

Bill No. 158  
2024

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

A by-law to amend the Official Plan, The  
London Plan for the City of London, relating to  
2331 Kilally Road and 1588 Clarke Road.

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

1. Amendment No. \_\_\_\_ to the Official Plan, The London 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) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on May 14, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – May 14, 2024  
Second Reading – May 14, 2024  
Third Reading – May 14, 2024

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to facilitate a proposed residential subdivision development by amending portions of the Neighbourhoods Place Type and applying a Green Space Place Type on Map 1; adding Neighbourhood Connector and Civic Boulevard on the street classifications Map 3; delineating the Environmentally Significant Area (ESA) boundary on Map 5; and adding a Specific Policy Area to Map 7 applying to the westerly portion of the subject lands to permit a broad range of dwelling types and allow for increased building height.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 2331 Kilally Road and 1588 Clarke Road in the City of London as shown on “Schedule 1” attached hereto.

**C. BASIS OF THE AMENDMENT**

The subject of this amendment is a 26 hectare site located within the City’s Urban Growth Boundary consisting of a former farmhouse and accessory buildings at 1588 Clarke Road, and a former rural estate dwelling at 2331 Kilally Road, with the balance of the lands made up of relatively flat, open fields. An application for approval of a draft plan of subdivision has been submitted for development of a proposed low-to-medium density residential subdivision (File No. 39T-20502).

The proposed amendment to Map 1 – Place Types is to apply the Green Space Place Type to recognize open space uses, such as a SWM facility, neighbourhood park, and multi-use pathway that are proposed for the subdivision plan. Map 3 – Street Classifications would be amended by adding a Neighbourhood Connector aligned with the future extension of Kilally Road through the subdivision plan, and by adding a Civic Boulevard to a short section of public right-of-way east of the intersection of Clarke Road and Veterans Memorial Parkway which are classified as Urban Thoroughfare and Expressway, respectively. This intersection is also identified on Map 3 as a future interchange.

An amendment to Map 5 – Natural Heritage would delineate the ESA boundary in the northeast portion of the subject lands based on the recommendations of the Environmental Impact Study (EIS) and EIS Addendum. The ESA boundary line as currently shown adjacent the Thames River will be shifted further south to include a portion of table lands above the top of slope. A natural heritage buffer on the agricultural tableland adjacent the ESA boundary is proposed to be re-naturalized with native trees and shrubs, and native seed mix.

Finally, a site-specific policy amendment to the Neighbourhoods Place Type policies is recommended for the westerly portion of the subdivision lands adjacent an existing hydro transmission corridor and future Clarke Road/VMP expressway. The specific policy area would permit the multi-family development blocks within the subdivision to be developed for a broad range of low and medium density residential uses and allow for some increased building height and density.

