

Planning and Environment Committee

Report

10th Meeting of the Planning and Environment Committee
June 11, 2024

PRESENT: Councillors S. Lehman (Chair), S. Lewis, C. Rahman, S. Franke, S. Hillier, Mayor J. Morgan

ALSO PRESENT: Councillors P. Cuddy, S. Trosow, J. Pribil and A. Hopkins; J. Adema, G. Bailey, C. Cernanec, M. Corby, A. Curtis, G. Dales, K. Edwards, D. Escobar, M. Feldberg, K. Gonyou, M. Harrison, B. House, P. Kavcic, B. Lambert, T. Macbeth, S. Mathers, C. Maton, H. McNeely, K. Mitchener, L. Mottram, B. O'Hagan, B. Page, C. Parsons, S. Tatavarti and J. Yanchula

Remote Attendance: E. Hunt, W. Jeffery, S. Meksula, A. Patel, E. Skalski

The meeting is called to order at 1:02 PM; it being noted that Mayor J. Morgan and Councillor S. Hillier were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: C. Rahman

Seconded by: S. Franke

That Items 2.1, 2.2, 2.3 and 2.5 BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

2.1 6th Meeting of the Ecological Community Advisory Committee

Moved by: C. Rahman

Seconded by: S. Franke

That the 6th Report of the Ecological Community Advisory Committee, from its meeting held on May 16, 2024 BE RECEIVED for information.

Motion Passed

2.2 Planning & Development and Building Monthly Housing Update – 2024 Year-To-Date

Moved by: C. Rahman

Seconded by: S. Franke

That the staff report dated June 11, 2024 entitled "Planning and Development and Building Monthly Housing Update - 2024 Year-To-Date" BE RECEIVED for information. (2024-S11)

Motion Passed

2.3 WITHDRAWN - Appointment of Consultant for RFP 2024-113 Community Improvement Plan to Encourage Residential Development near Transit

Moved by: C. Rahman
Seconded by: S. Franke

That the item entitled "Appointment of Consultant for RFP 2024-113 Community Improvement Plan to Encourage Residential Development near Transit" BE WITHDRAWN.

Motion Passed

2.5 2023 Annual Report on Building Permit Fees

Moved by: C. Rahman
Seconded by: S. Franke

That the staff report dated June 11, 2024 entitled "Annual Report on Building Permit Fees" BE RECEIVED for information. (2024-P10)

Motion Passed

2.4 Heritage Alteration Permit Application – 332 St. James Street – Bishop Hellmuth Heritage Conservation District (HAP23-107-L)

Moved by: S. Lewis
Seconded by: C. Rahman

That the Heritage Alteration Permit application under Section 42 of the Ontario Heritage Act relating to the property located at 332 St. James Street BE APPROVED;

it being noted that the Planning and Environment Committee heard a verbal delegation from G. Keene, with respect to these matters;

it being further noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a request for delegation status and communication dated June 6, 2024 from G. Keane;
- a communication dated June 6, 2024 from M. Ross;
- a communication dated June 6, 2024 from J. Brown; and,
- a communication dated June 8, 2024 from J. Byrne;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-R01)

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Absent: (2): S. Franke, and Mayor J. Morgan

Motion Passed (4 to 0)

Additional Votes:

Moved by: S. Lewis
Seconded by: C. Rahman

That G. Keane BE GRANTED delegation status with respect to the Heritage Alteration Permit application relating to the property located at 332 St. James Street.

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Absent: (2): S. Franke, and Mayor J. Morgan

Motion Passed (4 to 0)

3. Scheduled Items

3.1 Community Improvement Plans Review for Increasing Affordable Housing

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the Community Improvement Plans Review for Increasing Affordable Housing:

a) the Civic Administration BE DIRECTED to amend the Affordable Housing Community Improvement Plan to:

- i) update the definitions of affordability (Consultant Recommendation #1); and,
- ii) review and update the CIP's goals and objectives (Consultant Recommendation #2);

b) the Civic Administration BE DIRECTED to report back on the financial implications of amending the Affordable Housing Community Improvement Plan and its Financial Incentive Program Guidelines to:

i) introduce the following new financial incentive programs (Consultant Recommendation #4):

- A) tax Increment Equivalent Grant Program (Consultant Recommendation #5);
- B) Capital Grant Program (Consultant Recommendation #6);
- C) Municipal Fee Exemption Program (Consultant Recommendation #9);
- D) Pre-Construction Grant Program (Consultant Recommendation #10);

ii) amend the existing Additional Residential Unit (ARU) Loan Program to introduce a forgivable loan (Consultant Recommendation #7) and create an ARU grant pilot project (Consultant Recommendation #8); and,

iii) introduce a Land Banking and Disposal Program (Consultant Recommendation #11);

c) the Civic Administration BE DIRECTED to undertake the following recommendations to support the Affordable Housing CIP's implementation and the construction of affordable housing:

- i) review and report back on the coordination and program delivery of affordable housing programs across the Corporation of the City of London (Consultant Recommendation #12); and,
- ii) amend the Affordable Housing CIP to implement performance targets and monitor them (Consultant Recommendation #13);

d) the Civic Administration BE DIRECTED to report back on the following recommendation that falls outside of the legislated authority of a Community Improvement Plan:

i) assign City staff as a concierge to act as consistent point of contact for affordable housing project proponents to help navigate City approval processes (Consultant Recommendation #18);

e) the report titled “Community Improvement Plan Review for Increasing Affordable Housing Supply” from Tim Welch Consulting Inc. (Appendix “A”) BE RECEIVED;

it being noted that Consultant Recommendation:

- #3 requires no action from Civic Administration because the Affordable Housing community improvement project area is already the entire municipality;
- #15 requires no action because introducing affordable housing minimums would have a negative impact on the existing housing-related financial incentive programs; and,
- #16 (investigate updating the Zoning-By-law to allow for affordable housing citywide without the need for a Zoning By-law Amendment) will be forwarded to the ReThink Zoning project;

it being noted that the Planning and Environment Committee heard a presentation by T. Welch, TWC, with respect to these matters;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-S11)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to approve #15

“• #15 requires no action because introducing affordable housing minimums would have a negative impact on the existing housing-related financial incentive programs; and,”

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Nays: (1): S. Franke

Motion Passed (4 to 1)

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to approve clauses c) i), ii) and d) ii)

“c) the Civic Administration BE DIRECTED to undertake the following recommendations to support the Affordable Housing CIP’s implementation and the construction of affordable housing:

- i) review and report back on the coordination and program delivery of affordable housing programs across the Corporation of the City of London (Consultant Recommendation #12); and,
- ii) amend the Affordable Housing CIP to implement performance targets and monitor them (Consultant Recommendation #13);

d) the Civic Administration BE DIRECTED to report back on the following recommendations that fall outside of the legislated authority of a Community Improvement Plan:

ii) assign City staff as a concierge to act as consistent point of contact for affordable housing project proponents to help navigate City approval processes (Consultant Recommendation #18);”

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.2 1944 Bradley Avenue (Z-9724)

Moved by: S. Franke

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Martin Quarcoopome c/o Weston Consulting, relating to the property located at 1944 Bradley Avenue:

a) the proposed by-law appended to the staff report dated June 11, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2024 to amend the Official Plan, The London Plan, to AMEND Map 3 – Street Classifications to ADD a Neighbourhood Connector Street Classification;

b) the proposed by-law appended to the staff report dated June 11, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject lands FROM an Urban Reserve (UR4) Zone and an Environmental Review ER Zone TO a Holding Residential R1 Special Provision (h-17•R1-3()) Zone; a Holding Residential R4 Special Provision (h-17•R4-6()) Zone; a Holding Residential R6 Special Provision (h-17•R6-5()) Zone; an Open Space (OS1) Zone; and an Open Space (OS5) Zone;

c) the Approval Authority BE ADVISED that the following issues were raised through the application review process for the property located at 1944 Bradley Avenue:

i) the development be condensed to allow for more green space; and,
ii) the noise and smell from nearby farm uses be taken into consideration;

d) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision submitted by Martin Quarcoopome c/o Weston Consulting on behalf of Elite Bradley Developments Inc., consisting of 47 single detached residential lots; 20 street townhouse blocks; one (1) cluster townhouse block; one (1) park block; one (1) hydro corridor block; one (1) open space buffer block; one (1) open space block; four (4) 0.3 metre reserve blocks; served by four (4) new streets, subject to draft plan conditions as recommended by the Approval Authority (File No. 39T-23505);

it being further noted that the Planning and Environment Committee received the following communication with respect to these matters:

- a presentation from Martin Quarcoopome, Weston Consulting;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- M. Quarcoopome; and,
- A.M. Valastro;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendments are consistent with the Provincial Policy Statement 2020 which promote densities that efficiently use land, resources, and infrastructure, and neighbourhoods that foster social interaction, facilitate active transportation and community connectivity;
 - the recommended amendments conform to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Environmental, Our Tools, and all other applicable policies of The London Plan;
- the recommended amendments are appropriate and compatible with existing and future land uses surrounding the subject lands;
- the recommended zoning will support the proposed Draft Plan of Subdivision and facilitate an appropriate form, height, and mix of residential development in conformity with The London Plan, as amended;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D09)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman
Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.3 1806 Avalon Street (Z-8283)

Moved by: S. Lewis
Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Darryl Neville, relating to the property located at 1806 Avalon Street, known legally as Concession 1, Part Lot 5 Registered Plan No. 33R6847 Parts 2 to 4:

a) the proposed by-law appended to the staff report dated June 11, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Special Provision Residential R2 (R2-1(9)) Zone and a Special Provision Residential R2 (R2-3(3)) Zone TO a Holding Residential R6 Special Provision (h-65*R6-5 ()) Zone;

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

- i) provide pedestrian connectivity through the site from all units to the public street;
- ii) provide adequate landscaped open space and outdoor amenity areas to serve the needs of the residents of the proposed development;
- iii) provide enhanced tree planting;
- iv) reduce oversupply of visitor parking to provide additional outdoor amenity areas;
- v) reduce driveway widths to provide additional landscaped open space;
- vi) require the completion of an updated Noise and Vibration Study to confirm the requirements to mitigate negative impacts from the rail line and ensure public safety;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- D. Murphy, Siv-ik Planning and Design; and,
- G. Horchover;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment contributes to the range and mix of housing options within the area;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D09)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.4 Demolition Request for Heritage Listed Property – 520 South Street

Moved by: C. Rahman

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the demolition request for the house on the heritage listed property at 520 South Street:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the house on the property; and,
- b) the property located at 520 South Street BE REMOVED from the Register of Cultural Heritage Resources;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- S. Rasanu, Strik Baldinelli Moniz Ltd.;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-R01)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.5 367 Springbank Drive (Z-9722)

Moved by: S. Franke

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Kanwal Dentistry Professional Corporation, relating to the property located at 367 Springbank Drive:

- a) the proposed by-law appended to the staff report dated June 11, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R2/Office Conversion (R2-2/OC4) Zone, TO an Arterial Commercial Special Provision (AC2(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) as parking exceeds minimum requirements the applicant is encouraged to convert spaces for additional outdoor amenity space;
 - ii) specify the location of the medical/dental waste; and,
 - iii) relocate the proposed bicycle parking;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- D. French, Story Samways Planning Ltd.;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Urban Corridor Place Type; and,
- the recommended amendment would facilitate the establishment of office and residential uses that are appropriate for the context of the site;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D09)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke
Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.6 1151 and 1163 Richmond Street (Z-9723)

Moved by: C. Rahman
Seconded by: S. Lewis

That the public comments BE RECEIVED;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters;

- B. Samuels; and,
- K. Galil;

it being noted that a revised recommendation with respect to these matters was received;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D09)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman
Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.7 735 Southdale Road West (OZ-9567)

Moved by: S. Lewis

Seconded by: C. Rahman

That the following actions be taken with respect to the application by Royal Premier Homes, relating to the property located at 735 Southdale Road West:

a) the proposed attached, revised by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2024, to amend the Official Plan, The London Plan Policy 1565_5, List of Secondary Plans - Southwest Area Secondary Plan by adding a special policy to Section 4.1 iv) a) i) Residential Development Intensity Adjacent to Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets – Function and Purpose to permit a density of 231 units per hectare and a maximum height of 12 storeys (39 metres);

b) the proposed attached, revised by-law as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone, TO a Holding Residential R5, R6, R8 (h-213*R5-2/R6-4/R8-4()) Zone and Open Space (OS5) Zone with the following special provisions:

- i) Front Yard Setback – 1 metre (Minimum);
- ii) Rear Yard Setback – 20 metres (Minimum) where lands abuts a Residential or Urban Reserve Zone;
- iii) Rear Yard Setback – 0 metres (Minimum) where lands abuts an Open Space (OS5) Zone, with a 30 metre buffer from the existing wetland feature;
- iv) Interior Side Yard Setback – 10 metres (Minimum);
- v) Lot Coverage – 27% (Minimum);
- vi) Height – 12 storeys or 38 metres, whichever is shorter (Maximum);
- vii) Density – 231 units per hectare (Maximum);

c) pursuant to subsection 34(17) of the *Planning Act*, no further notice be given;

it being further noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a communication dated June 5, 2024 from M. Frijia, Vice President, Southside Group; and,
- a communication dated June 6, 2024 from K. Crowley, Senior Planner and H. Froussios, Principal Planner, Zelinka Priamo Ltd.;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- K. Crowley, Zelinka Priamo Ltd.;
- A. Nelson; and,
- A.M. Valastro;

it being further noted that the Municipal Council approves this application for the following reasons:

- the requested amendment is not consistent with the Provincial Policy Statement 2020; and,
- the requested amendment would permit development that is not

considered appropriate and compatible with the existing and future land uses surrounding the subject lands;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D09)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.8 323 Oxford St West, 92 and 825 Proudfoot Lane (Z-9416)

