

Bill No. 388  
2023

By-law No. C.P.-1512( )-\_\_\_\_

A by-law to amend The Official Plan for the  
City of London, relating to 1958 Duluth Street

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

1. Amendment No. \_\_\_\_ to The Official Plan for the City of London as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on November 7, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – November 7, 2023  
Second Reading – November 7, 2023  
Third Reading – November 7, 2023

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to facilitate the proposed infill and intensification development of the property at 1958 Duluth Crescent by permitting an increased building height; permitting additional uses including apartment buildings, small-scale community facilities, and mixed-use buildings; and designating the public park as Green Space.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 1958 Duluth Crescent in the City of London as shown on “Schedule 1” attached hereto.

**C. BASIS OF THE AMENDMENT**

The site-specific amendment would allow for residential infill and intensification including apartment buildings, small-scale community facilities, and mixed-use buildings up to four-storeys, as it is compatible with the surrounding land uses and will help enhance the character of the neighbourhood.

**D. THE AMENDMENT**

The Official Plan for the City of London is hereby amended as follows:

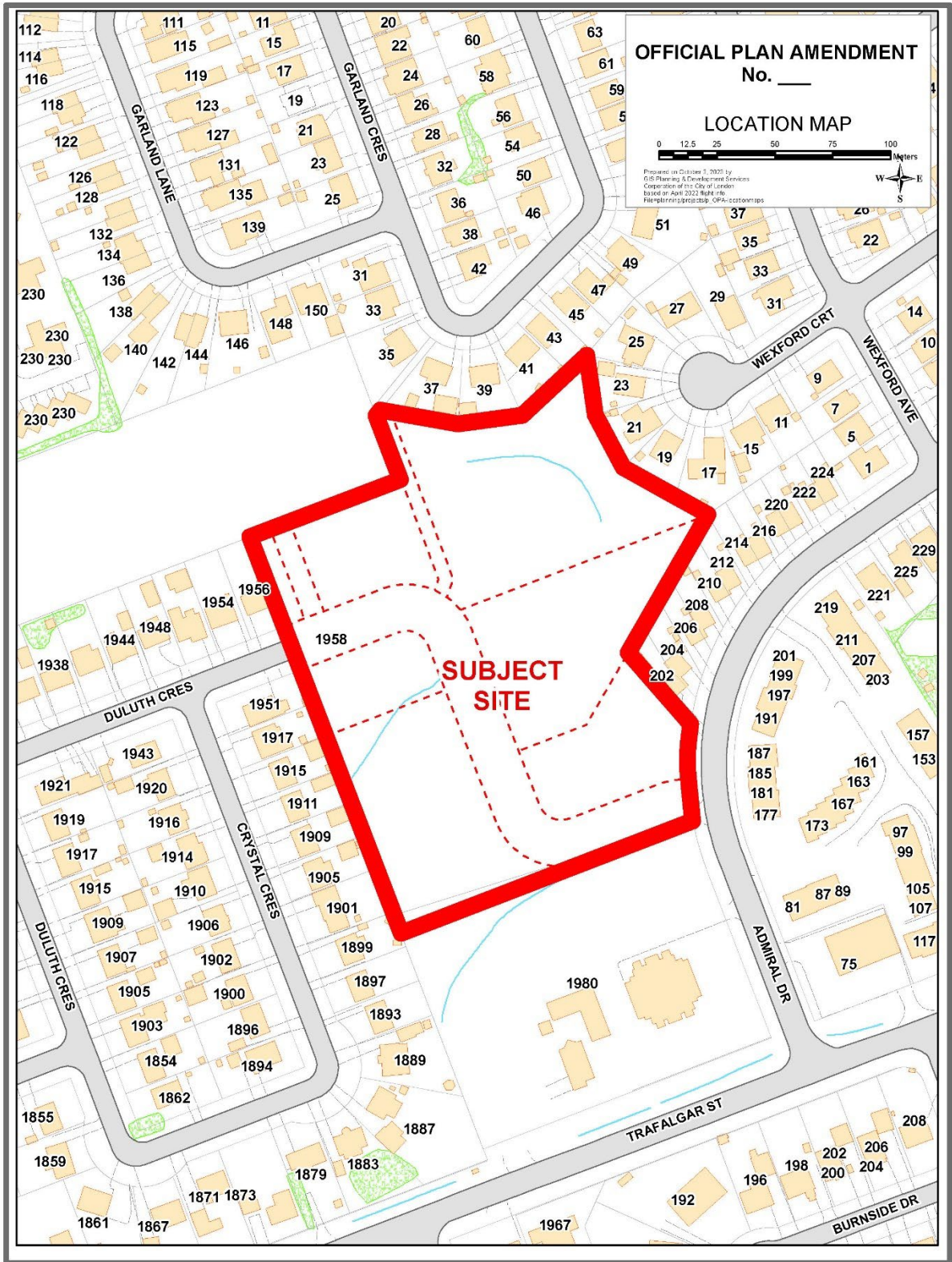
1. Specific Policies for the Neighbourhood Place Type of The Official Plan for the City of London is amended by adding the following:

( ) 1958 Duluth Crescent

For the lands in the Neighbourhoods Place Type located at 1958 Duluth Crescent, as shown on Map 7 – Specific Policy Areas, apartment buildings, small-scale community facilities and mixed-use buildings shall be permitted in addition to the uses identified in Table 10, with an upper maximum height of 4 storeys.

