

## Appendix F – Phase 1A of Section 26 Official Plan Review

Bill No. (number to be inserted by Clerk's Office)  
2023

By-law No. C.P.-XXXX-

A by-law to adopt phase 1A of the Official  
Plan Review of The London Plan.

WHEREAS Section 26.(1.1) of the *Planning Act* requires the council of the municipality that has adopted an Official Plan to, not less frequently than ten years after the plan comes into effect, review and revise the Official Plan.

AND WHEREAS the Municipal Council held a special meeting, open to the public, on April 11, 2023 to determine the need to revise the Official Plan.

AND WHEREAS the Municipal Council confirmed the need for a revision and adopted terms of reference for the Official Plan review on April 25, 2023.

AND WHEREAS the Municipal Council held a public meeting on June 11, 2024 for public representations in respect of phase 1A of the Official Plan review.

NOW THEREFORE the Municipal Council of the Corporation of the City of London enacts as follows:

1. That the Amendments to The London Plan constituting Phase 1A of the Official Plan Review of The London Plan under Section 26 of The *Planning Act*, as attached as Schedule “1” through Schedule “2” is hereby adopted.
2. That Clerk of the Municipality is authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforesaid Phase 1A of the Official Plan Review of The London Plan, including amendments contained within Schedule “1” through Schedule “2” of Appendix F.

PASSED in Open Council on June 25, 2024

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – June 25, 2024  
Second Reading – June 25, 2024  
Third Reading – June 25, 2024

## **Schedule 1 to Appendix F – Specific Policy Areas Map Amendment**

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

#### **A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add the subject lands to Map 7 – Specific Policy Areas – of the City of London.

#### **B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 1510 Woodcock Street, 1568 Woodcock Street, 1828 Blue Heron Drive, 1848 Blue Heron Drive, 1579 Fanshawe Park Road West, 1635 Fanshawe Park Road West in the City of London.

#### **C. BASIS OF THE AMENDMENT**

Based on an Official Plan Review and Land Needs Assessment the amendment would add specific policies for the subject lands to permit existing light industrial use or commercial use in the Neighbourhoods Place Type where a conversion from an industrial land use to a non-industrial land use is proposed. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed land use, economic development initiatives and strategic locations, feasibility of municipal servicing, environmental or other constraints, and adequate parcel size as well as market demands from target industrial sectors.