Moved by: S. Lewis

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Sam Katz Holdings Inc., relating to the properties located at 323 Oxford Street West, 92 and 825 Proudfoot Lane:

a) the proposed by-law appended to the staff report dated June 11, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2024, to amend the Official Plan, The London Plan to:

i) REVISE the Specific Policy 864B_ in the Rapid Transit and Urban Corridor Place Types, located at 323 Oxford Street West to permit development with a maximum height of 18 storeys (60 metres);

ii) REVISE the Specific Policy 1066_ in the Neighbourhoods Place Type, located at 323 Oxford Street West to permit development with a maximum height of 6 storeys (20 metres) and permit development with a maximum height of 13 storeys (40 metres) at 92 Proudfoot Lane and 825 Proudfoot Lane;

iii) REVISE the Specific Policy 1067_ in the High-Density Residential Overlay (from 1989 Official Plan), located at 323 Oxford Street West to permit development with a maximum height of 14 storeys (46 metres) and permit a maximum height of 13 storeys (40 metres) at 92 Proudfoot Lanes; and,

iv) REVISE the Specific Policy 1067A_ in the High-Density Residential Overlay (from 1989 Official Plan), to permit development with a maximum

height of 16 storeys (51 metres) only on the portion of the site that is south of Westfield Drive and east of Beaverbrook Drive;

b) the proposed by-law appended to the staff report dated June 11, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Holding Residential R5/R6/R7/R8 (h-1•R5-3/R6-5/R7•D75•H13/R8-4), Residential R5/R6/R7/R8, Neighbourhood Facility (R5-3/R6-5/R7•D75•H13/R8-4/NF1), Holding Residential R8 (h-1•R8-4), Holding Residential Special Provision R8 (h-1•R8-4(9)), Residential R9 (R9-7•H40), Residential R9 (R9-7•H46), Holding Residential Special Provision R9 (h-1•R9-3(8)•H22), Open Space (OS1), and Open Space (OS4) Zone TO a Holding Residential R5 Special Provision (h-80•h-100•R5-7(**)•D75•H13), Holding Residential R9 Special Provision/Neighbourhood Shopping Area (h-80•h-100•R9-7(**)•D305•H60/NSA3), Holding Residential R9 Special Provision (h-80•h-100•R9-7(**)•D242•H46), Holding Residential R9 Special Provision (h-80•h-100•R9-7(**)•D230•H20), Holding Residential R9 Special Provision/Neighbourhood Facility(h-18•R9-7(**)•D240•H40/NF), Holding Residential R9 Special Provision (h-18•h-80•h-100•R9-7(**)•D200), Open Space (OS1), and Open Space (OS5) Zone BE APPROVED;

c) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting:

- i) there is no significant woodlot on the property;
- ii) people have lost their homes through expropriation to recreate Mud Creek;
- iii) construction of the stormwater drain has disrupted nesting activities of migratory birds, fish spawning habitat;
- iv) the clear cutting of trees has disrupted bat habitat, which are currently listed at risk in Ontario as well as white tailed deer;
- v) provide an annual report on monitoring the impact to wildlife that have been displaced;
- vi) believes the removal of the community garden in Block 1 is detrimental to the seniors living there;
- vii) increase in traffic, noise, speeding and accidents;
- viii) increase in GHG emissions that remove vegetation and increases car emissions;
- ix) flooding risks; and,
- x) protect and retain the farmland;

d) the Approval Authority BE REQUESTED to consider the following transportation and servicing matters:

- i) update the Transportation Impact Study and implement recommendations into future Site Plan Applications;
- ii) consider the review of a Traffic Impact Study that addresses the cumulative development impacts and potential cut through traffic; and,
- iii) ensure planned and future municipal infrastructure projects are coordinated with this development;

e) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

- i) provide adequate landscaped open space and outdoor amenity areas. to serve the needs of the residents of the proposed development;
- ii) provide enhanced tree planting;
- iii) consider the provision of short-term bicycle parking; and,

iv) consider providing an enhanced landscaped view corridor and amenity space south of Westfield Drive; and,

f) the Approval Authority BE ADVISED that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Sam Katz Holdings Inc., (File No. 39T-21505), updated February 13, 2024, which shows a draft plan of subdivision consisting of three (3) medium density residential blocks; four (4) high density blocks; four (4) one-foot reserve blocks; serviced by four (4) local streets (Streets A, B, Beaverbrook Avenue, and Westfield Drive);

it being further noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a communication dated May 24, 2024 from C. Kuijpers and B. Hannink;
- a communication dated June 5, 2024 from T. de Vries;
- a communication dated June 5, 2024 from Mr. and Mrs. G. Dyson;
- a communication dated June 4, 2024 from E. Prentice;
- a communication dated June 3, 2024 from S. Smith;
- a communication dated June 6, 2024 from M. Kuijpers;
- a communication dated May 24, 2024 from J. Cox;
- a communication dated June 9, 2024 from A. Johnson;
- a communication dated June 9, 2024 from A.M. Valastro; and,
- a communication dated June 10, 2024 from J. Woodyer, Campaigns Director, Zoocheck;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- J. Katz, Sam Katz Development;
- A.M. Valastro;
- Resident;
- K. Kuijpers;
- A. Johnson; and,
- M. McClure;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement (PPS), 2020, that encourages higher density residential development within transit supportive areas. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended zoning conforms to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, Green Space Place Type, Rapid Transit Corridor, City Building and Design, Our Tools, and all other applicable policies of The London Plan;
- the proposed zoning will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands; and,
- the recommended zoning amendments will support the proposed Draft Plan of Subdivision and facilitate an appropriate form and mix of medium and high-density residential development that conforms to The London Plan;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D09)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to add clause d) iv) to read as follows:

“d) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

iv) consider providing an enhanced landscaped view corridor and amenity space south of Westfield Drive; and,”

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to approve the recommendation, as amended.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.9 Draft Land Needs Assessment of The London Plan (O-9595)

Moved by: S. Lewis

Seconded by: C. Rahman

That, the following actions be taken with respect to the Section 26 Official Plan Review of The London Plan and Land Needs Assessment:

a) the proposed attached, revised by-law as Schedules 3 to 10, in Appendix "A" and related mapping in Appendix "F" to adopt the schedules as part of the Section 26 Review, as amended, of The London Plan, BE INTRODUCED at the Municipal Council meeting to be held on June 25,

2024 and BE FORWARDED to the Ministry of Municipal Affairs and Housing for approval;

i) Official Plan Amendment Schedule 7 of Appendix A, in clause a) be amended with the following Specific Area Policy, as follows:

(_) Southwest Hyde Park Road and Fanshawe Park Road

In the Neighbourhood Place Type at 1790, 1828 & 1848 Blue Heron Drive, 1510 & 1568 Woodcock Street, 1605 Woodcock Place and 1640 Fanshawe Park Road West, in addition to the standard range of permitted uses and intensities within this Place Type, the following may be permitted on any street classification: fourplexes and stacked townhomes up to four storeys and mid-rise apartment buildings of up to eight storeys. Mixed-use buildings will be permitted. The provision of necessary residential amenities to create a strong neighbourhood environment will be considered through all future planning processes. The range of Commercial Industrial Uses currently permitted on the lands at 1640 Fanshawe Park Road West will continue to be permitted until such time these lands are redeveloped for Neighbourhood Place Type uses at a future date.

(_) 1640 Fanshawe Park Road West

In the Neighbourhoods Place Type located at 1640 Fanshawe Park Road West a building supply outlet, building or contracting establishment, home improvement and furnishing store, warehouse establishment, and manufacturing and assembly industries with related sales may be permitted in addition to the use permitted in the Place Type.

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 1790, 1828 & 1848 Blue Heron Drive, 1510 & 1568 Woodcock Street, 1605 Woodcock Place and 1640 Fanshawe Park Road West in the City of London, as indicated on “Schedule 1” Appendix F.

b) the Minister of Municipal Affairs and Housing BE ADVISED that Municipal Council declares that the schedules, above, under Section 26 Review of The London Plan does not conflict with provincial plans, has regard to the matters of provincial interest, and is consistent with the Provincial Policy Statement;

c) the draft Land Needs Assessment (Community Growth) appended to the staff report dated June 11, 2024 as Appendix “B” BE RECEIVED and that Civic Administration be directed to undertake further consultation with the community and development industry, and during future meetings of the Housing Supply Reference Group, and that the Vacant Lands Inventory analysis be reviewed with respect to unresolved flood plain mapping issues with UTRCA;

d) notwithstanding the Council-approved corporate growth projections for 2021-2051, the 2023 Ministry of Finance population projections BE ENDORSED for use as the basis for the Land Needs Assessment of The London Plan and Urban Growth Boundary Review, subject to further consultation with the Housing Supply Reference Group, the findings of the third-party economic consultant identified in clause e), below and review by Municipal Council at a future meeting of PEC; and,

e) the Civic Administration BE DIRECTED to engage a third -party economic consultant to undertake a housing supply marketplace analysis, including engagement with the Housing Supply Reference Group and a review of the Vacant Lands Inventory, and provide recommendations on

the land supply required to meet Council's provincial housing supply pledge;

it being further noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a communication dated May 28, 2024 from J.M. Fleming, Principal, City Planning Solutions;
- the staff presentation;
- a revised by-law for Appendix "F";
- a communication from Deputy Mayor and Ward 2 Councillor S. Lewis and PEC Chair and Ward 8 Councillor S. Lehman;
- a communication dated June 5, 2024 from S. Stapleton, Vice President, Auburn Developments; and,
- a communication dated June 10, 2024 from P. Masschelein, Senior Vice President, Neighbourhood Developments, Sifton Properties Limited;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- M. Wallace, Executive Director, London Development Institute;
- S. Levin;
- R. Mino-Leahan, KLM Planning;
- A.M. Valastro;
- J.M. Fleming, Principal, City Planning Solutions;
- S. Stapleton, Auburn Developments;
- J. Kudelka, J2 Boulderling;
- P. Masschelein, Sifton Properties Limited;
- P. Norman, Altis Group; and,
- A. Shenouda, S.E.M. Construction;

it being further noted that the Municipal Council approves this application for the following reasons:

- Municipal Council approval of Phase 1A of the Official Plan Review of The London Plan is consistent with the provisions of the *Planning Act*, section 26; and,
- the recommended changes of Industrial lands to other non-Industrial Place Types in the London Plan is consistent with the policies of the Provincial Policy Statement, 2020, and conforms with the policies of The London Plan.

Yeas: (6): S. Lehman, S. Lewis, C. Rahman, S. Franke, S. Hillier, and Mayor J. Morgan

Motion Passed (6 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Franke
Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (6): S. Lehman, S. Lewis, C. Rahman, S. Franke, S. Hillier, and Mayor J. Morgan

Motion Passed (6 to 0)

3.10 Amendments to Fees Under the Building Code Act, Building Permit Fees By-law B-7 Amendment

Moved by: S. Lewis
Seconded by: C. Rahman

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to Amendments to Fees and Charges under the *Building Code Act*, Building Permit Fees By-law Amendment:

- a) the proposed by-law appended to the staff report dated June 11, 2024 as Schedule "A" BE INTRODUCED at the Municipal Council meeting to be held on June 25, 2024, to amend Building Permit Fees By-Law B-7 by repealing and replacing Schedule "A"; and,
- b) the Civic Administration BE DIRECTED to continue annual inflationary increases for fees as outlined in Schedule "A":
- c) the Civic Administration BE DIRECTED to restructure and phase-in the following building permit fee increases annually, in addition to annual inflationary increases noted in b), starting in 2024:
 - i) Townhouses - 2.1%;
 - ii) Apartments - 5.0%;
 - iii) Group A (Assembly) - 1.4%; and,
 - iv) Group E (Mercantile) - 4.0% (finished) and 5.5% (shell);
- d) the Civic Administration BE DIRECTED to increase all minimum fees by 21%; and,
- e) Schedule "B" of the staff report dated June 11, 2024 BE RECEIVED for information;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- M. Wallace, Executive Director, London Development Institute;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-P10)

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Absent: (2): S. Franke, and Mayor J. Morgan

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Absent: (2): S. Franke, and Mayor J. Morgan

Motion Passed (4 to 0)

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Absent: (2): S. Franke, and Mayor J. Morgan

Motion Passed (4 to 0)

4. Items for Direction

4.1 (ADDED) School Block Acquisitions

Moved by: C. Rahman

Seconded by: S. Lewis

That the Civic Administration BE DIRECTED to provide information and associated recommended actions on school block acquisitions and report back to the Planning and Environment Committee in Q4 of 2024, including, but not limited to:

- a) background on the acquisition of blocks for the purposes of a school in the context of *Planning Act* applications;
- b) a status update on all unacquired Blocks identified in approved *Planning Act* applications identified for possible School Blocks; and,
- c) provide options for Council's consideration to provide the School Board(s) with additional flexibility in acquiring School blocks in future *Planning Act* applications;

it being noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a communication dated June 6, 2024 from Councillor C. Rahman and Mayor J. Morgan; and,
- a communication dated June 4, 2024 from B. Mai, Chair of the Board, Thames Valley District School Board.

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Absent: (2): S. Franke, and Mayor J. Morgan

Motion Passed (4 to 0)

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: S. Lewis
Seconded by: C. Rahman

That the June 3, 2024 Deferred Matters List BE RECEIVED. (2024-D19)

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Absent: (2): S. Franke, and Mayor J. Morgan

Motion Passed (4 to 0)

5.2 (ADDED) 6th Meeting of the Community Advisory Committee on Planning

Moved by: C. Rahman
Seconded by: S. Lewis

That the 6th Report of the Community Advisory Committee on Planning, from its meeting held on June 5, 2024, BE RECEIVED for information.

Yeas: (4): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Absent: (2): S. Franke, and Mayor J. Morgan

Motion Passed (4 to 0)

6. Adjournment

The meeting adjourned at 6:13 PM.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, and S. Hillier

Motion Passed (4 to 0)

Bill No. (number to be inserted by Clerk's Office)
2024

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

A by-law to amend the Official Plan, The London Plan for the City of London, relating to 735 Southdale Road West

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

1. Amendment No. (to be inserted by Clerk's Office) 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 June 25, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 25, 2024

Second Reading – June 25, 2024

Third Reading – June 25, 2024

AMENDMENT NO.

to the

OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

- B. The purpose of this Amendment is to amend Section 1565_5 of The London Plan, List of Secondary Plans – Southwest Area Secondary Plan, by adding a Special Policy Area to Section 4.1 iv) a) i) Residential Development Intensity Adjacent to Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets – Function and Purpose to permit a density of 231 units per hectare and a maximum height of 12 storeys (39 metres);

C. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 735 Southdale Road West.

D. BASIS OF THE AMENDMENT

The recommended amendment would facilitate the development of a residential subdivision that consists of one (1) residential block consisting of four (4) apartment buildings containing 878 dwelling units; one (1) private open space block; one (1) road widening block; and one (1) new street.

E. THE AMENDMENT

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

1. Section 1565_5 of The London Plan, List of Secondary Plans – Southwest Area Secondary Plan, Section 4.1 iv) a) i) Residential Development Intensity Adjacent to Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets – Function and Purpose:

- vi) 735 Southdale Road West

Notwithstanding Section 4.1 iv) e), a maximum height of 12 storeys or 38 metres, whichever is shorter, and a maximum density of 231 units per hectare is permitted for the lands at 735 Southdale Road West.

