. Where appropriate, consider taller buildings or architectural elements for corner locations.
- ii) Parking areas along Oxford Street should be minimized to create a more attractive streetscape and pedestrian environment.
- iii) Commercial and office buildings should incorporate interesting materials, textures, facade articulation, rooflines and signage.
- iv) Lengthy facades shall be broken up through the use of facade articulation, windows, material variety, columns / projections and other architectural treatments to reduce their scale and mass.
- v) Awnings, canopies and overhangs should be incorporated with primary building entrances and windows to provide interest to the facade and enhance pedestrian comfort.
- vi) Transparent windows facing the street are strongly encouraged to allow shoppers visual access to the interior and provide greater opportunities for display in order to animate the streetscape.
- vii) Parking areas should be located to the rear or side of buildings, and be screened by landscaping and building placement, while still allowing some visibility for safety and security.
- viii) Signage should be coordinated throughout the commercial area and be appropriate to the scale of the buildings. The use of backlit, fluorescent signage is discouraged.
- ix) All rooftop mechanical and ventilation equipment should be screened from public view by appropriate rooflines, parapets or other measures appropriate to the building design.
- x) Garbage storage areas and loading areas should be internal to buildings or screened from public view.









# 6.0 Implementation

## **6.1 Implementation**

The Riverbend South Secondary Plan shall be implemented utilizing the following implementation mechanisms:

- i) All municipal works shall be consistent with the policies of this Plan;
- ii) All planning applications shall be consistent with the policies of this Plan.

## 6.2 Municipal Works

All future municipal works shall be consistent with this plan, including the following:

- i) Road development;
- ii) Sewer, water and wastewater infrastructure;
- iii) Stormwater management facilities in accordance with the recommendations arising from the Tributary C Class Environmental Assessment (AECOM) as approved in November 2013;
- iv) Parks; and
- v) Public facilities.

## 6.3 Official Plan Amendments

- i) Any amendment to the text or Schedules of this Secondary Plan represents an Official Plan Amendment. Furthermore, amendments to the Schedules of this Plan may require amendments to the associated maps of *The London Plan*.
- ii) Any applications to amend this Secondary Plan shall be subject to all of the applicable policies of this Secondary Plan, as well as all of the applicable policies of *The London Plan*.
- iii) Updates to this Secondary Plan are to reflect applicable changes by *The London Plan*, Provincial Policy Statement, Planning Act and Regulations, as required. (OPA 51)

## 6.4 Zoning

- i) Any applications for amendment to the City of London Zoning By-law shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*.
- ii) Consideration of other land uses through a Zoning By-law amendment shall be subject to all of the applicable policies of this Secondary Plan, as well as all of the applicable policies of *The London Plan*.  
(OPA 51)

## 6.5 Plans of Subdivision | Plans of Condominium | Consents to Sever

Any applications for subdivision, condominium, or consent to sever shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*. (OPA 51)

## 6.6 Site Plan Approval

Any application for site plan approval shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*. (OPA 51)

## 6.7 Urban Design

All development within the Riverbend South Secondary Plan boundaries shall be subject to the urban design policies contained in this Plan, in addition to applicable policies in *The London Plan*.  
(OPA 51)





## 6.8 Guideline Documents

Guideline documents may be adopted by Council to provide greater detail and guidance for development and the public realm elements of the Secondary Plan area.

## 6.9 Development Phasing and Servicing

The Riverbend South Secondary Plan area shall be developed with the following objectives:

- i) Those lands tributary to the Riverbend Park stormwater management facility shall be developed as Phase 1;
- ii) The stormwater management facilities identified as 'F' & 'G' shall be constructed in 2016, as identified in the Growth Management Implementation Strategy;
- iii) Future phases of development will be based on the logical and efficient extension of servicing in conjunction with market demand.