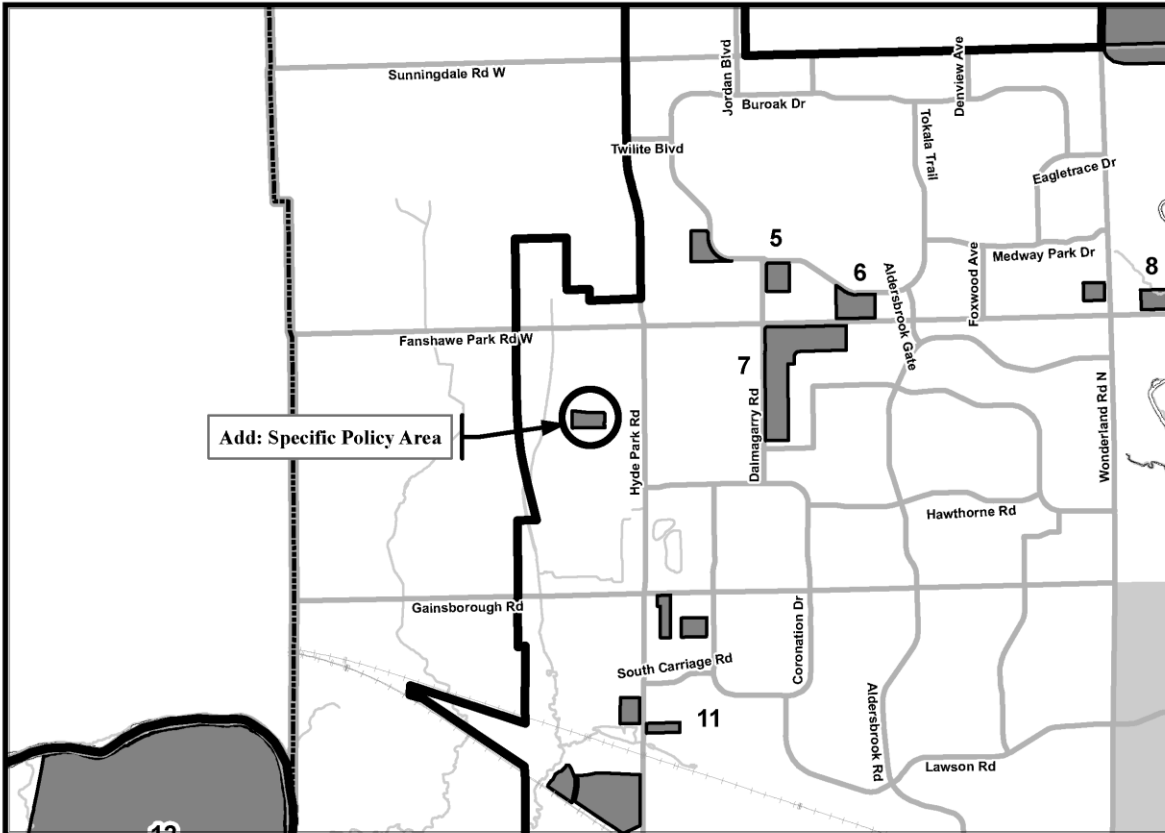
#### **D. THE AMENDMENT**

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

- i. 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 for the lands located at 1510 Woodcock Street in the City of London, as indicated on “Schedule 1” attached hereto.
- ii. 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 for the lands located at 1568 Woodcock Street in the City of London, as indicated on “Schedule 2” attached hereto.
- iii. 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 for the lands located at 1828 Blue Heron Drive in the City of London, as indicated on “Schedule 3” attached hereto.
- iv. 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 for the lands located at 1848 Blue Heron Drive in the City of London, as indicated on “Schedule 4” attached hereto.
- v. 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 for the lands located at 1579 Fanshawe Park Road West in the City of London, as indicated on “Schedule 5” attached hereto.
- vi. 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 for the lands located at 1635 Fanshawe Park Road West in the City of London, as indicated on “Schedule 6” attached hereto.

# "Schedule 1"

AMENDMENT NO:



**LEGEND**

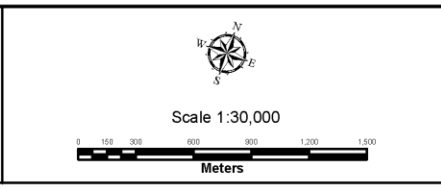
- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

**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.*

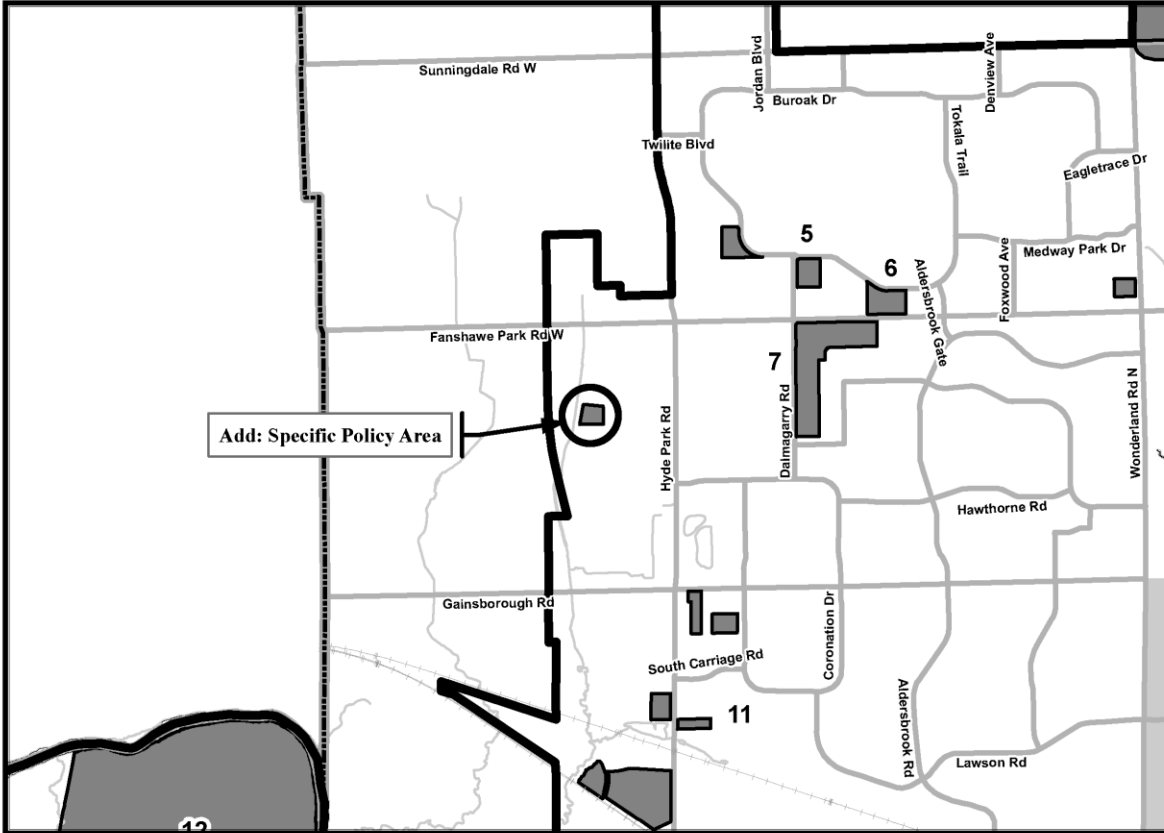
**SCHEDULE #**  
**TO**  
**OFFICIAL AMENDMENT NO.** \_\_\_\_\_  
PREPARED BY: Planning & Development