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

2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 735 Southdale Road West

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 735 Southdale Road West as shown on the attached map comprising part of Key Map No. A110, **FROM** a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone **TO** a Holding Residential R5, R6, R8 (h-213*R5-2/R6-4/R8-4(□)) Zone and Open Space (OS5) Zone.
2. Section Number 12.4 of the R8 Zone is amended by adding the following Special Provisions:
R8-4(□) 735 Southdale Road West
 - a. Regulations
 - i. Front Yard Setback – 1 metre (Minimum);
 - ii. Rear Yard Setback – 20 metres (Minimum) where lands abuts a Residential or Urban Reserve Zone;
 - iii. Rear Yard Setback – 0 metres (Minimum) where lands abuts an Open Space (OS5) Zone, with a 30 metre buffer from the existing wetland feature;
 - iv. Interior Side Yard Setback – 10 metres (Minimum);
 - v. Lot Coverage – 27% (Minimum);
 - vi. Height – 12 storeys or 38 metres, whichever is shorter (Maximum);
 - vii. Density – 231 units per hectare (Maximum);

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on June 25, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan

Mayor

Michael Schulthess

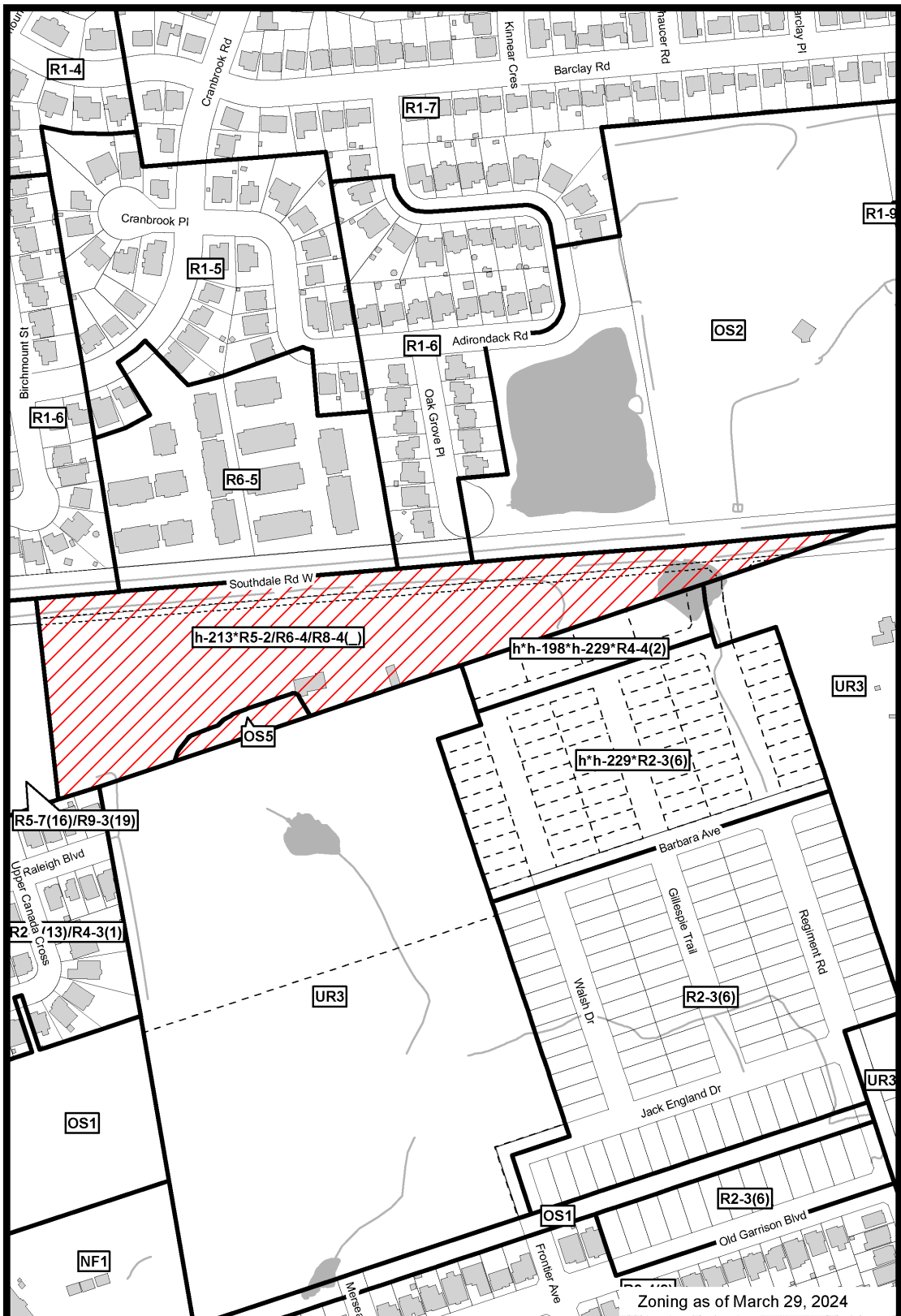
City Clerk

First Reading – June 25, 2024


Second Reading – June 25, 2024

Third Reading – June 25, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: 39T-22504 / OZ-9567
Planner: AC
Date Prepared: 2024/06/12
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:3,500

0 15 30 60 90 120 Meters



Geodatabase

Bill No.
2024

By-law No. C.P.-1512()-____

A by-law to adopt Phase 1A of The Official Plan Review of The London Plan, consisting of Industrial Land Conversions to other non-Industrial Place Types 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 Official Plan, 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 “10” are hereby adopted.
2. That the 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 attached hereto as Schedule “1” through Schedule “10”.
3. The amendments shall come into effect in accordance with Section 26 of the *Planning Act*, R.S.O. 1990, c.P.13.

PASSED in Open Council on June 25, 2024, subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

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

Schedule “1” – Industrial Land Conversion: Specific Policy Area

**AMENDMENT NO.
to the
OFFICIAL 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

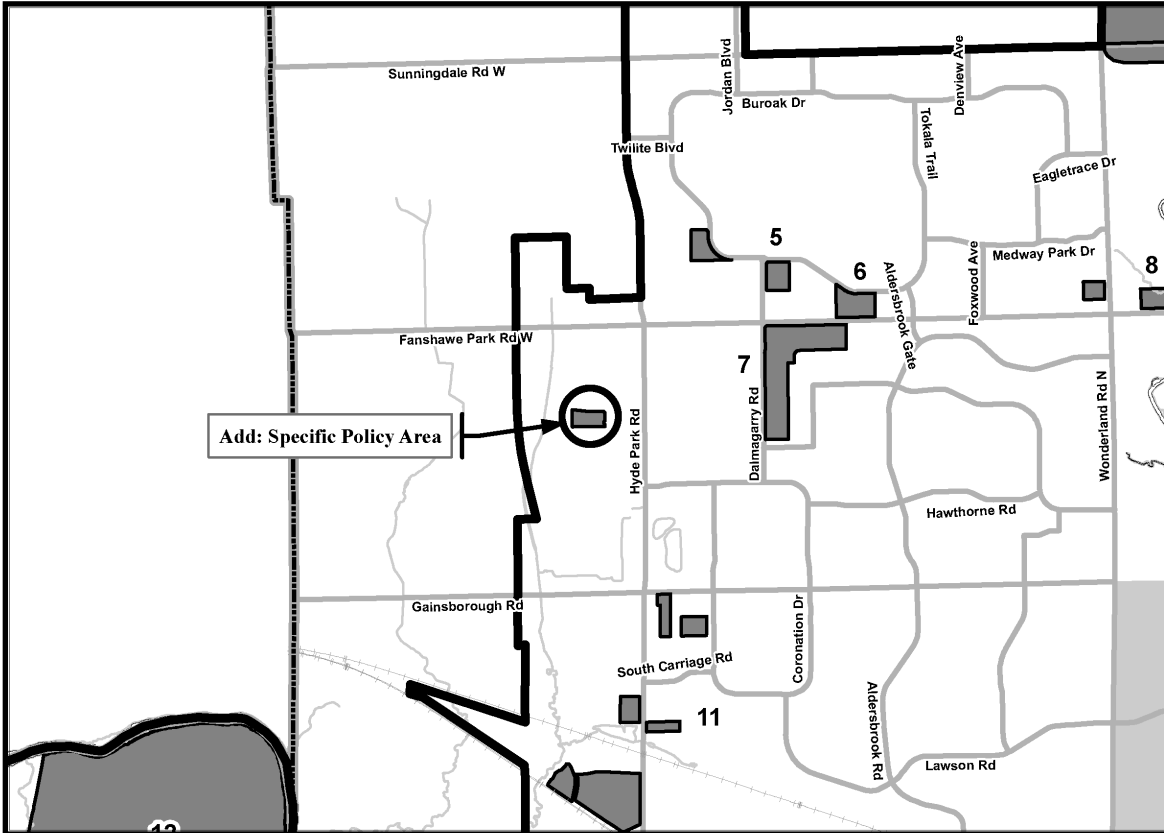
The Official Plan for the City of London is hereby amended as follows:

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.

- g. 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 1790, 1828 & 1848 Blue Heron Drive, 1510 & 1568 Woodcock Street, 1605 Woodcock Place and 1640 Fanshawe Park Road West in the City of London, as indicated on “Schedule 7” attached hereto.

“Schedule 1”

AMENDMENT NO:



LEGEND

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

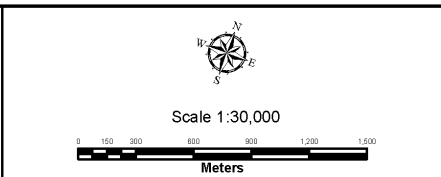
BASE MAP FEATURES

- 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. _____

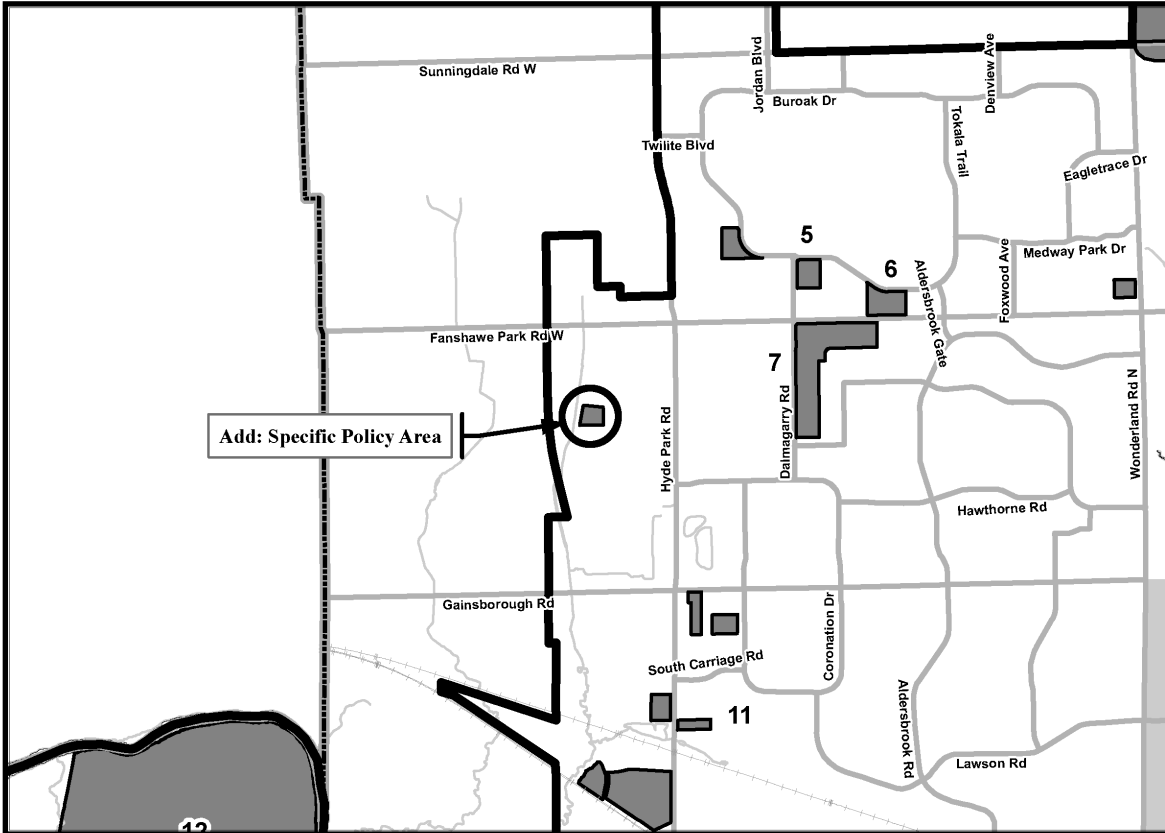
PREPARED BY: Planning & Development



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

“Schedule 2”

AMENDMENT NO:

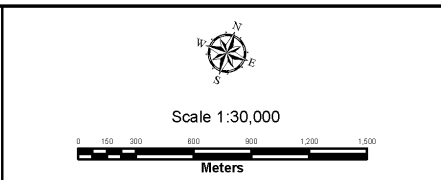


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

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. _____

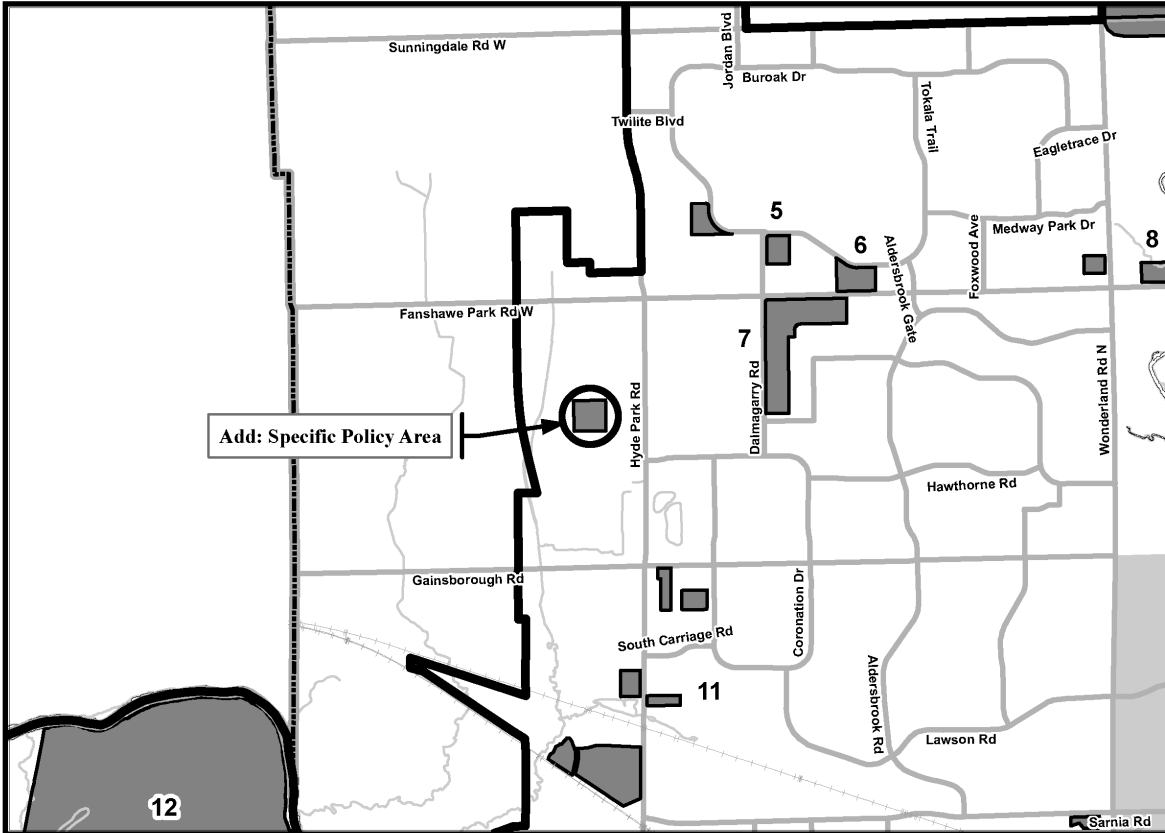
PREPARED BY: Planning & Development



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

“Schedule 3”