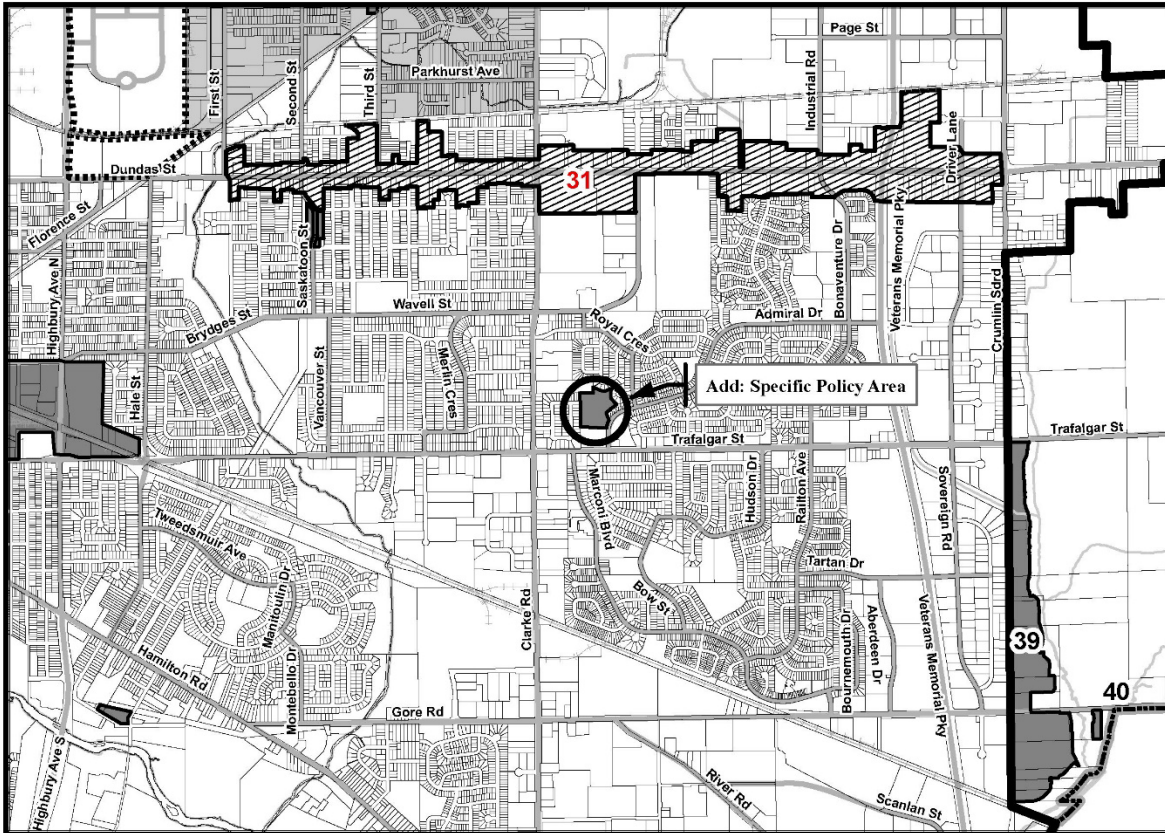
2. Map 7 - Specific Policy Areas, to The Official Plan for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 1958 Duluth Crescent in the City of London, as indicated on “Schedule 2” attached hereto.
3. Map 1 – Place Types, to The Official Plan for the City of London Planning Area is amended by redesignating Block 8 in the Draft Plan of Subdivision for 1958 Duluth Crescent (File No. 39T-23504) from a Neighbourhood Place Type to a Green Space Place Type, as indicated on “Schedule 3” attached hereto.