**FILE NUMBER:** O-9595  
**PLANNER:** BC  
**TECHNICIAN:** RC  
**DATE:** 6/4/2024

# "Schedule 2"

AMENDMENT NO:



**LEGEND**

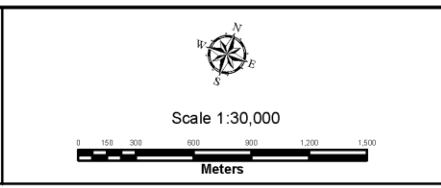
- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

**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.*

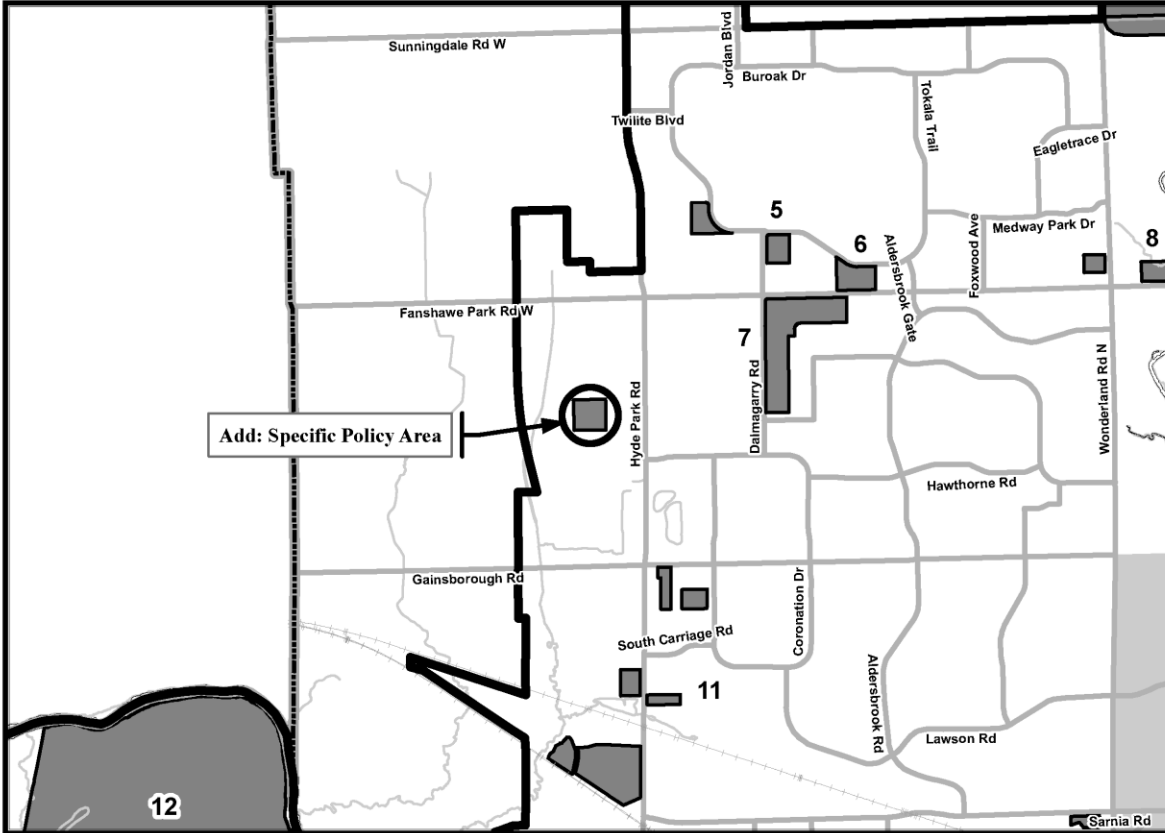
**SCHEDULE #**  
**TO**  
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PREPARED BY: Planning & Development