AMENDMENT NO:



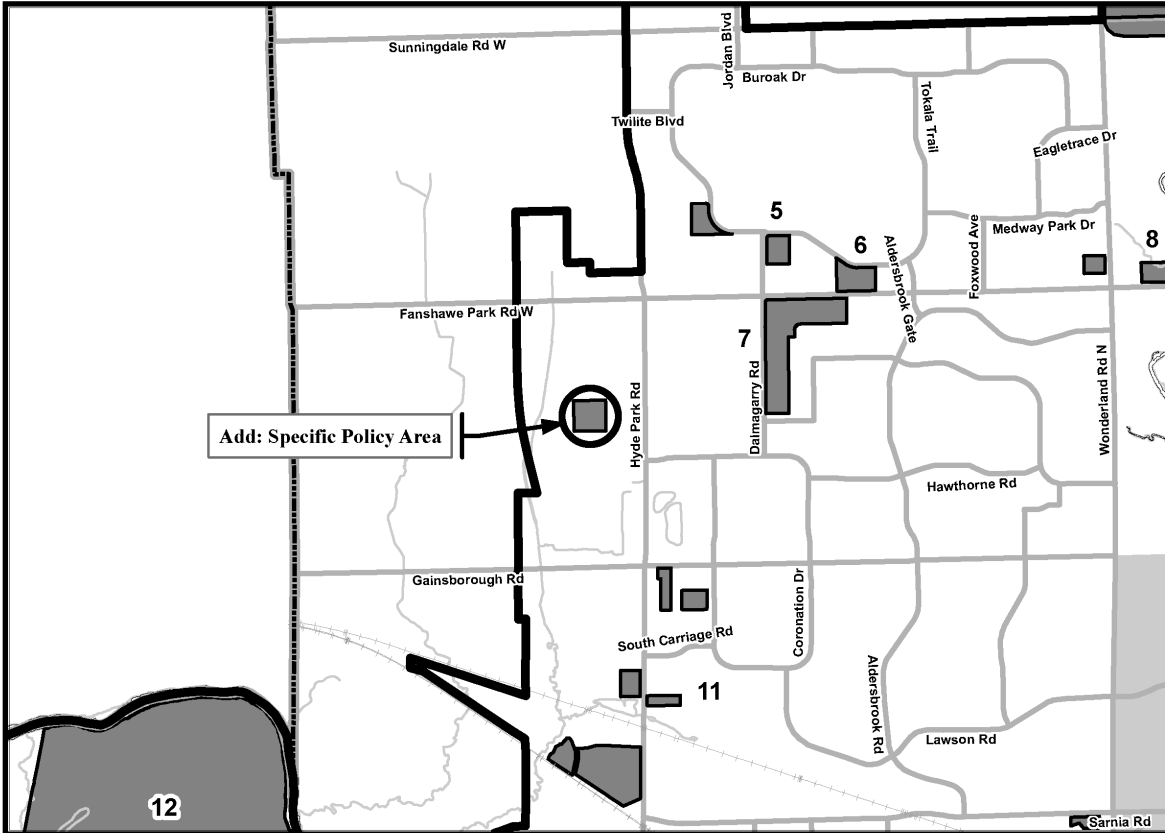
LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

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

<p align="center">SCHEDULE # TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p align="center" style="font-size: x-small;">PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 6/4/2024</p>
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“Schedule 4”

AMENDMENT NO:

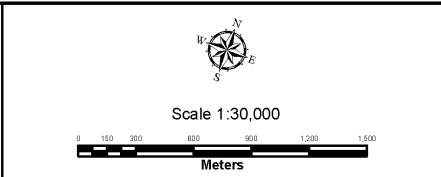


<p>LEGEND</p> <ul style="list-style-type: none"> Specific Policies Rapid Transit and Urban Corridor Specific-Segment Policies Near Campus Neighbourhood Secondary Plans 	<p>BASE MAP FEATURES</p> <ul style="list-style-type: none"> Streets (See Map 3) Railways Urban Growth Boundary Water Courses/Ponds
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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. _____

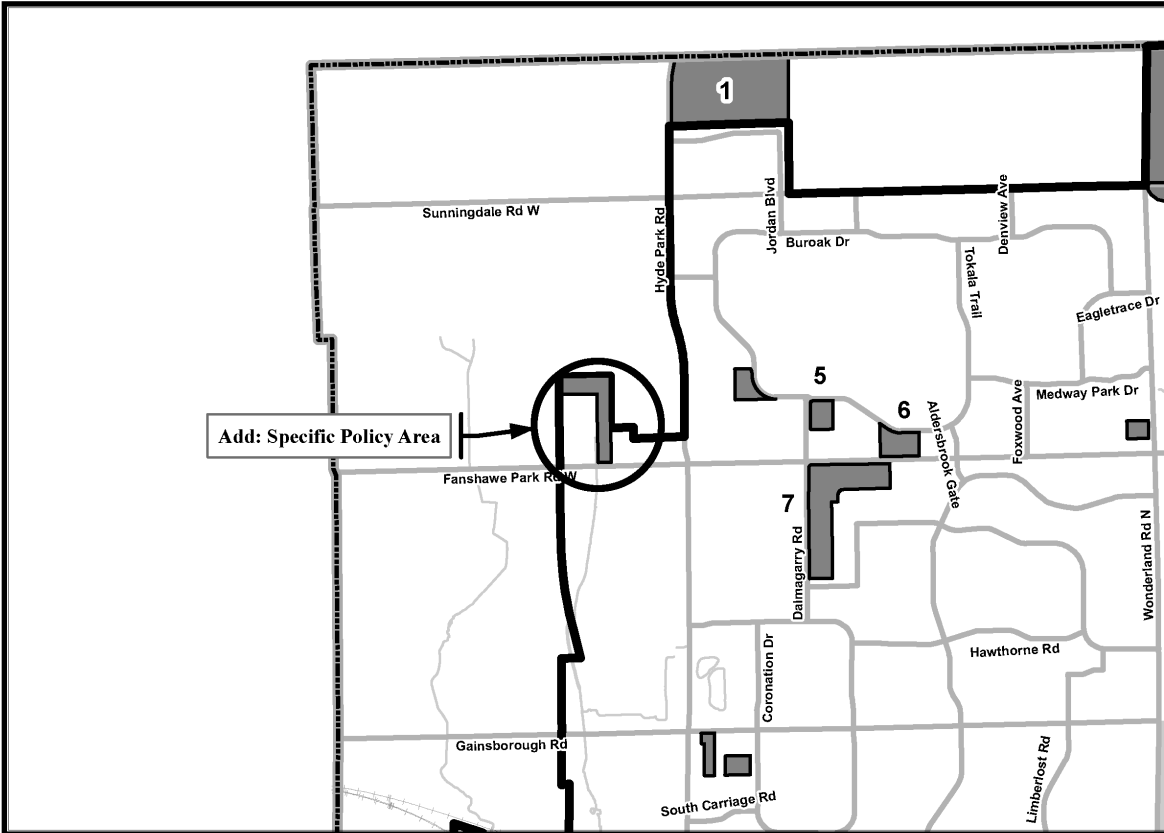
PREPARED BY: Planning & Development







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

“Schedule 5”





AMENDMENT NO:





LEGEND

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

BASE MAP FEATURES

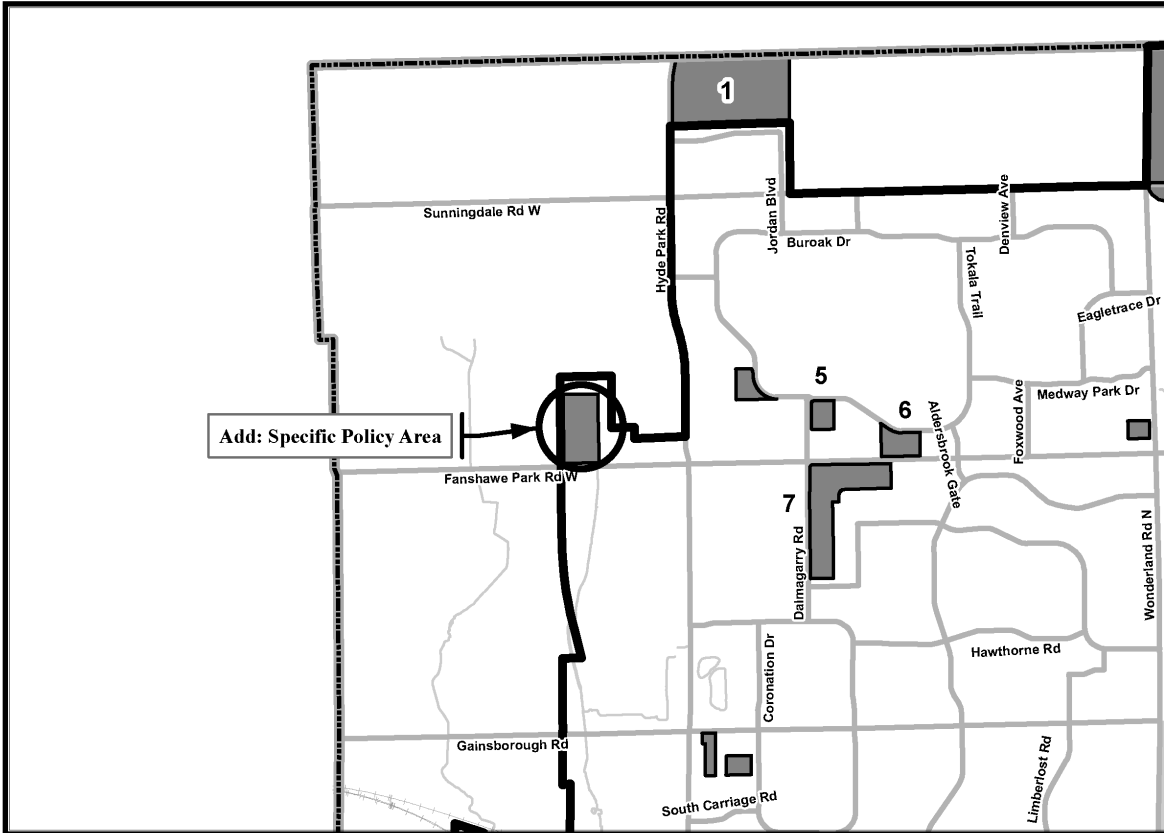
-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

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

<p align="center">SCHEDULE # TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p align="center">  Scale 1:30,000  Meters </p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 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

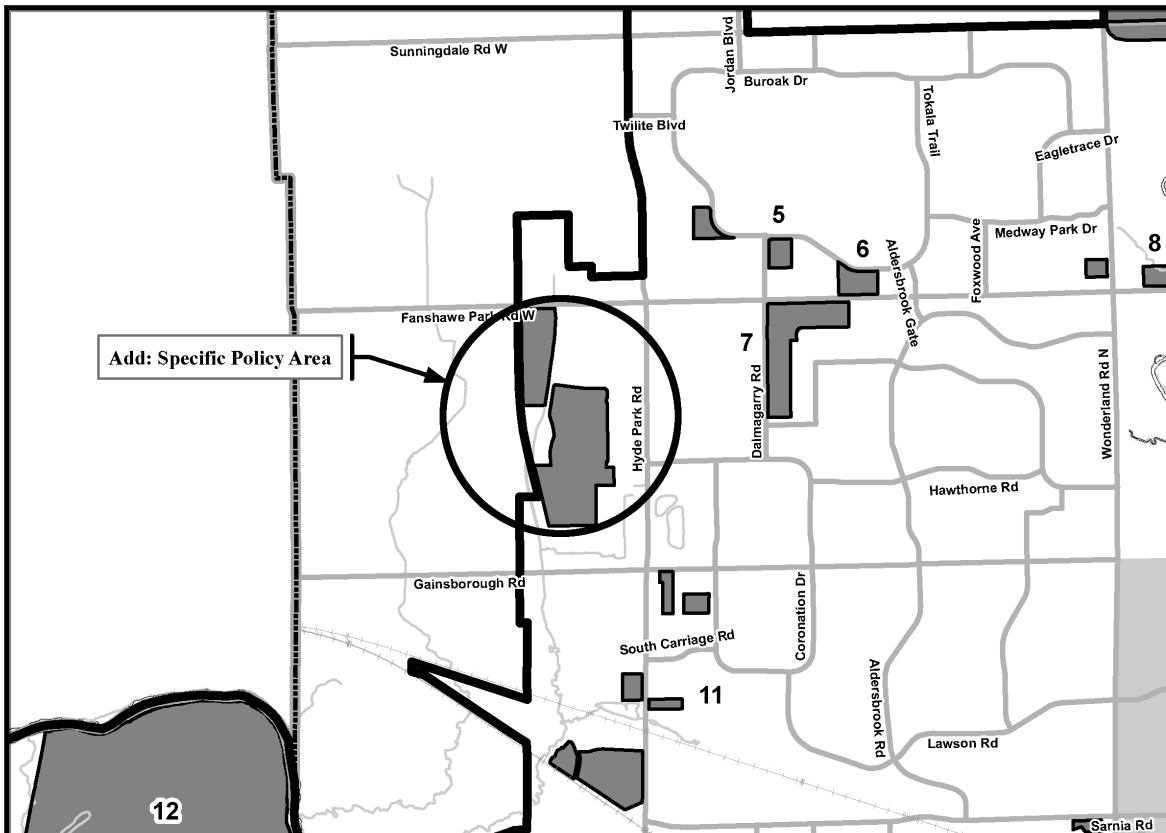
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

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>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>0 150 300 600 900 1200 1500 Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 6/4/2024</p>
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“Schedule 7”

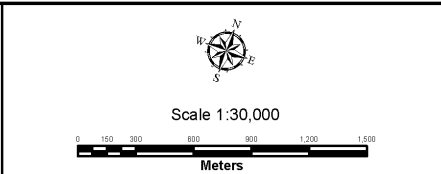
AMENDMENT NO:



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: O-9595
PLANNER: BC
TECHNICIAN: RC
DATE: 6/12/2024

Document Path: E:\Planning\Projects\p_officialplan\work\consolidations\amendments_LondonPlan\O-9595\Projects\AMENDMENT_Map7_SpecialPolicyAreas_Hyde Park Area.mxd