**D. THE AMENDMENT**

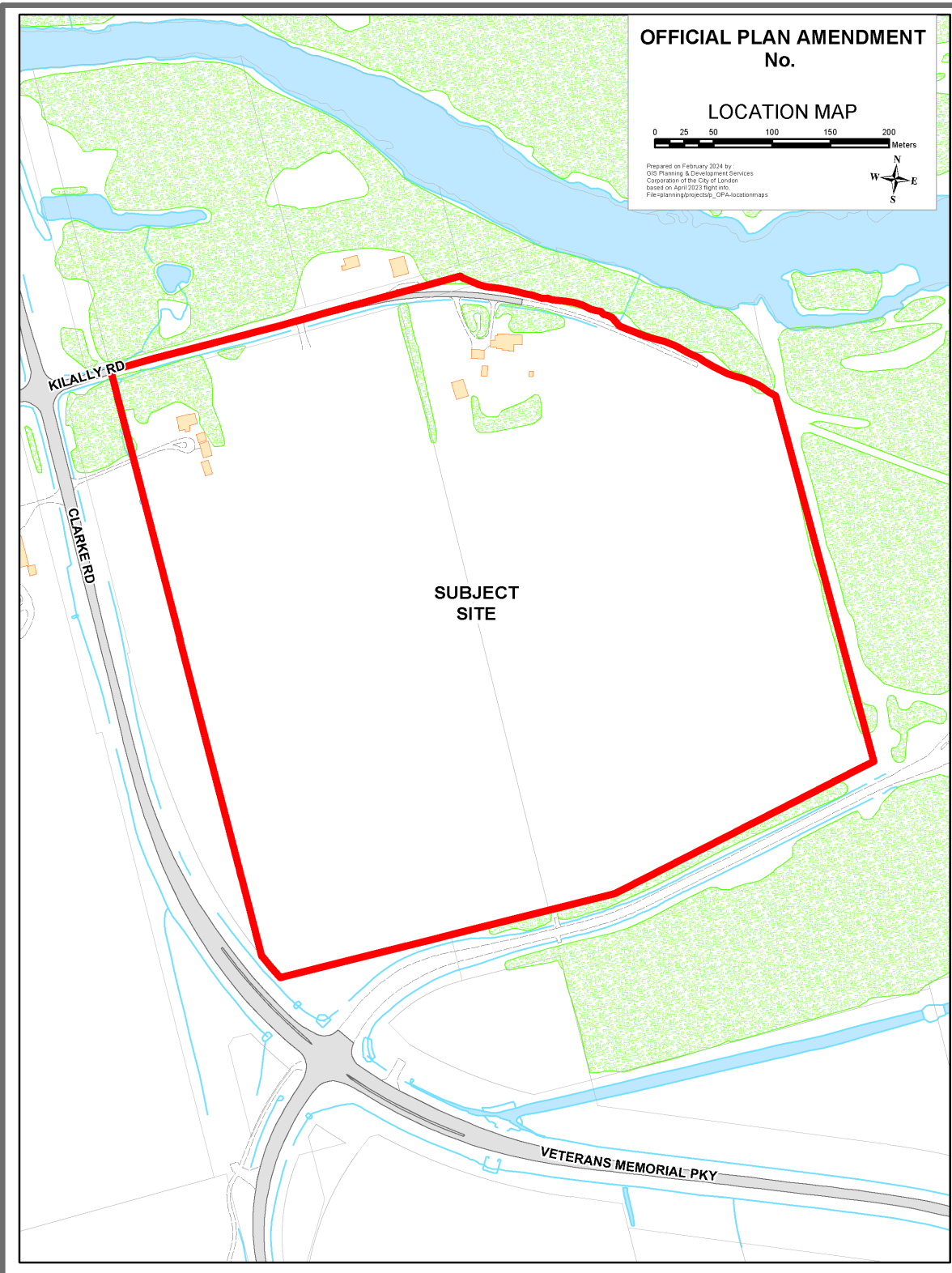
The Official Plan, the London Plan, for the City of London is hereby amended as follows:

1. Map 1 - Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by redesignating a portion of the subject lands from a Neighbourhoods Place Type to a Green Space Place Type, as indicated on “Schedule 2” attached hereto.

2. Map 3 – Streets Classification, to the Official Plan, The London Plan, for the City of London Planning Area is amended by adding Neighbourhood Connector and Civic Boulevard street classifications, as indicated on “Schedule 3” attached hereto.
3. Map 5 – Natural Heritage, to the Official Plan, The London Plan, for the City of London Planning Area is amended by delineating the limits of the Environmentally Significant Area (ESA) boundary, as indicated on “Schedule 4” attached hereto.
4. Specific Policies for the Neighbourhoods Place Type of the Official Plan, The London Plan, for the City of London is amended by adding the following:
  - ( ) 2331 Kilally Road and 1588 Clarke Road