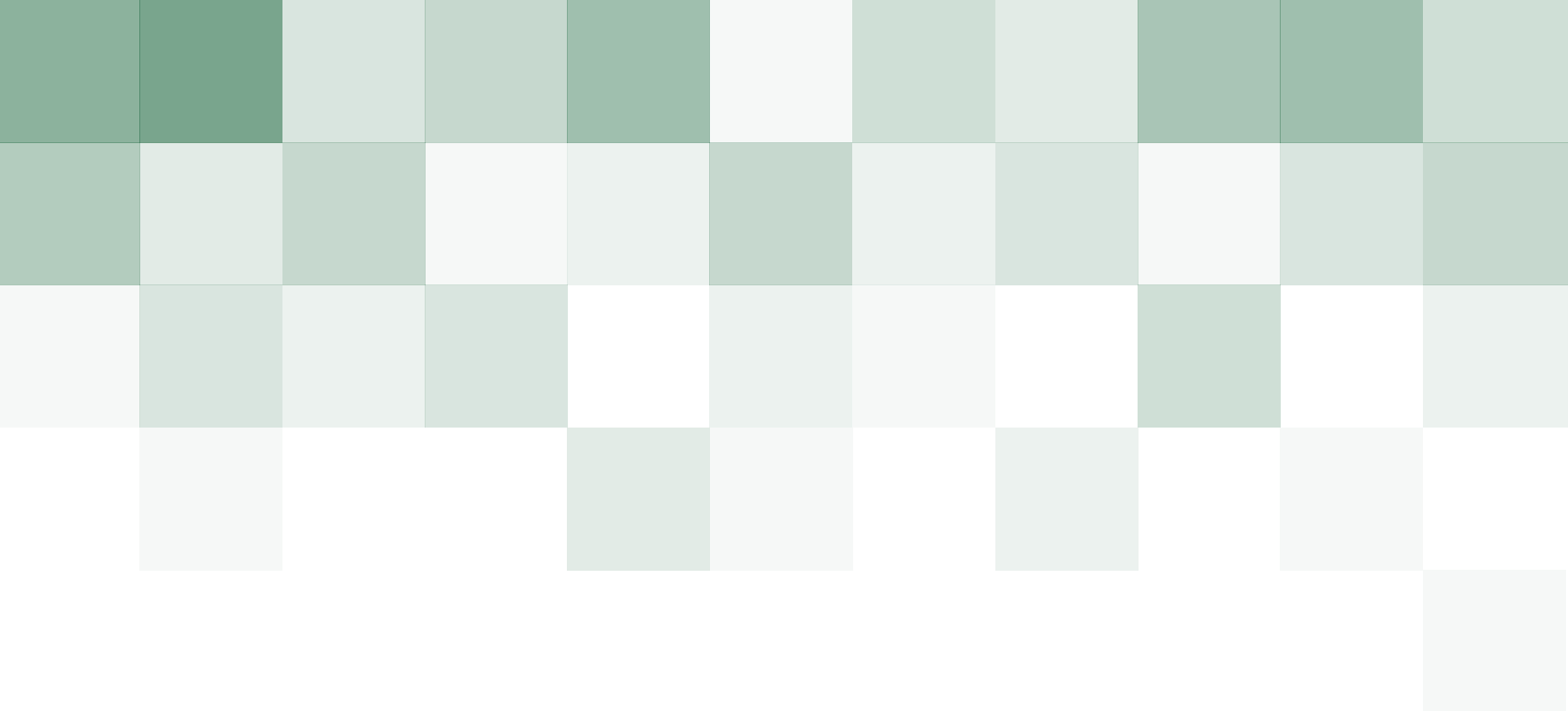
## 6.10 Interpretation

The How to Use The London Plan section of *The London Plan* shall apply to this Secondary Plan. (OPA 51)