Schedule “2” – Industrial Land Conversion: Specific Policy Area

**AMENDMENT NO.
to the
OFFICIAL 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.

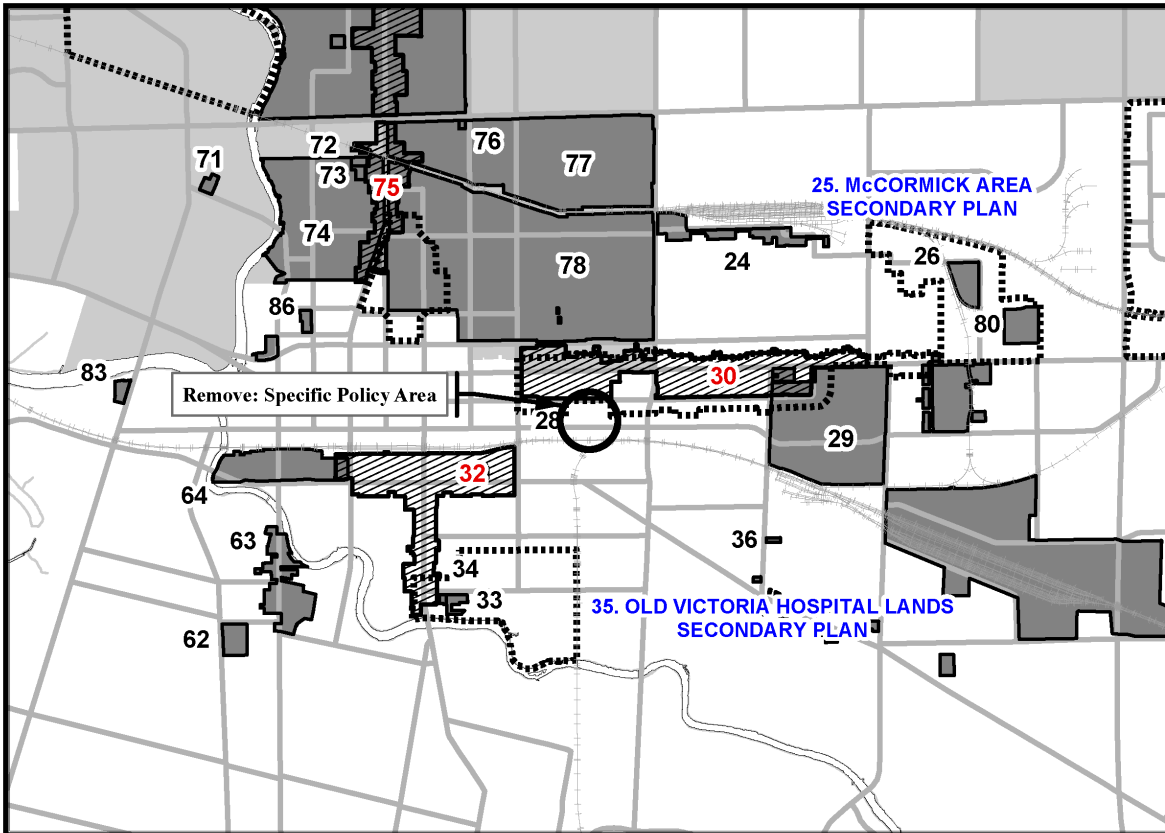
D. THE AMENDMENT

The Official 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.

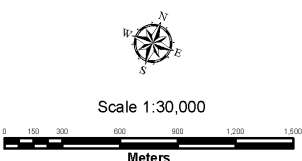
“Schedule 1”

AMENDMENT NO:



<p>LEGEND</p> <ul style="list-style-type: none"> Specific Policies Rapid Transit and Urban Corridor Specific-Segment Policies Near Campus Neighbourhood Secondary Plans 	<p>BASE MAP FEATURES</p> <ul style="list-style-type: none"> Streets (See Map 3) Railways Urban Growth Boundary Water Courses/Ponds
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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 style="text-align: center;">SCHEDULE # TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p style="font-size: x-small; margin-top: 10px;">PREPARED BY: Planning & Development</p>	 <p style="font-size: x-small;">Scale 1:30,000</p> <p style="font-size: x-small;">0 150 300 600 900 1,200 1,500</p> <p style="font-size: x-small;">Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 6/4/2024</p>
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Schedule “3” – Industrial Land Conversion

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Light Industrial Place Type TO Neighbourhoods Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 2496 Dundas Street in the City of London.

C. BASIS OF THE AMENDMENT

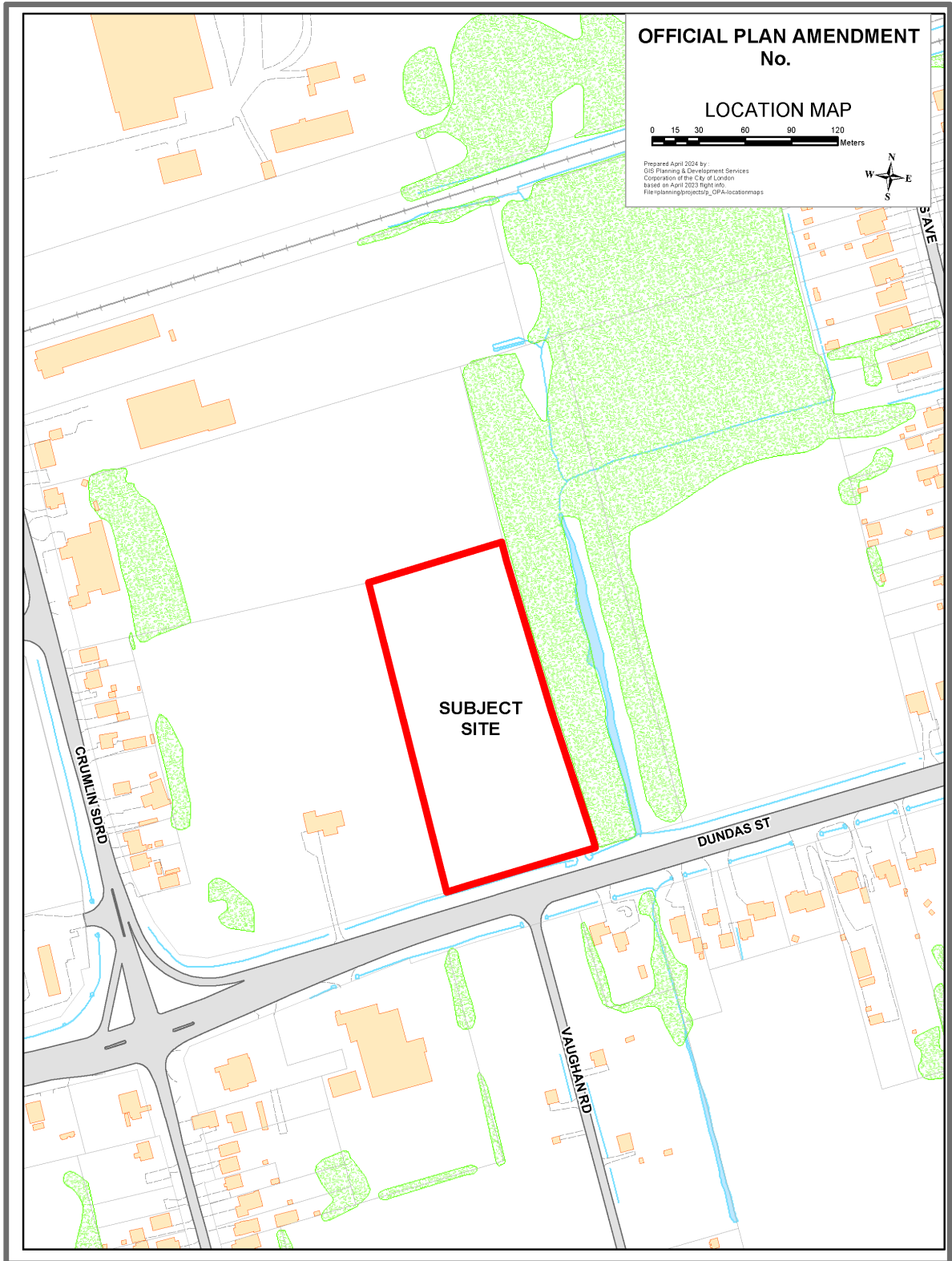
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed 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.

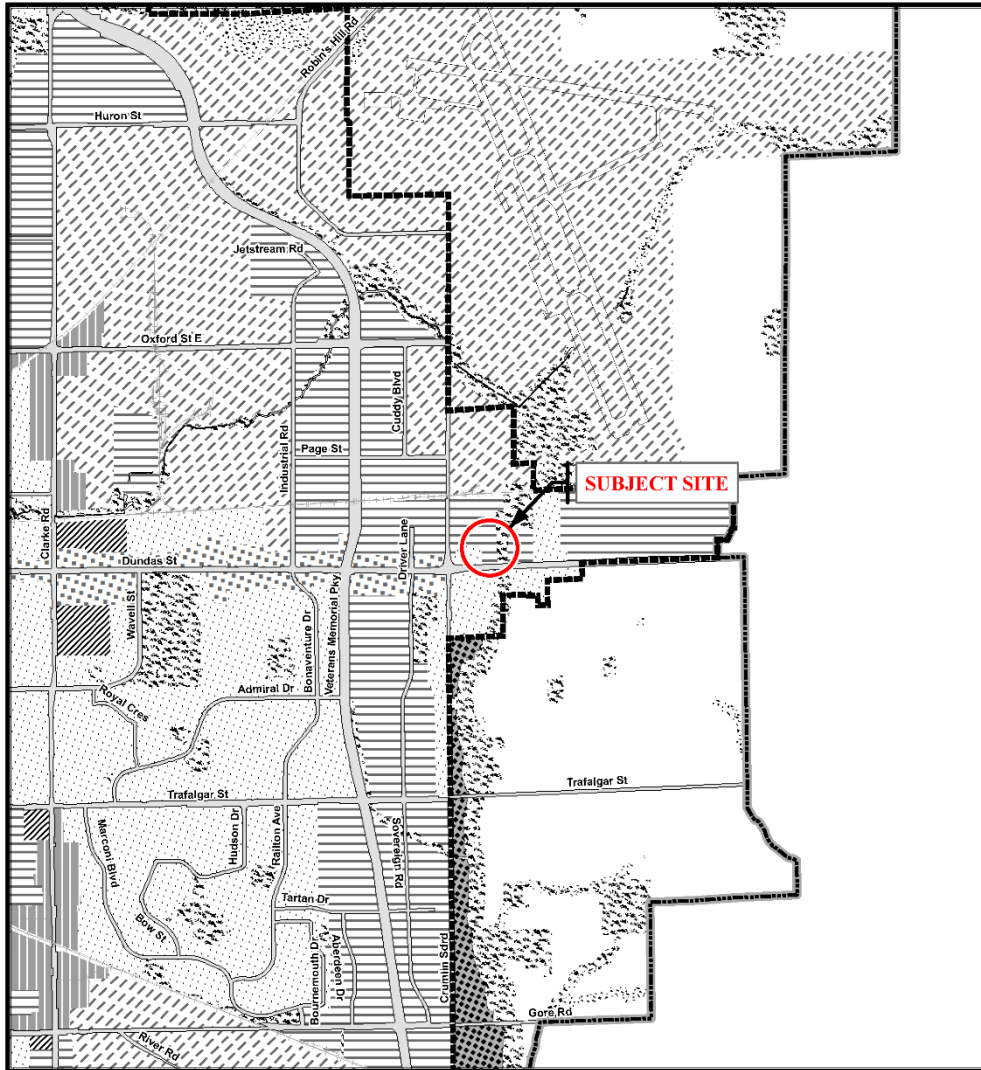
D. THE AMENDMENT

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

- i. Map 1 – Place Types, to The Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Light Industrial Place Type to Neighbourhoods Place Type, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





Legend

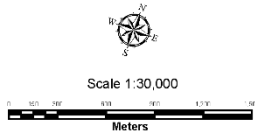
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management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

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

**CITY OF LONDON
Official Plan**

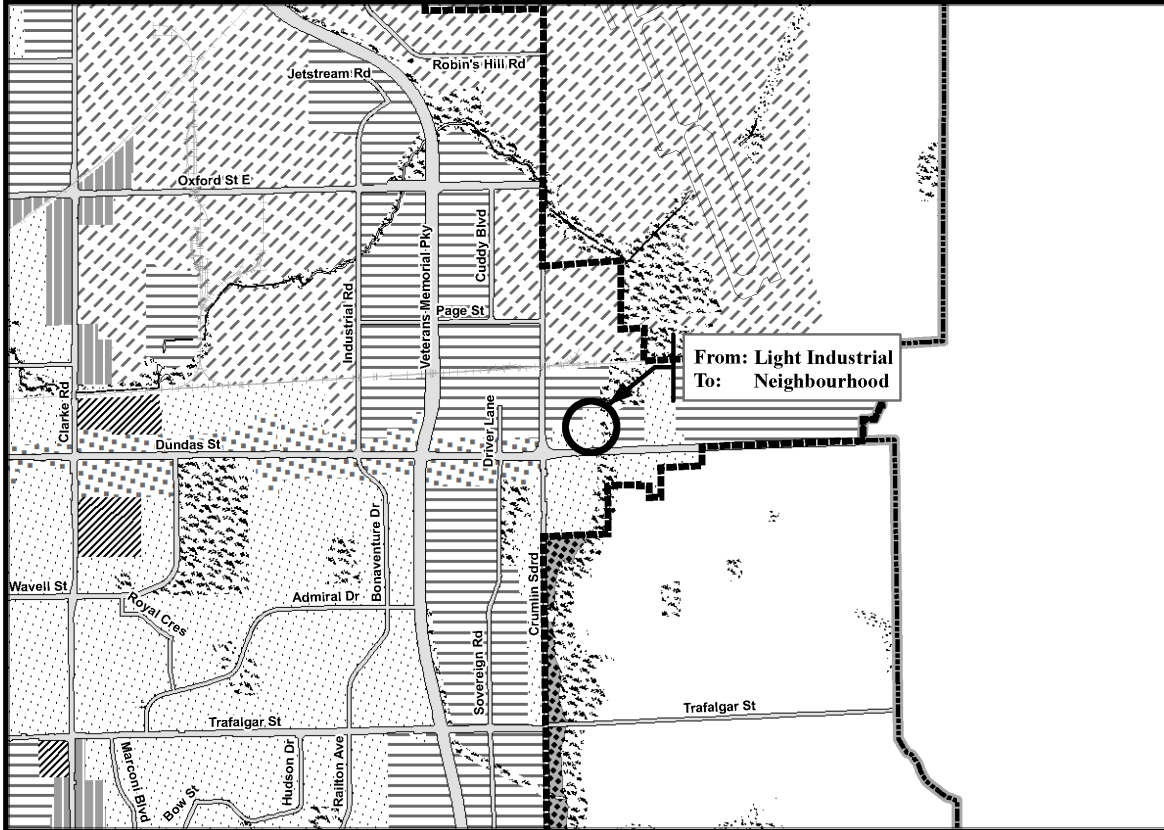
**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



File Number: O-9595
Planner: BC
Technician: RC
Date: 2024/04/25

Project Location: E:\Planning\Projects\p_officialplan\work\consolid\00\excerpts_LondonPlan\mxds\O-9595_Map1_PlaceTypes.mxd



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>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>		<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 4/25/2024</p>
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Schedule “4” – Industrial Land Conversion

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Light Industrial Place Type TO Neighbourhoods Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 2251, 2253, and 2257 Trafalgar Street in the City of London.