**FILE NUMBER:** O-9595  
**PLANNER:** BC  
**TECHNICIAN:** RC  
**DATE:** 6/4/2024

“Schedule 3”

AMENDMENT NO:



LEGEND

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

BASE MAP FEATURES

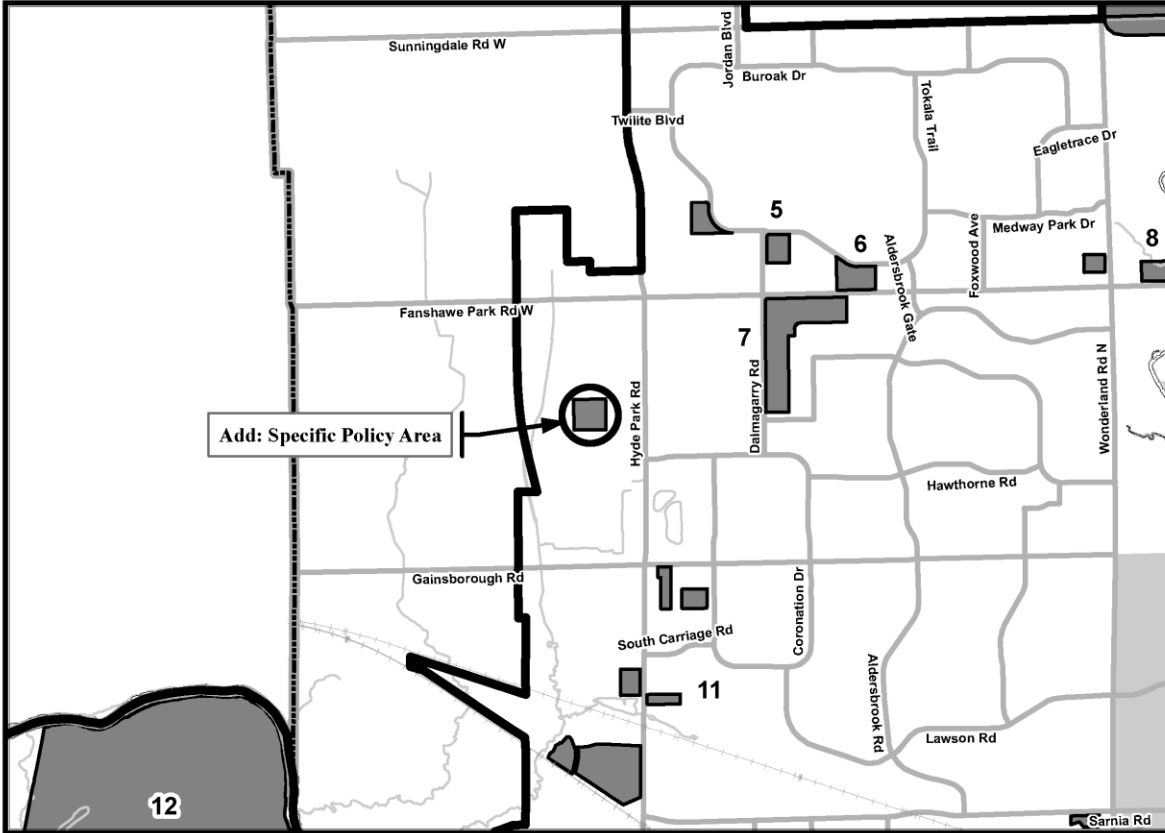
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