## 7.0 Schedules

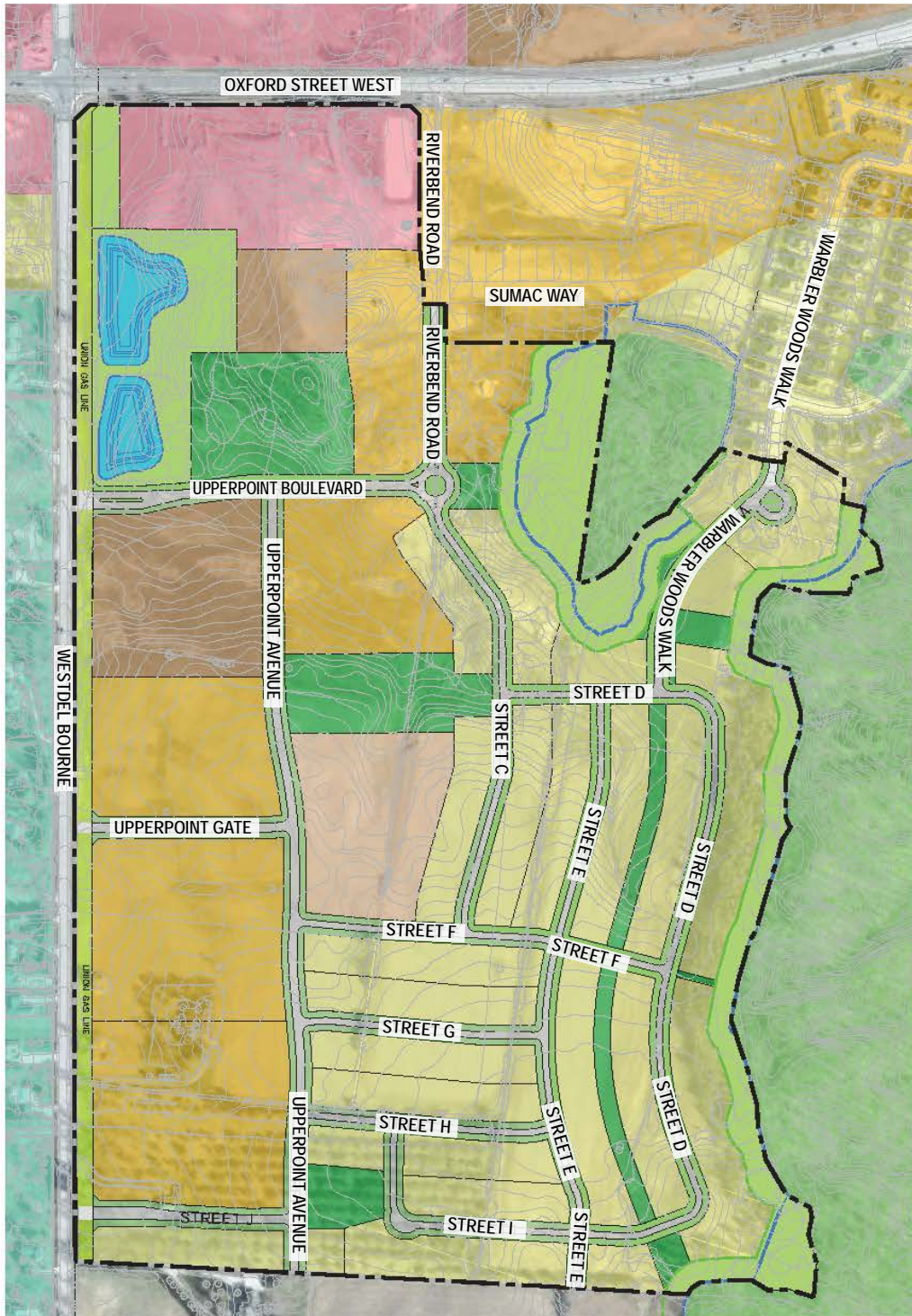
# SCHEDULE 1 - COMMUNITY STRUCTURE PLAN













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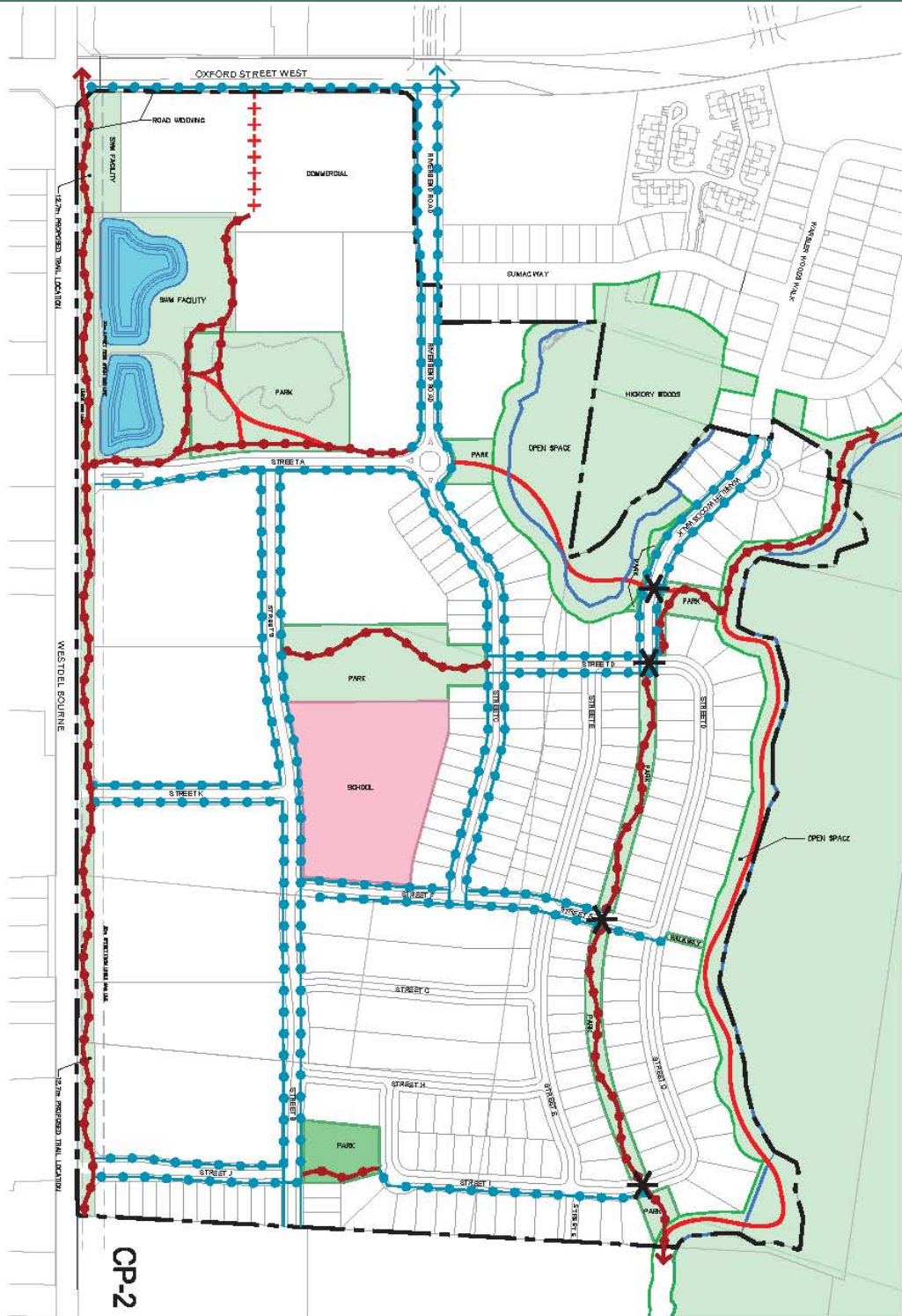
# SCHEDULE 2 - PREFERRED LAND USE PLAN



- |   |                            |   |                                |
|---|----------------------------|---|--------------------------------|
|  | Study Area Boundary        |  | Park/Trail                     |
|  | Low Density Residential    |  | Open Space                     |
|  | Medium Density Residential |  | Westdel Bourne Multi-Use Trail |
|  | High Density Residential   |  | SWM Facility                   |
|  | School                     |  | Commercial                     |

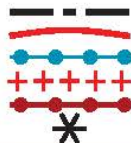
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# SCHEDULE 3 - PARK, OPEN SPACE & ACTIVE TRANSPORTATION PLAN