“Schedule 1”



“Schedule 2”

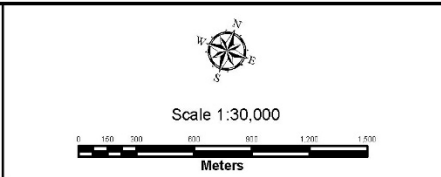
AMENDMENT NO:



LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

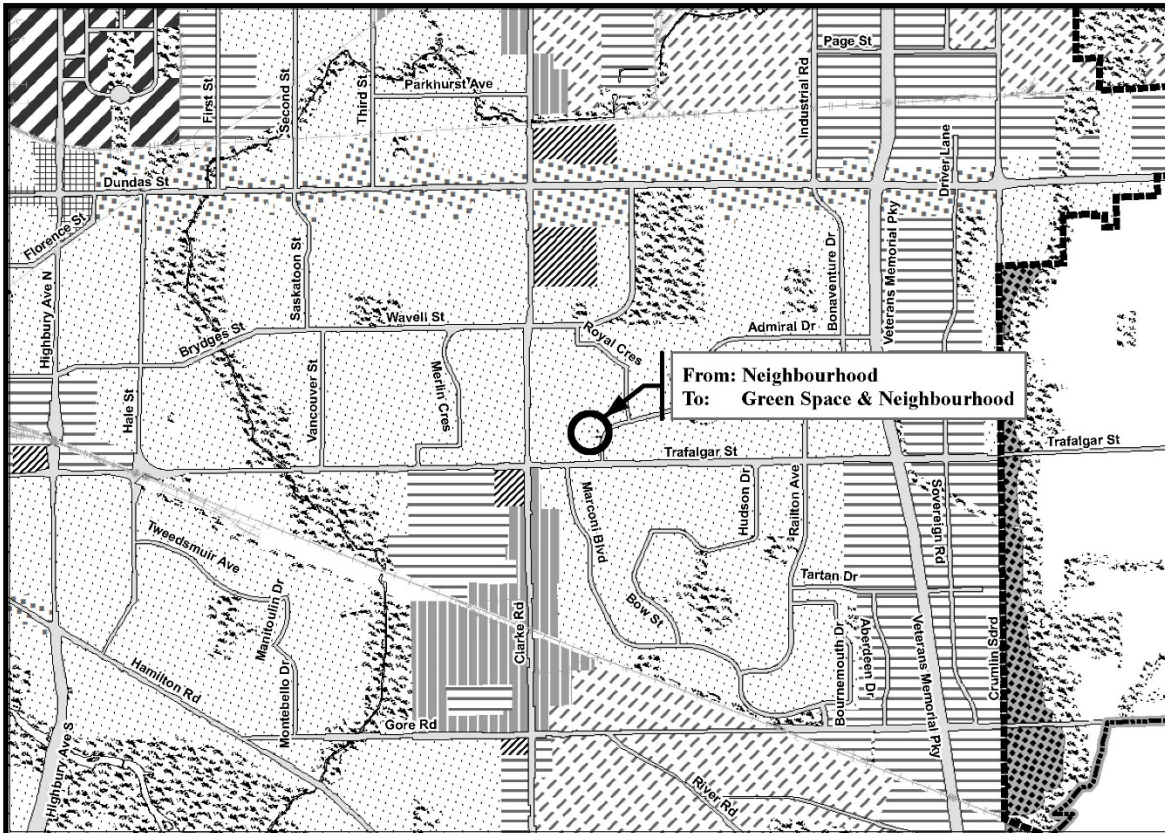
**SCHEDULE #**  
**TO**  
**OFFICIAL AMENDMENT NO.** \_\_\_\_\_  
  
PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9638  
**PLANNER:** MC  
**TECHNICIAN:** RC  
**DATE:** 9/26/2023

“Schedule 3”

AMENDMENT NO:



Legend

- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p><b>SCHEDULE #</b> <b>TO</b></p> <p><b>OFFICIAL AMENDMENT NO.</b> _____</p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> OZ-9638</p> <p><b>PLANNER:</b> MC</p> <p><b>TECHNICIAN:</b> RC</p> <p><b>DATE:</b> 9/26/2023</p>
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**Monteith + Brown**  
planning consultants

**DRAFT PLAN OF SUBDIVISION**  
Block D RP-034 and Part of Block E RP-034 and Part of South 1/2 Lot 4, Concession C (Geography) City of London  
County of Middlesex

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**OWNER'S CERTIFICATE**  
I, the undersigned, being the owner of the land shown on the plan, hereby certify that the plan is a true and correct copy of the plan as shown to me by the City of London Planning Department.

**SURVEYOR'S CERTIFICATE**  
I, the undersigned, being a duly qualified and registered surveyor, hereby certify that the plan is a true and correct copy of the plan as shown to me by the City of London Planning Department.