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

<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> O-9595</p> <p><b>PLANNER:</b> BC</p> <p><b>TECHNICIAN:</b> RC</p> <p><b>DATE:</b> 6/4/2024</p>
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# "Schedule 4"

AMENDMENT NO:



**LEGEND**

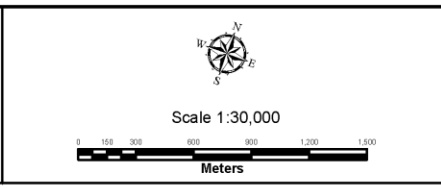
- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

**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.*

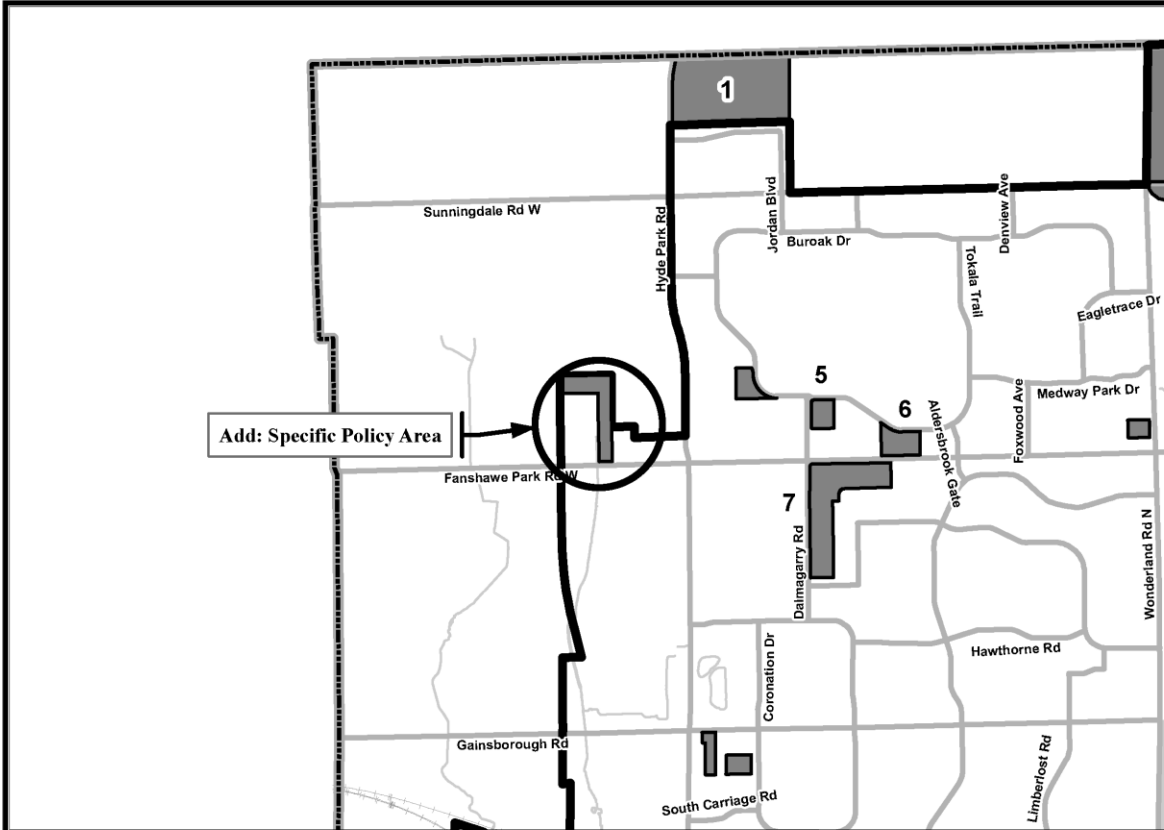
**SCHEDULE #**  
**TO**  
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PREPARED BY: Planning & Development