C. BASIS OF THE AMENDMENT

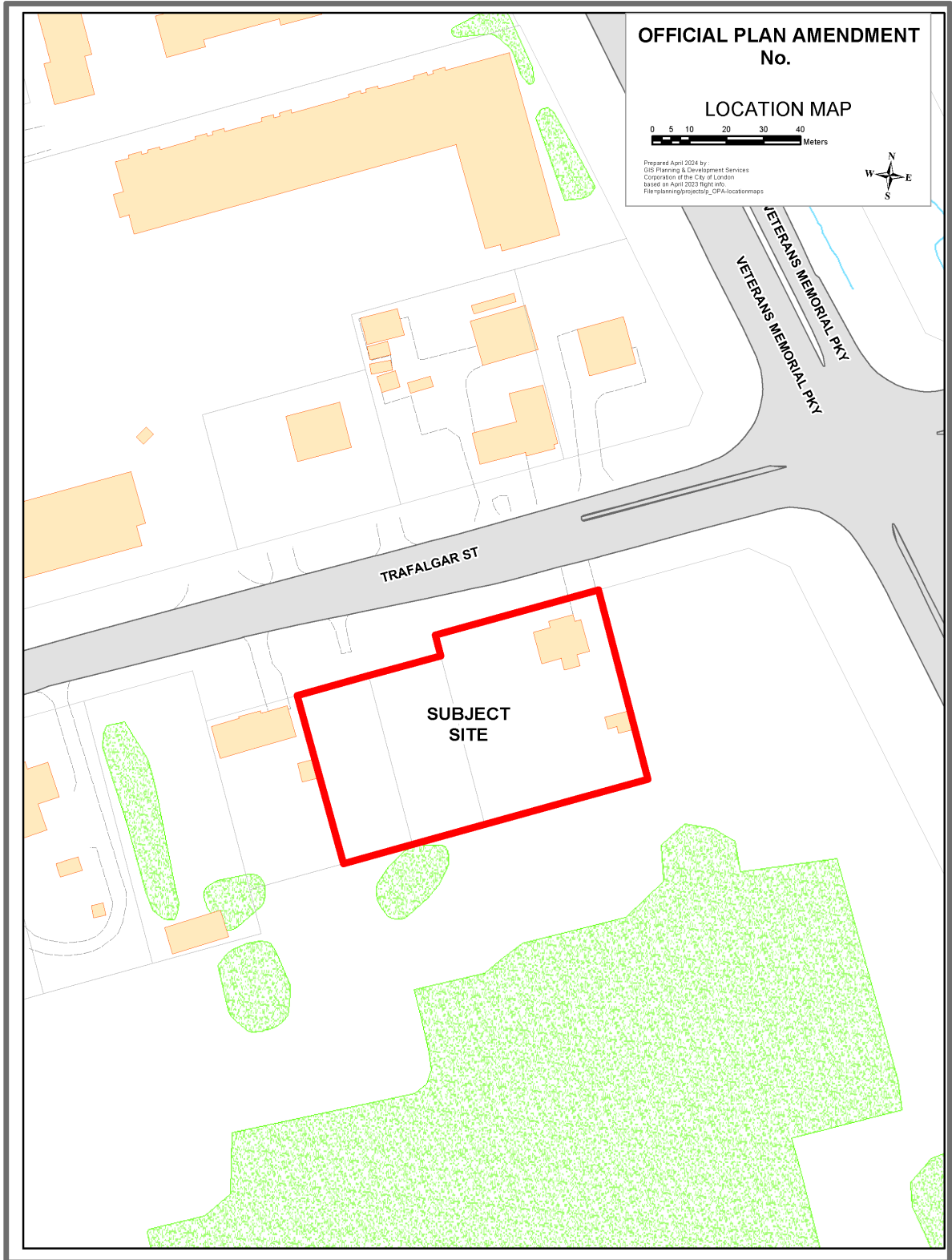
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed 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.

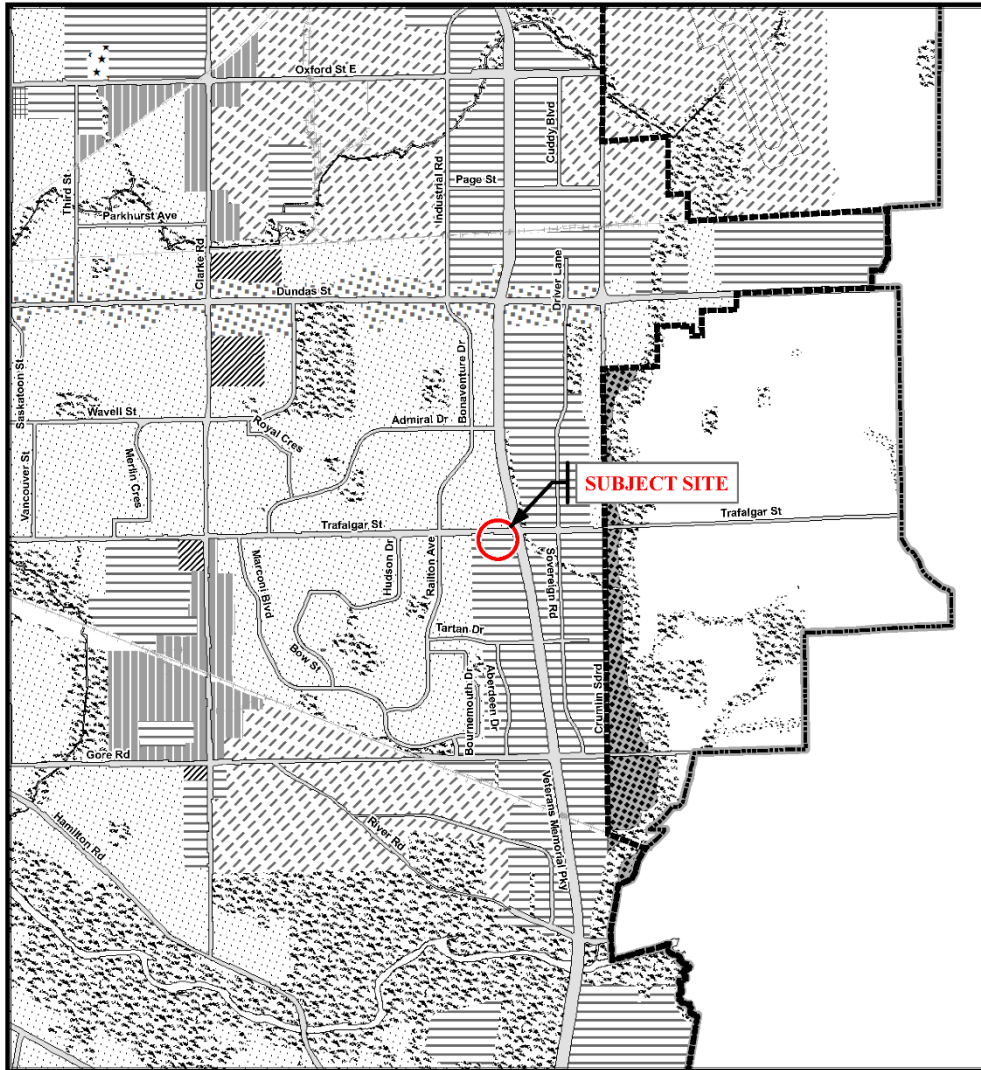
D. THE AMENDMENT

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

- i. Map 1 – Place Types, to The Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Light Industrial Place Type to Neighbourhoods Place Type, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





Legend

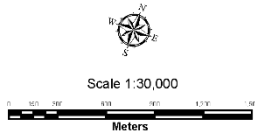
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management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

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

**CITY OF LONDON
Official Plan**

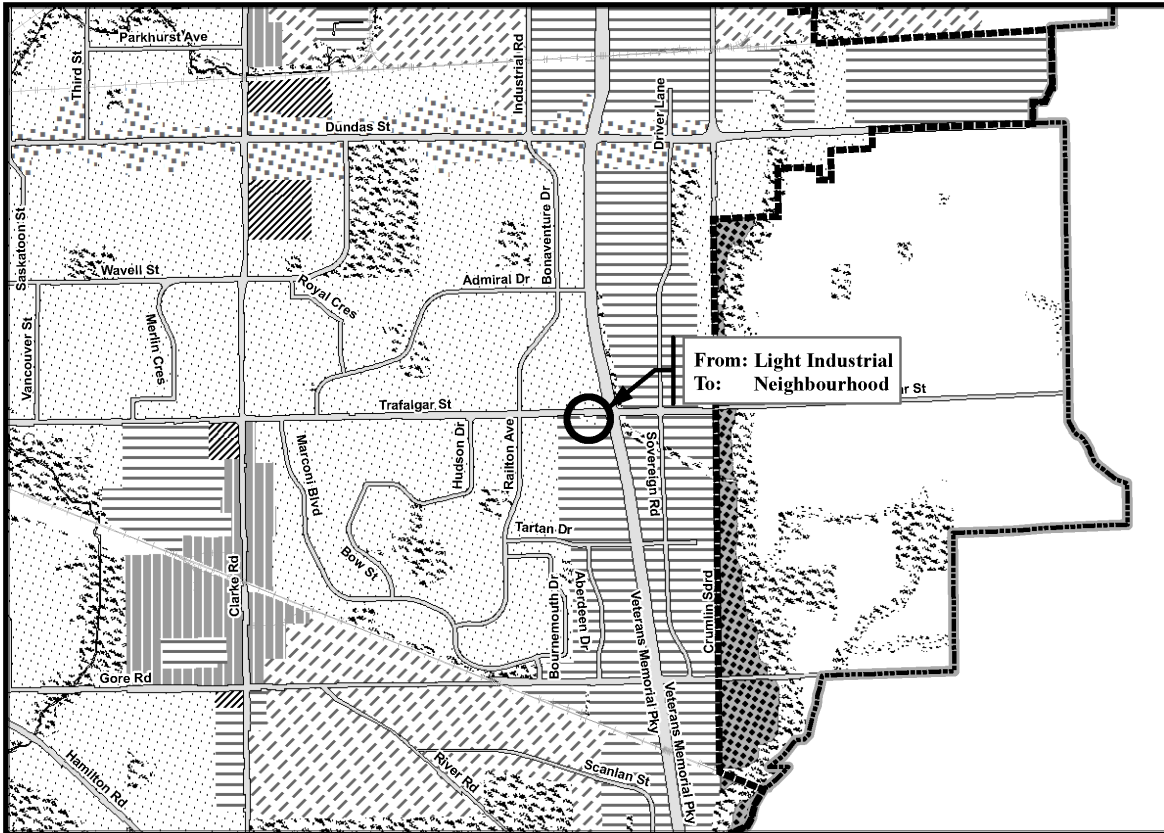
**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



File Number: O-9595
Planner: BC
Technician: RC
Date: 2024/04/25

Project Location: E:\Planning\Projects\p_officialplan\work\conso\00\excerpts_LondonPlan\mxds\O-9595_Map1_PlaceTypes.mxd



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>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 4/25/2024</p>
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Schedule “5” – Industrial Land Conversion

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Light Industrial Place Type TO Neighbourhoods Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 311 – 335 Eleanor Street, 1178 – 1182 York Street, and 1181 King Street in the City of London.

C. BASIS OF THE AMENDMENT

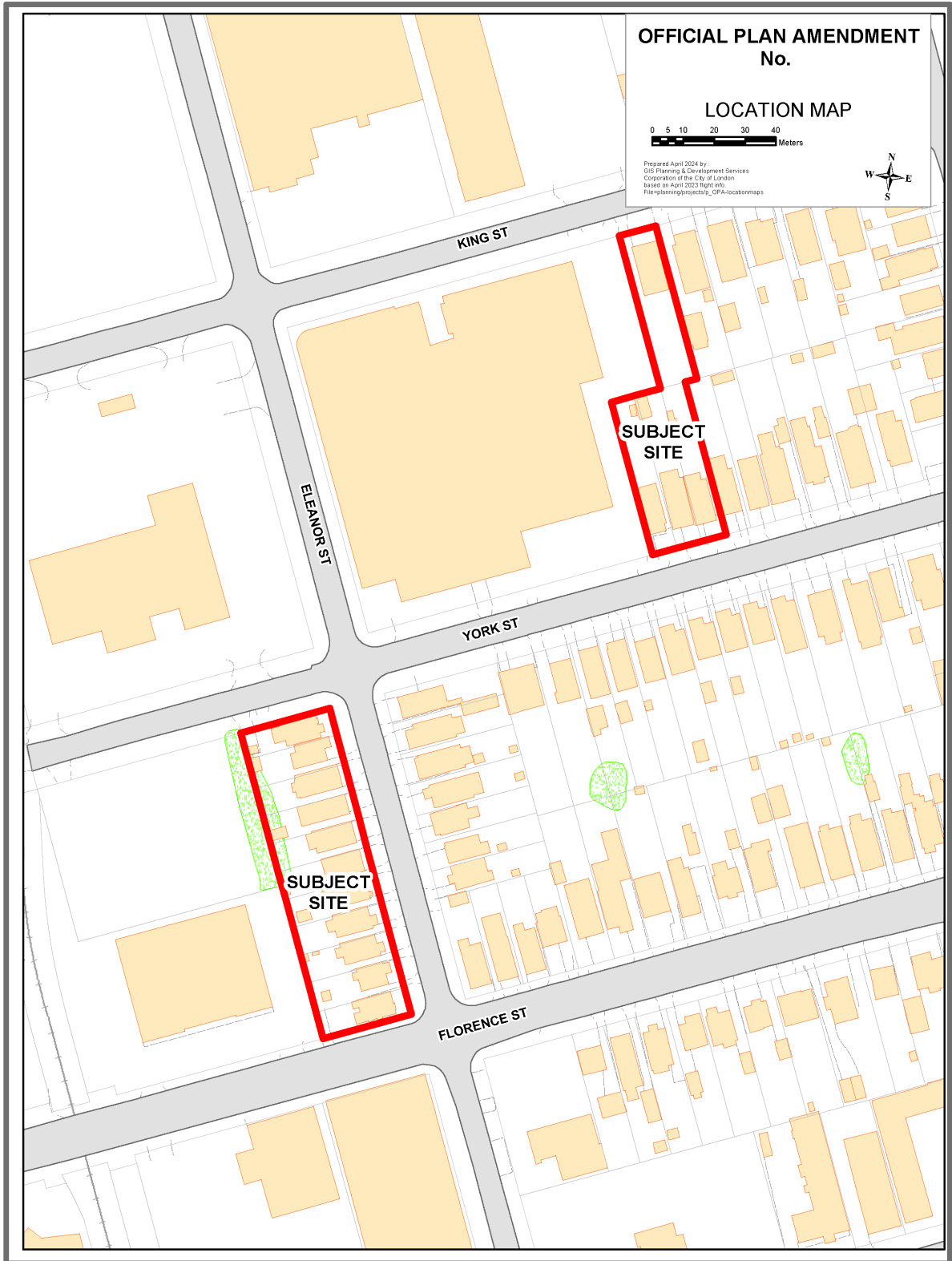
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed 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.