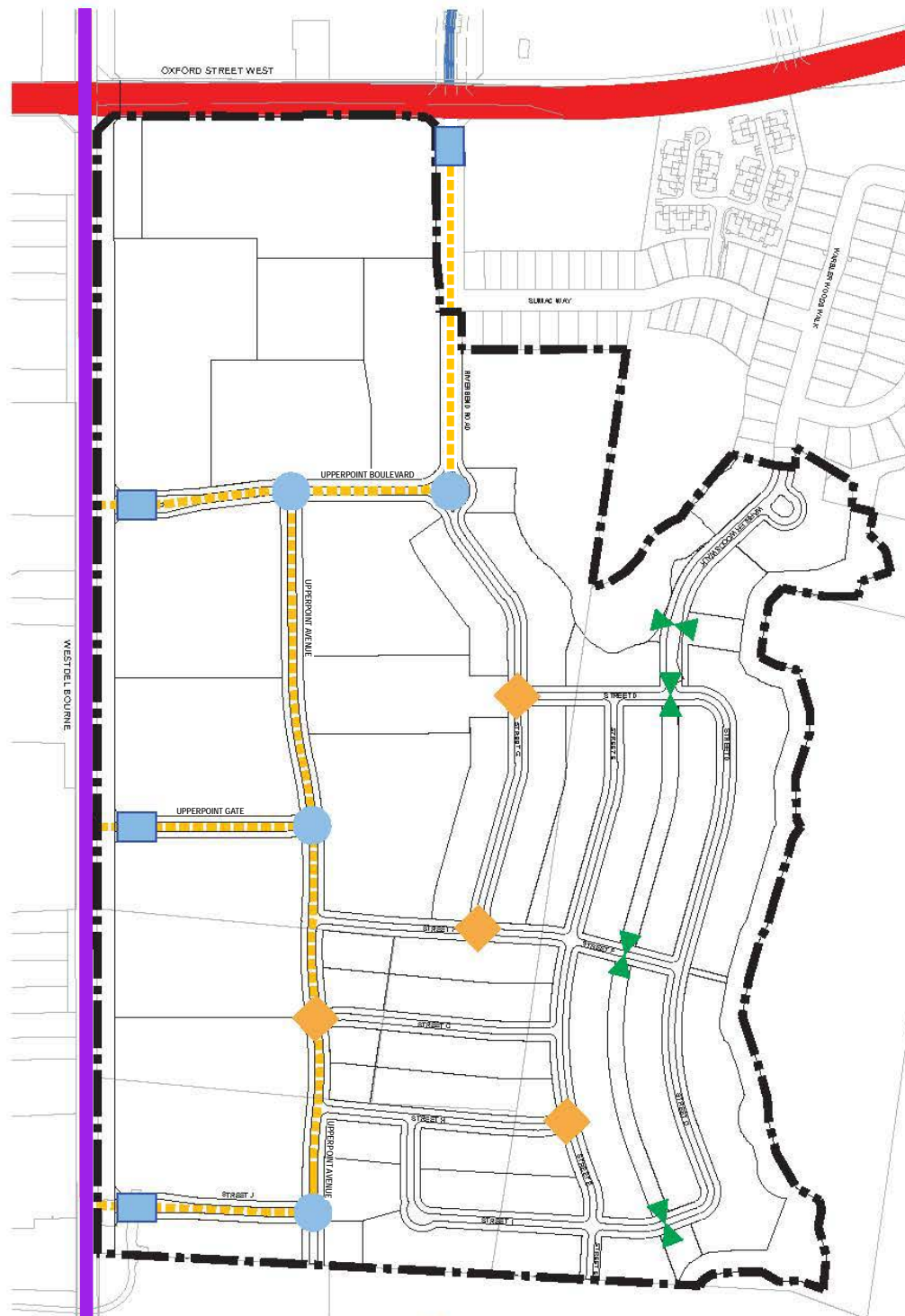
## Legend

- Study Area Boundary
- Green Space Connections
- Primary On-Street Connections
- Future Connections
- Multi-Use Trail
- Raised Crossing