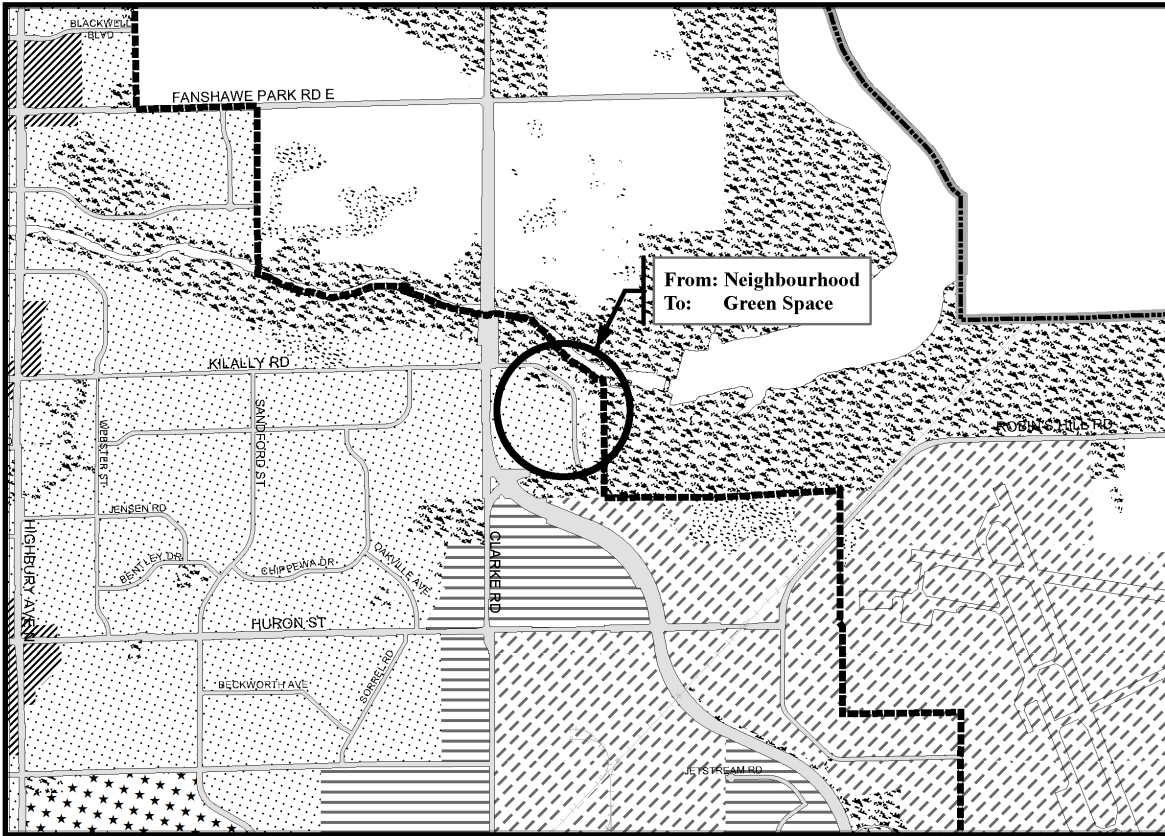
For the lands in the Neighbourhoods Place Type located at 2331 Kilally Road and 1588 Clarke Road, as shown on Map 7 – Specific Policy Areas, triplexes, fourplexes, stacked townhouses, low-rise apartments, small-scale community facilities, emergency care establishments, and rooming houses shall be permitted in addition to the uses identified in Table 10, with an upper maximum height of 6 storeys or 20 metres.
5. Map 7 - Specific Policy Areas, to the Official Plan, The London Plan, for the City of London Planning Area is amended by adding a Specific Policy Area along the westerly portion of the lands located at 2331 Kilally Road and 1588 Clarke Road in the City of London, as indicated on “Schedule 5” attached hereto.

“Schedule 1”



“Schedule 2”

AMENDMENT NO:



**Legend**

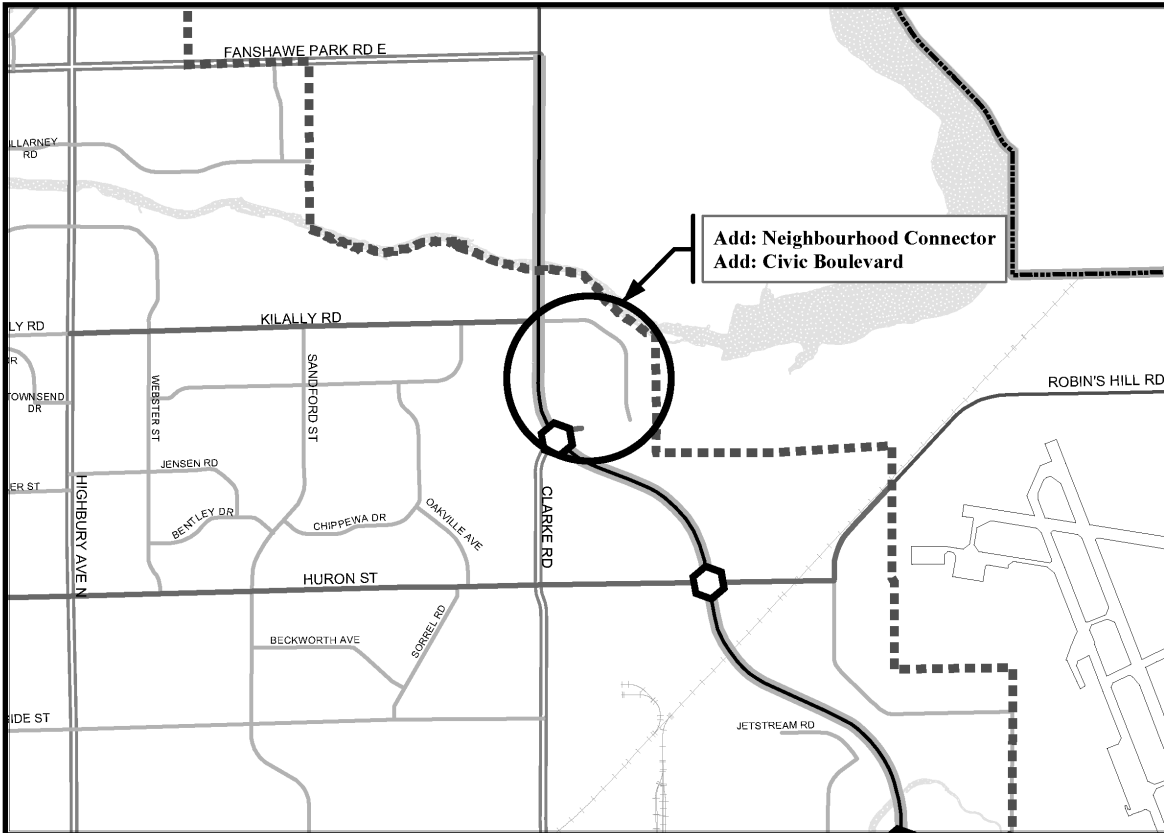
Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	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 1 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-9244/39T-20502</p> <p><b>PLANNER:</b> LM</p> <p><b>TECHNICIAN:</b> RC</p> <p><b>DATE:</b> 3/14/2024</p>
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“Schedule 3”

AMENDMENT NO:



Legend

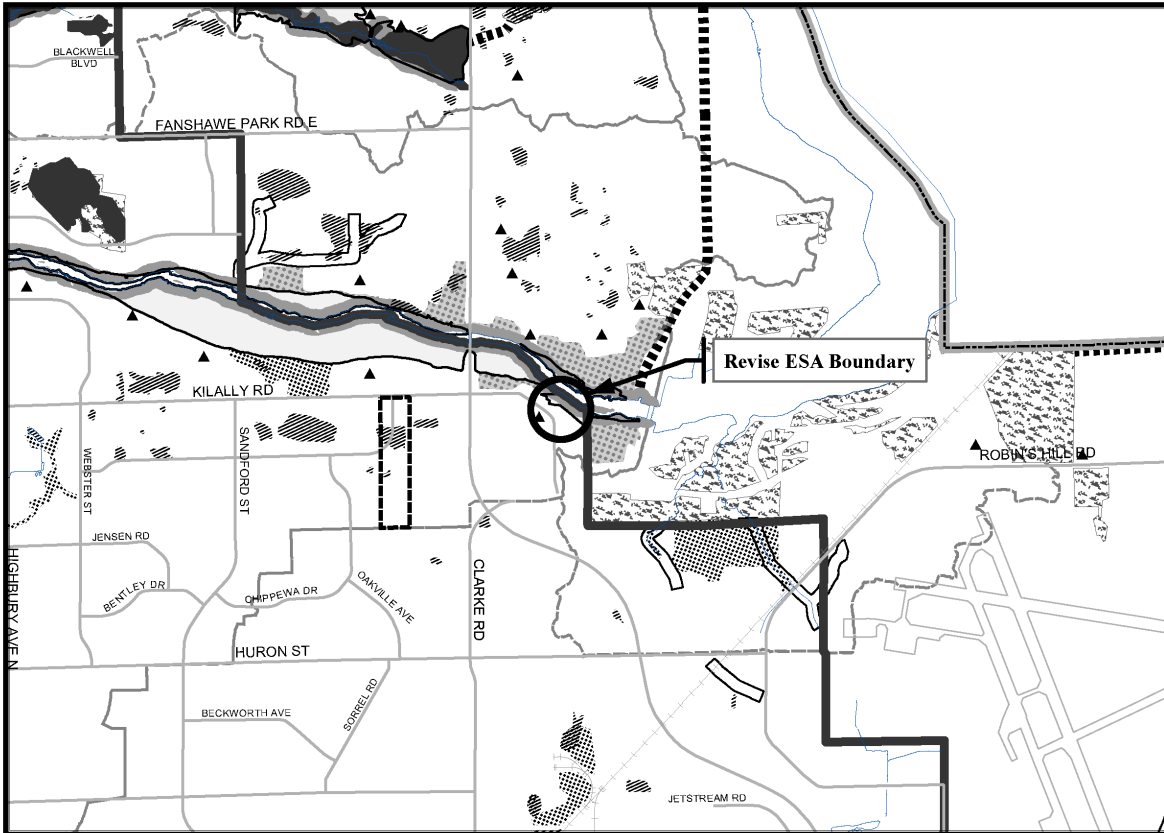
- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | Provincial Highway      |  | Main Street             |  | Interchanges           |
|  | Expressway              |  | Neighbourhood Connector |  | Rapid Transit Stations |
|  | Urban Thoroughfare      |  | Rural Thoroughfare      |  | Urban Growth Boundary  |
|  | Rapid Transit Boulevard |  | Rural Connector         |  |                        |
|  | Civic Boulevard         |  |                         |  |                        |

*This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 2 TO</b></p> <p><b>OFFICIAL AMENDMENT NO.</b> _____</p> <p>PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                  0 150 300 600 900 1200 1500                  Meters             </p>	<p><b>FILE NUMBER:</b> OZ-9244/39T-20502</p> <p><b>PLANNER:</b> LM</p> <p><b>TECHNICIAN:</b> RC</p> <p><b>DATE:</b> 3/14/2024</p>
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**“Schedule 4”**

**AMENDMENT NO:**



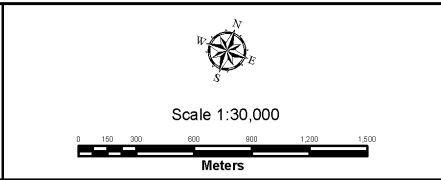
<b>NATURAL HERITAGE SYSTEM</b>		<b>Base Map Features</b>
Provincially Significant Wetlands	Areas of Natural and Scientific Interest	Railways
Wetlands	Environmentally Significant Areas (ESA)	Water Courses/Ponds
Unevaluated Wetlands	Potential ESAs	Streets (see Map 3)
Significant Woodlands	Upland Corridors	Conservation Authority Boundary
Woodlands	Potential Naturalization Areas	Subwatershed Boundary
Significant Valley Lands	Unevaluated Vegetation Patches	
Valley Lands		Subject to Site Specific Appeals (LPAT Appeal PL170100)