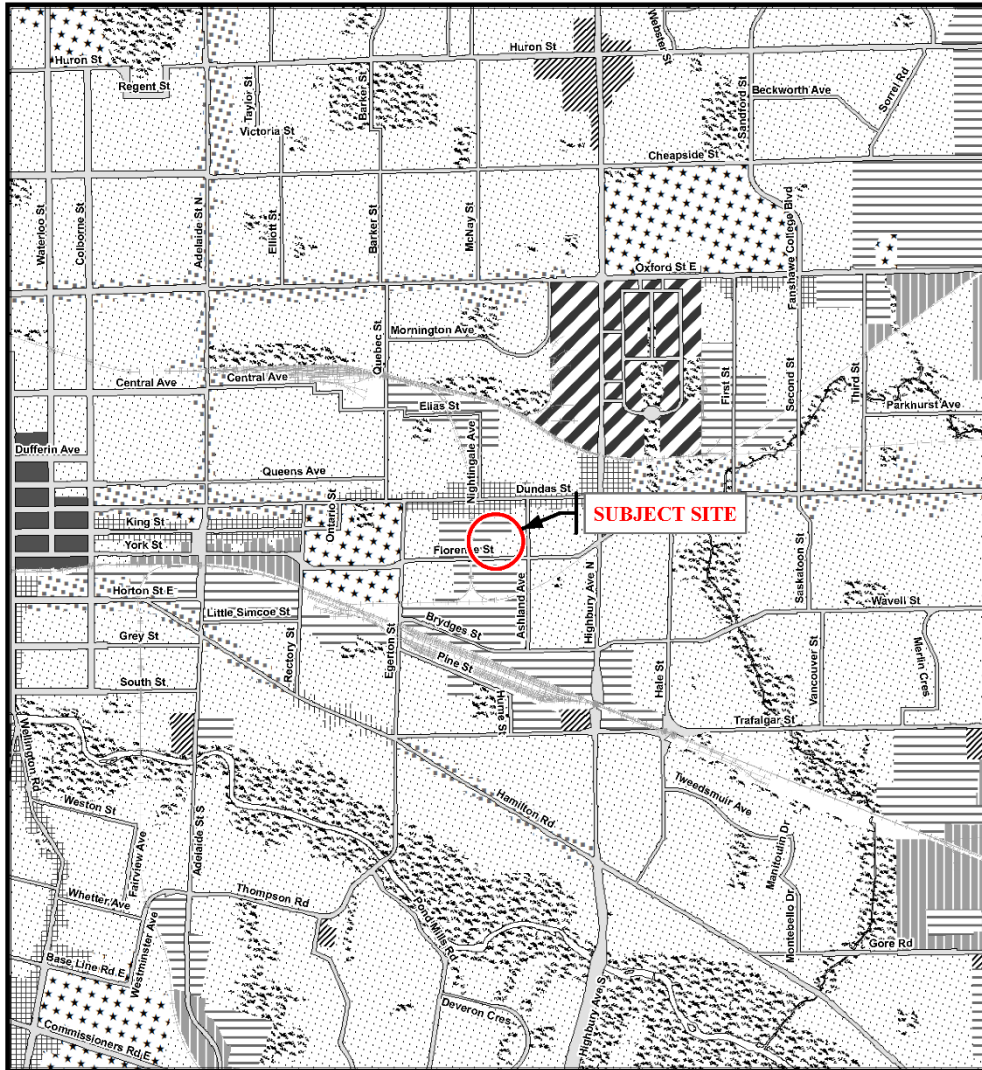
D. THE AMENDMENT

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

- i. Map 1 – Place Types, to The Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Light Industrial Place Type to Neighbourhoods Place Type, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





Legend

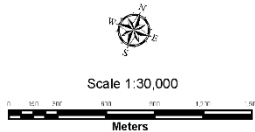
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management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

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

**CITY OF LONDON
Official Plan**

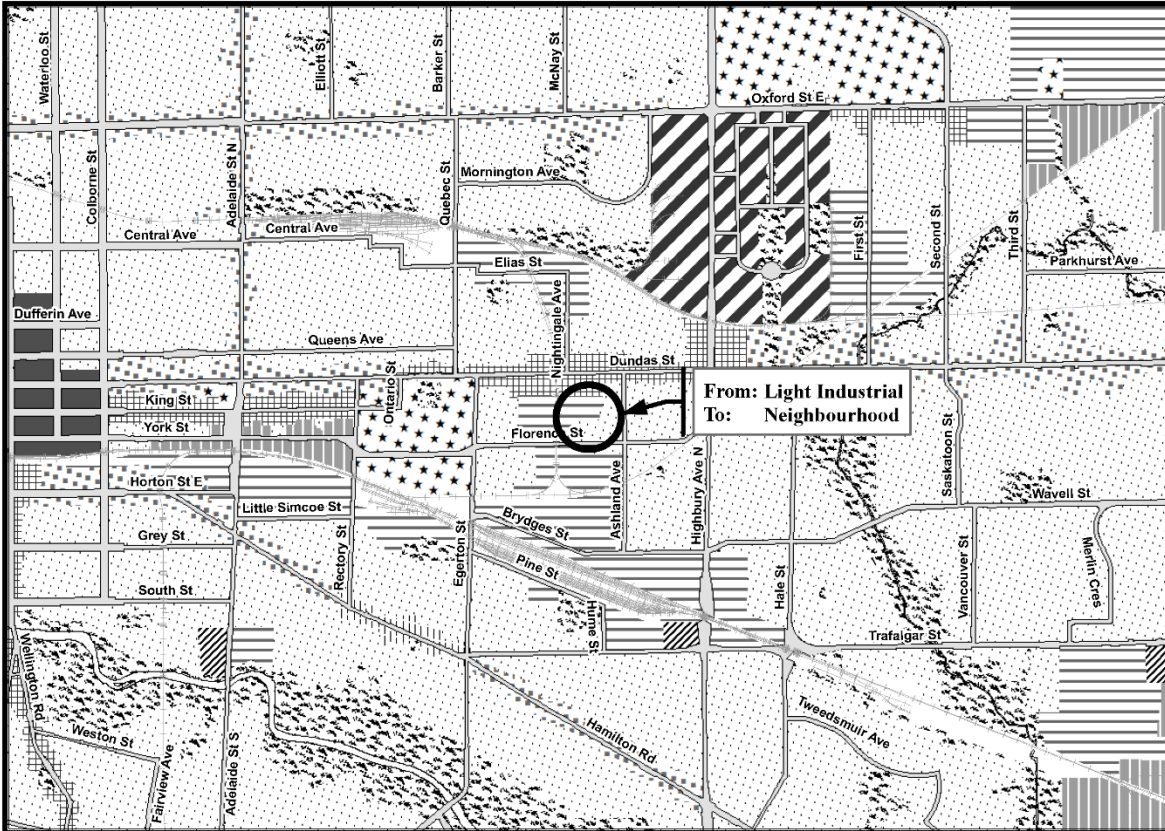
**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



File Number: O-9595
Planner: BC
Technician: RC
Date: 2024/04/25

Project Location: E:\Planning\Projects\p_officialplan\work\conso\00\excerpts_LondonPlan\mxds\O-9595_Map1_PlaceTypes.mxd



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 align="center">SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 </p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 4/25/2024</p>
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Schedule “6” – Industrial Land Conversion

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Light Industrial Place Type TO Transit Village Place Type, and change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Rapid Transit Corridor Place Type TO Transit Village Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 100 Kellogg Lane, 1097 – 1181 Dundas Street, 1110 Florence Street, 1151 York Street, 1170 York Street, 351 Eleanor Street, 1101 King Street, and 1157 – 1165 King Street in the City of London.

C. BASIS OF THE AMENDMENT

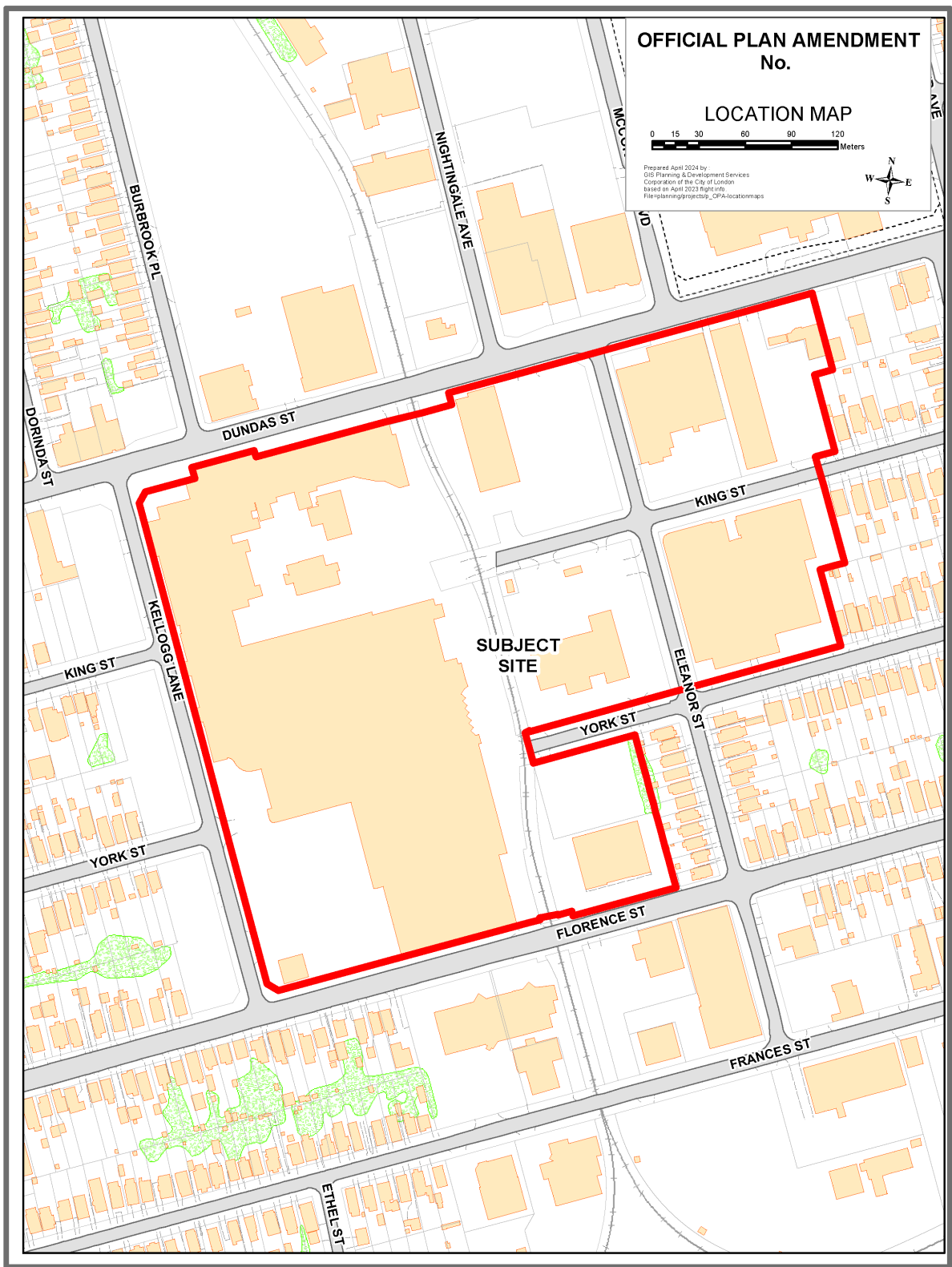
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed 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.

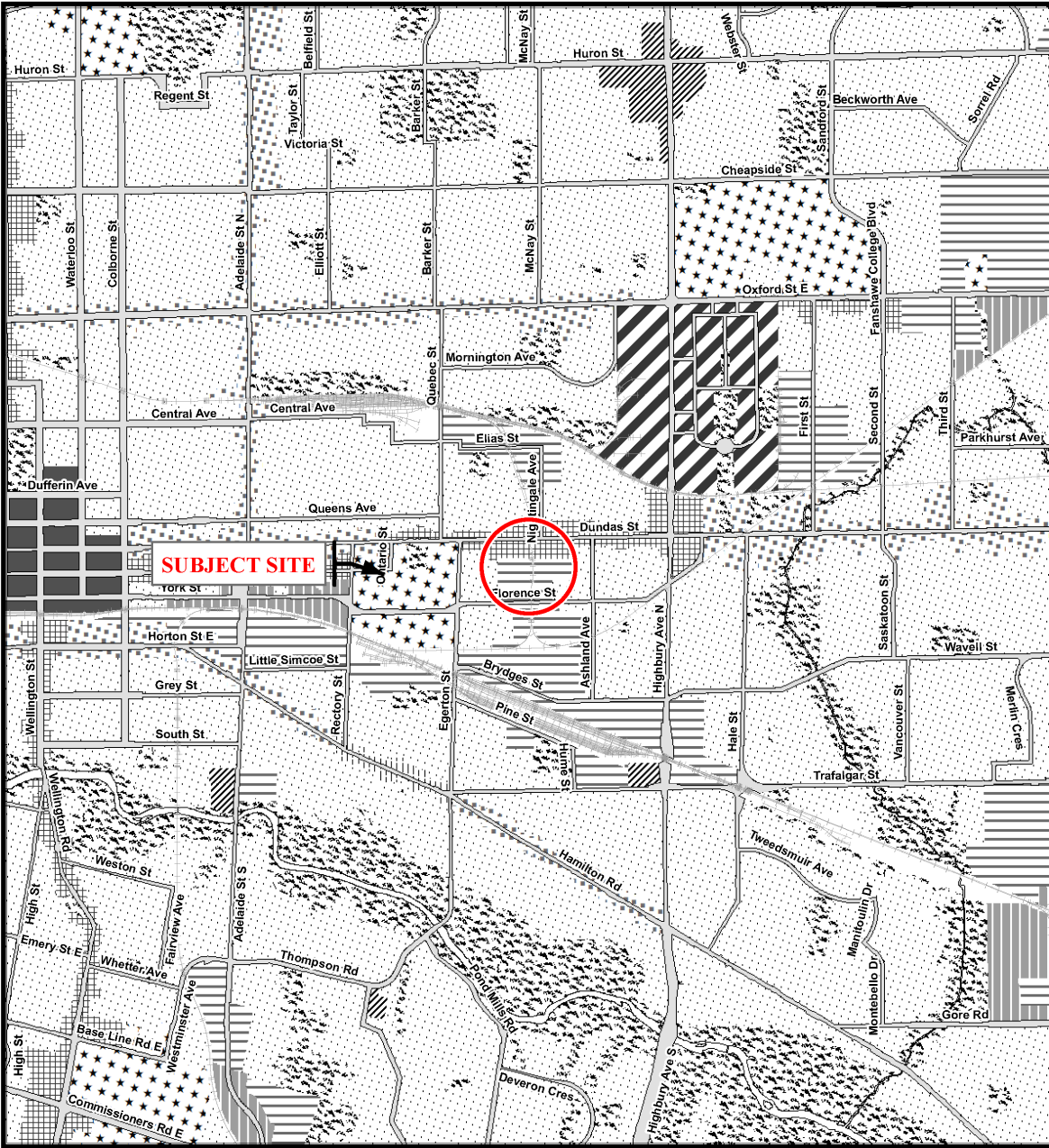
D. THE AMENDMENT

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

- i. Map 1 – Place Types, to The Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Light Industrial Place Type to Transit Village Place Type and by changing the designation of the identified subject lands from Rapid Transit Corridor Place Type to Transit Village Place Type, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