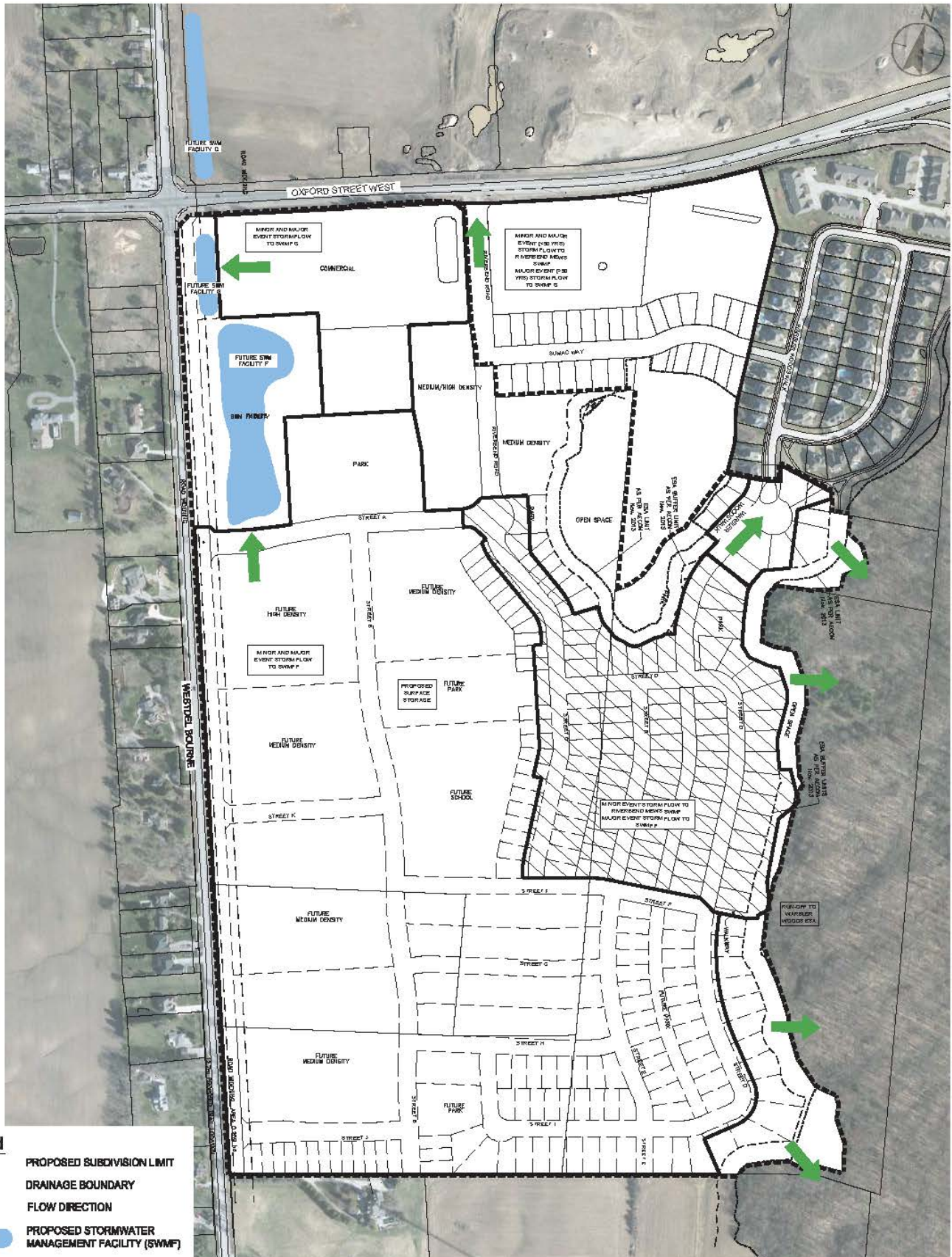


# SCHEDULE 4 - PROPOSED STREET HIERARCHY & TRAFFIC CALMING PLAN



- Study Area Boundary
- Existing Urban Thoroughfare
- Existing Civic Boulevard
- Neighbourhood Connector
- Possible Roundabout / Traffic Circle
- Proposed Raised Crosswalk
- Proposed Curb Extension
- Proposed Entrance Feature

# SCHEDULE 5 - PROPOSED DRAINAGE PLAN



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# SCHEDULE 6 - EDGES & INTERFACES PLAN



- Study Area Boundary
- Native Species Buffer/Plantings
- Telecommunications Tower Interface Area
- Westdel Bourne Multi-Use Trail Corridor
- 20m Setback from Gas Pipeline
- Shadow Study Required
- Primary Area for Potential Traffic Noise Impacts



Planning and Development  
**March 2022**