*This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.*

**SCHEDULE 3  
TO**

**OFFICIAL AMENDMENT NO.** \_\_\_\_\_

PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9244/39T-20502

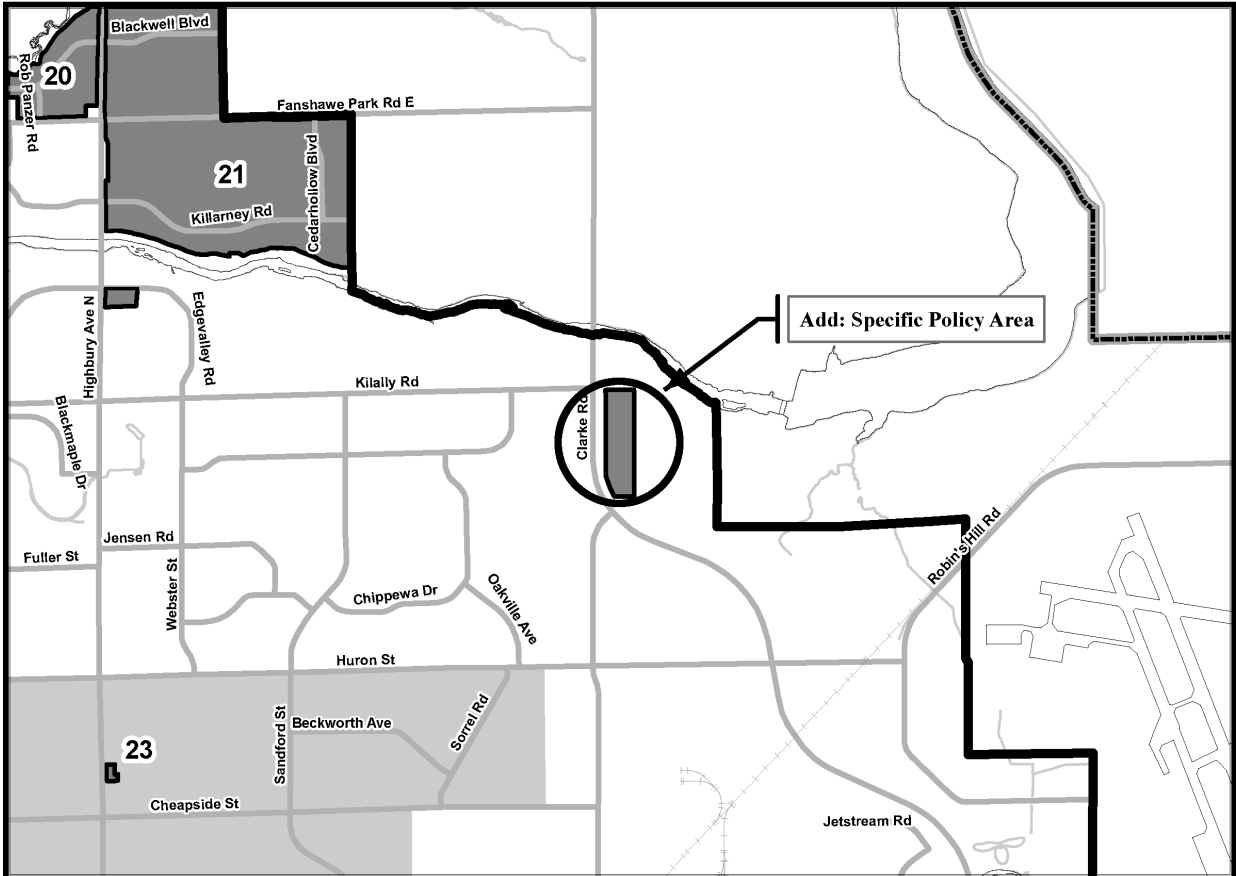
**PLANNER:** LM

**TECHNICIAN:** RC





**DATE:** 2/26/2024

**“Schedule 5”**





**AMENDMENT NO:**



**LEGEND**

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

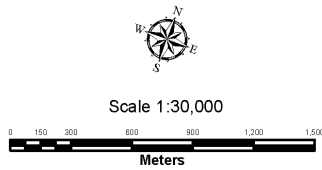
**BASE MAP FEATURES**

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  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 4  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9244/39T-20502

**PLANNER:** LM

**TECHNICIAN:** RC

**DATE:** 3/14/2024