**FILE NUMBER:** O-9595  
**PLANNER:** BC  
**TECHNICIAN:** RC  
**DATE:** 6/4/2024

# "Schedule 5"





AMENDMENT NO:



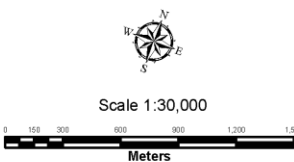
**LEGEND**

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

**BASE MAP FEATURES**

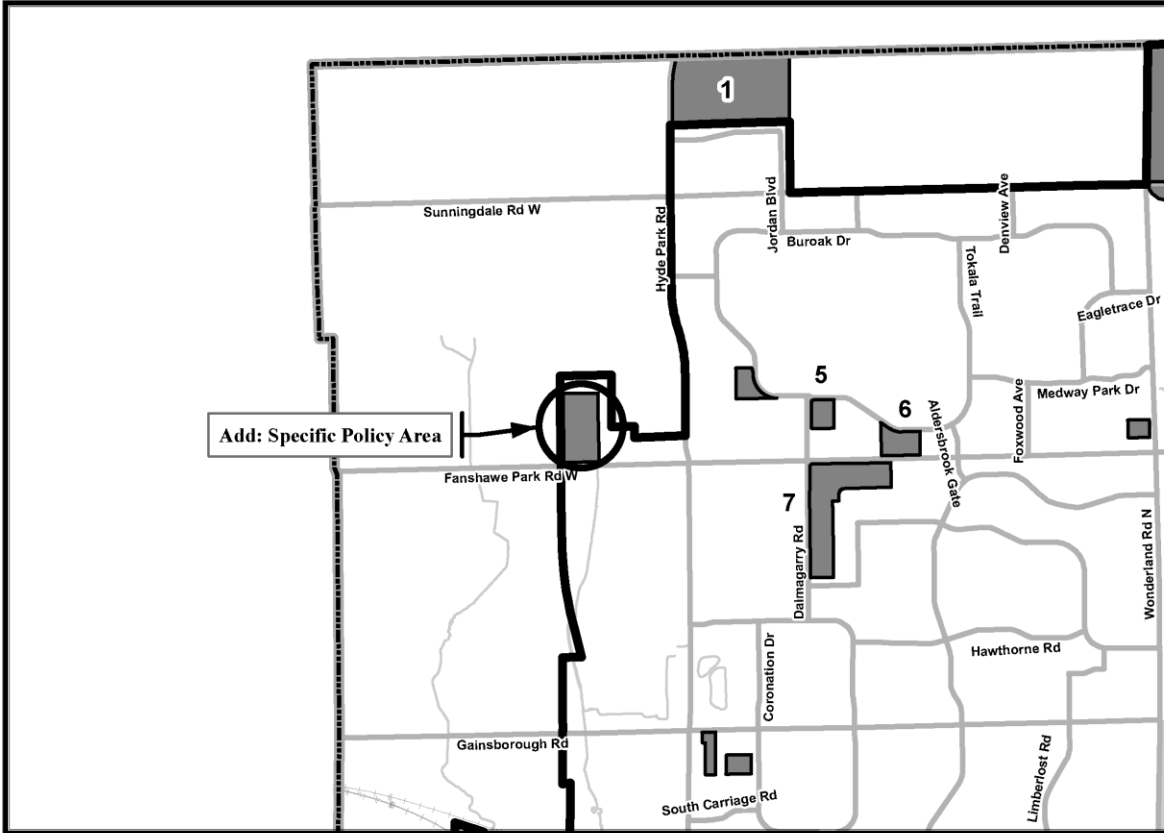
-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

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<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> O-9595</p> <p><b>PLANNER:</b> BC</p> <p><b>TECHNICIAN:</b> RC</p> <p><b>DATE:</b> 6/4/2024</p>
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# “Schedule 6”

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.*

<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>0 150 300 600 900 1,200 1,500</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9595</p> <p><b>PLANNER:</b> BC</p> <p><b>TECHNICIAN:</b> RC</p> <p><b>DATE:</b> 6/4/2024</p>
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## **Schedule 2 to Appendix F – Specific Policy Areas Map Amendment**

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

#### **A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to delete the subject lands from Map 7 – Specific Policy Areas – of the City of London.