**DATE** 6 May 2023

**RECORD OF SUBMISSION**

No.	DATE	REVISIONS
1	JUNE 2022	

**LAND USE SCHEDULE**

LAND USE	AREA (Ha)	PERCENT
SINGLE DETACHED RESIDENTIAL	0.07	2.3
MEDIUM DENSITY RESIDENTIAL	0.88	23.8
MEDIUM DENSITY RESIDENTIAL (MIXED USE)	3.22	86.9
MIXED USE (PARK)	0.47	12.8
WALKWAY	0.28	7.4
ROAD & WORKING BLOCKS	0.51	13.7
<b>TOTAL SITE AREA</b>	<b>2.98</b>	<b>100.2</b>

**RECORD OF REVISIONS**

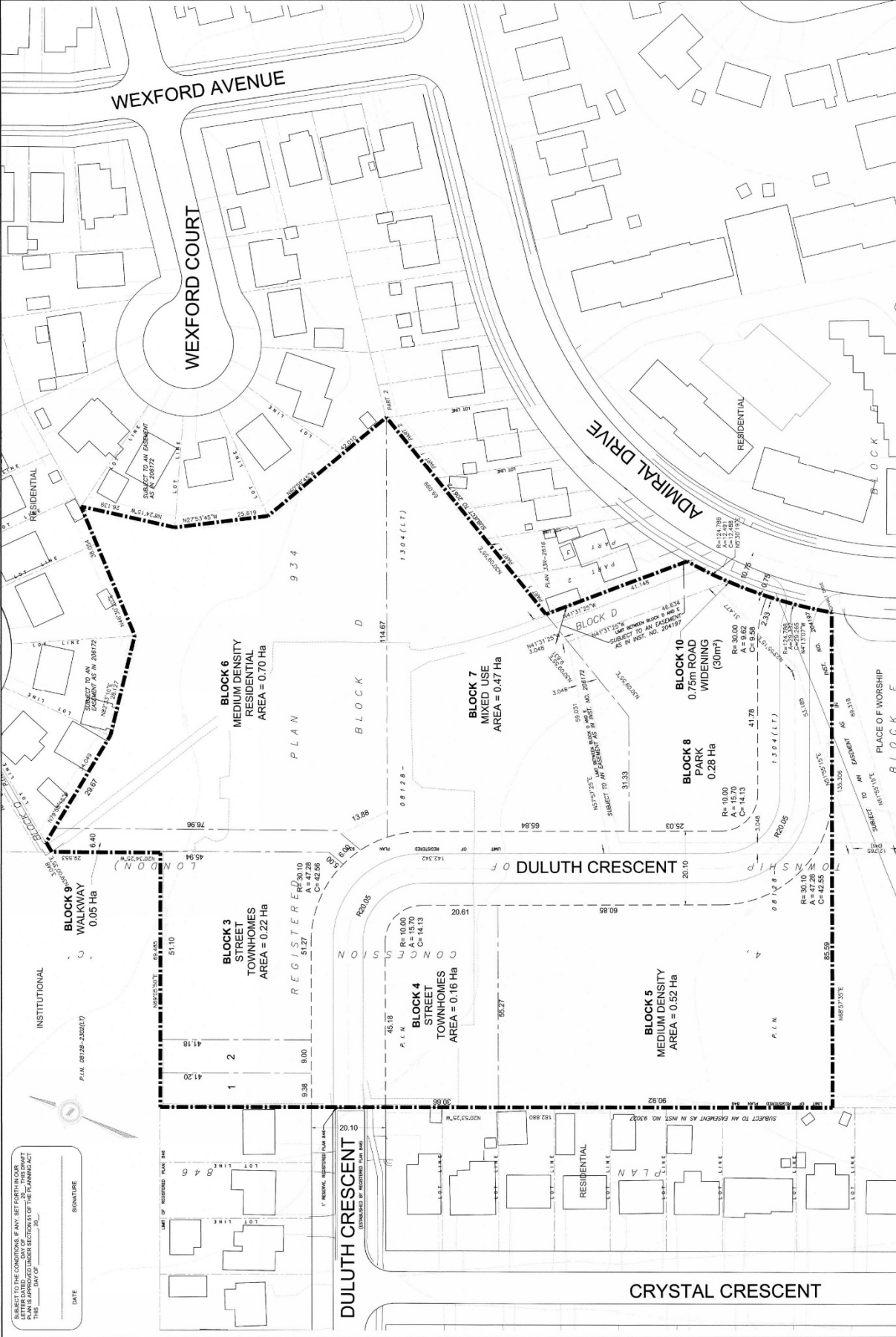
No.	REVISION	DATE	BY

**HOUSING DEVELOPMENT CORPORATION**

PROPOSED MELL SUBDIVISION  
1858 DULUTH CRESCENT, LONDON

PROJECT NO. 20-1701  
DATE: 20-11-2023

SCALE OF PLAN: 1:400



THIS PLAN IS VALID ONLY IF THE SIGNATURE OF THE PLANNING DEPARTMENT IS APPLIED UNDER SECTION 10(1) OF THE PLANNING ACT 1990.

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_