#### **B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 475 King Street, and 485 – 519 York Street in the City of London.

#### **C. BASIS OF THE AMENDMENT**

Based on an Official Plan Review and Land Needs Assessment, the amendment would delete specific policies for the subject lands noting that the proposed redesignation of land use would no longer require specific policies to permit the land uses. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed land use, economic development initiatives and strategic locations, feasibility of municipal servicing, environmental or other constraints, and adequate parcel size as well as market demands from target industrial sectors.

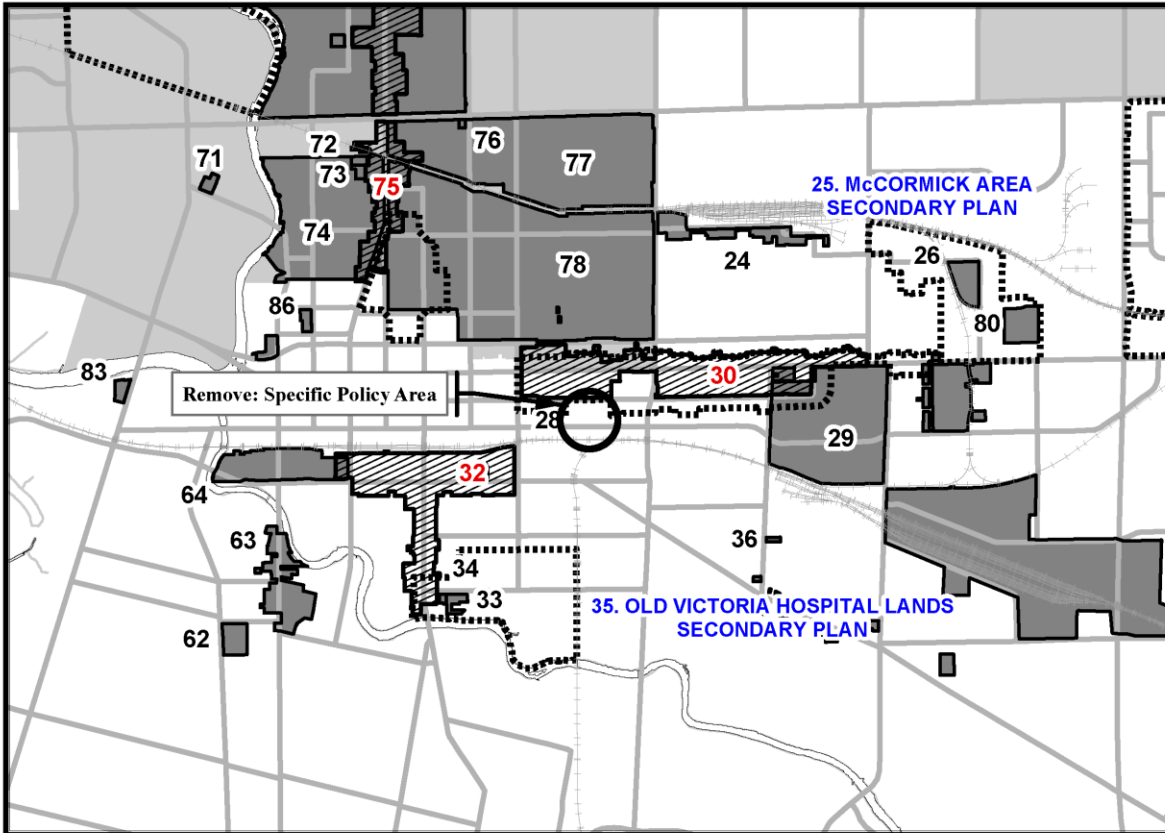
#### **D. THE AMENDMENT**

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





- i. Map 7 – Specific Policy Areas, to the Official Plan, The London Plan, for the City of London Planning Area is amended by deleting a Specific Policy Area identified as number 28, for the lands described as “York Street Corridor” in the City of London, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





AMENDMENT NO:



LEGEND

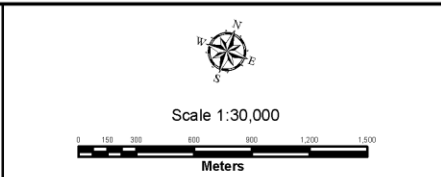
-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

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.*

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