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 Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

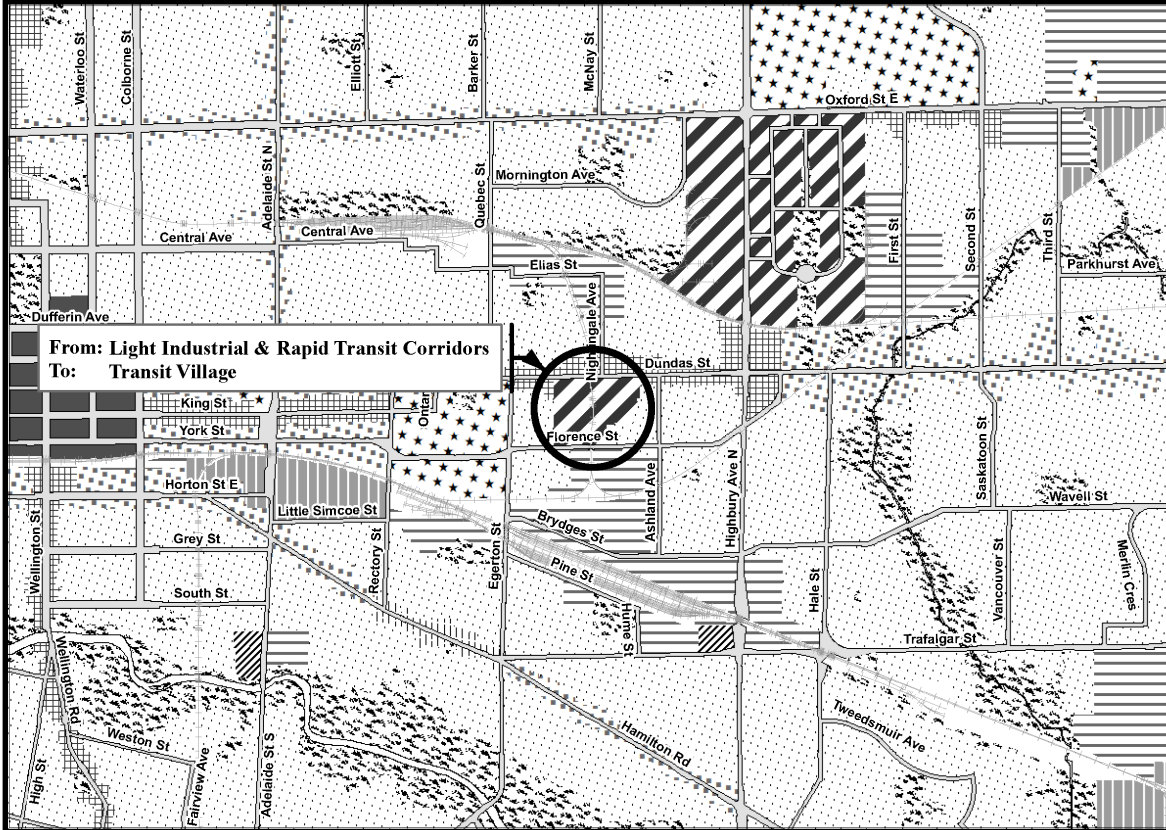
CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -
 PREPARED BY: Planning & Development

Scale 1:30,000

 Meters

File Number: O-9595
Planner: BC
Technician: RC
Date: 2024/04/25

Project Location: E:\Planning\Projects\p_officialplan\work\consolid\00\excerpts_LondonPlan\mxd\O-9595_Map1_PlaceTypes.mxd



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>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 5/28/2024</p>
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Schedule “7” – Industrial Land Conversion

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Commercial Industrial Place Type TO Neighbourhoods Place Type, and add Specific Policies for the Neighbourhoods Place Type of The Official Plan, The London Plan, for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 1640 Fanshawe Park Road West, 1510 – 1568 Woodcock Street, 1605 Woodcock Place, 1790 – 1848 Blue Heron Drive, and lands legally described as LONDON CON 4 PT LOT 25 RP 33R4235 PT PART 1 RP 33R14936 PT PART 1.

C. BASIS OF THE AMENDMENT

Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. 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. Addition of specific policies for the Neighbourhoods Place Type will permit the continued operation of compatible commercial industrial land uses following redesignation.

D. THE AMENDMENT

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

- i. Map 1 – Place Types, to The Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Commercial Industrial Place Type to Neighbourhoods Place Type, as indicated on “Schedule 1” attached hereto.
- ii. 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:

1510 Woodcock Street

In the Neighbourhoods Place Type located at 1510 Woodcock Street, the following uses may be permitted in the existing building in addition to the use permitted in the Place Type:

1. commercial recreation establishments;
2. commercial schools;
3. electrical and electronic products industries;
4. office, store and business electronic products industries;
5. support office uses up to a maximum gross floor area of 5000m².

1568 Woodcock Street

In the Neighbourhoods Place Type located at 1568 Woodcock Street, a service trade, business service establishment, warehouse establishment, or manufacturing and assembly industry use in the existing building may be permitted in addition to the use permitted in the Place Type.

() 1828 Blue Heron Drive

In the Neighbourhoods Place Type located at 1828 Blue Heron Drive, the following uses may be permitted in the existing building in addition to the use permitted in the Place Type:

1. business service establishment;
2. clinics;
3. commercial recreation establishments;
4. commercial schools;
5. electrical and electronic products industries;
6. medical/dental offices up to a maximum gross floor area of 150m²;
7. laboratories;
8. office, store and business electronic products industries;
9. pharmaceutical and medical product industries;
10. support and professional office uses up to a maximum gross floor area of 5000m²;
11. wellness centre;
12. wholesale establishment.

() 1848 Blue Heron Drive

In the Neighbourhoods Place Type located at 1848 Blue Heron Drive, a daycare centre may be permitted in the existing building in addition to the use permitted in the Place Type.

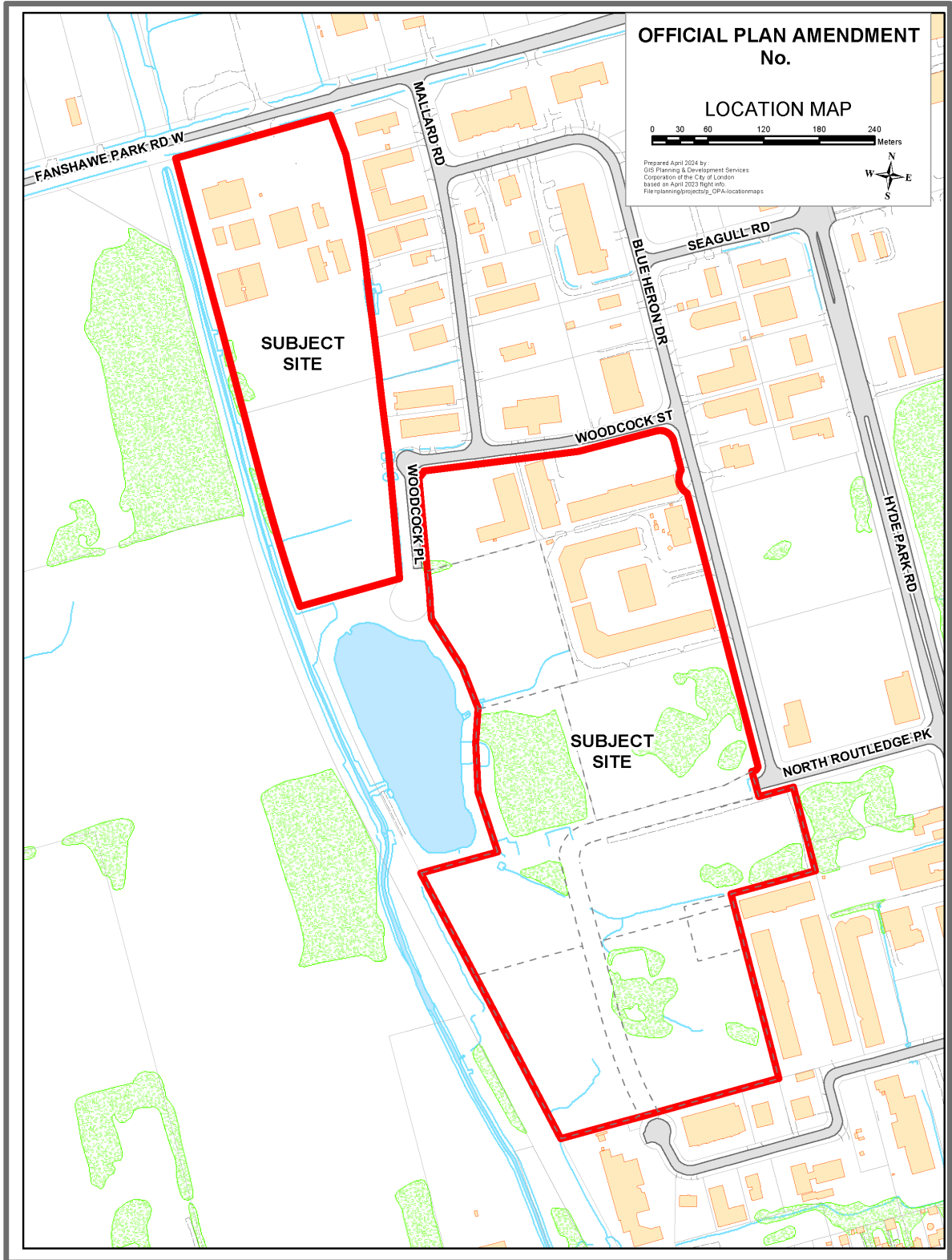
() Southwest Hyde Park Road and Fanshawe Park Road

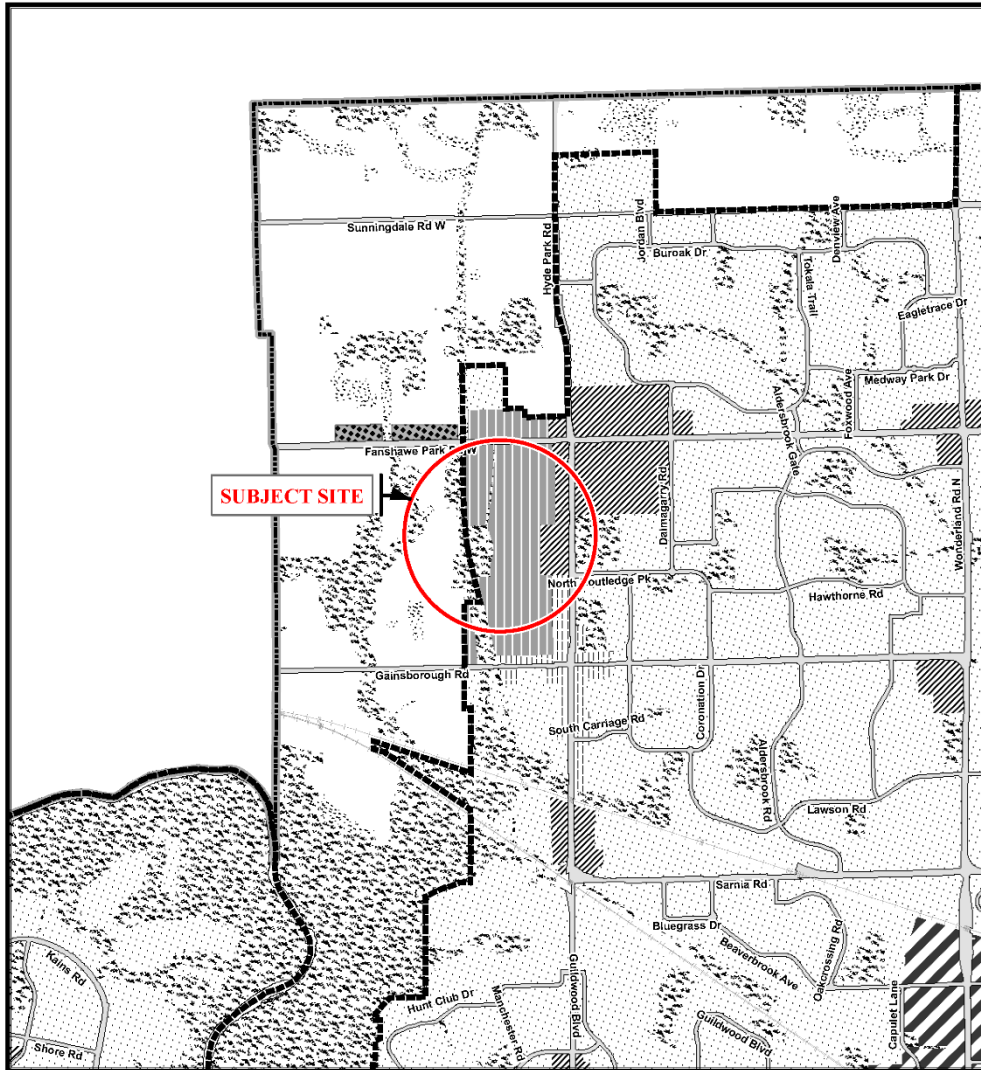
In the Neighbourhood Place Type at 1790, 1828 & 1848 Blue Heron Drive, 1510 & 1568 Woodcock Street, 1605 Woodcock Place and 1640 Fanshawe Park Road West, in addition to the standard range of permitted uses and intensities within this Place Type, the following may be permitted on any street classification: fourplexes and stacked townhomes up to four storeys and mid-rise apartment buildings of up to eight storeys. Mixed-use buildings will be permitted. The provision of necessary residential amenities to create a strong neighbourhood environment will be considered through all future planning processes. The range of Commercial Industrial Uses currently permitted on the lands at 1640 Fanshawe Park Road West will continue to be permitted until such time these lands are redeveloped for Neighbourhood Place Type uses at a future date.

() 1640 Fanshawe Park Road West

In the Neighbourhoods Place Type located at 1640 Fanshawe Park Road West a building supply outlet, building or contracting establishment, home improvement and furnishing store, warehouse establishment, and manufacturing and assembly industries with related sales may be permitted in addition to the use permitted in the Place Type.

“Schedule 1”





Legend

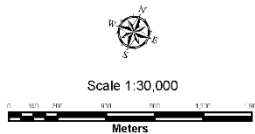
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management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

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

**CITY OF LONDON
Official Plan**

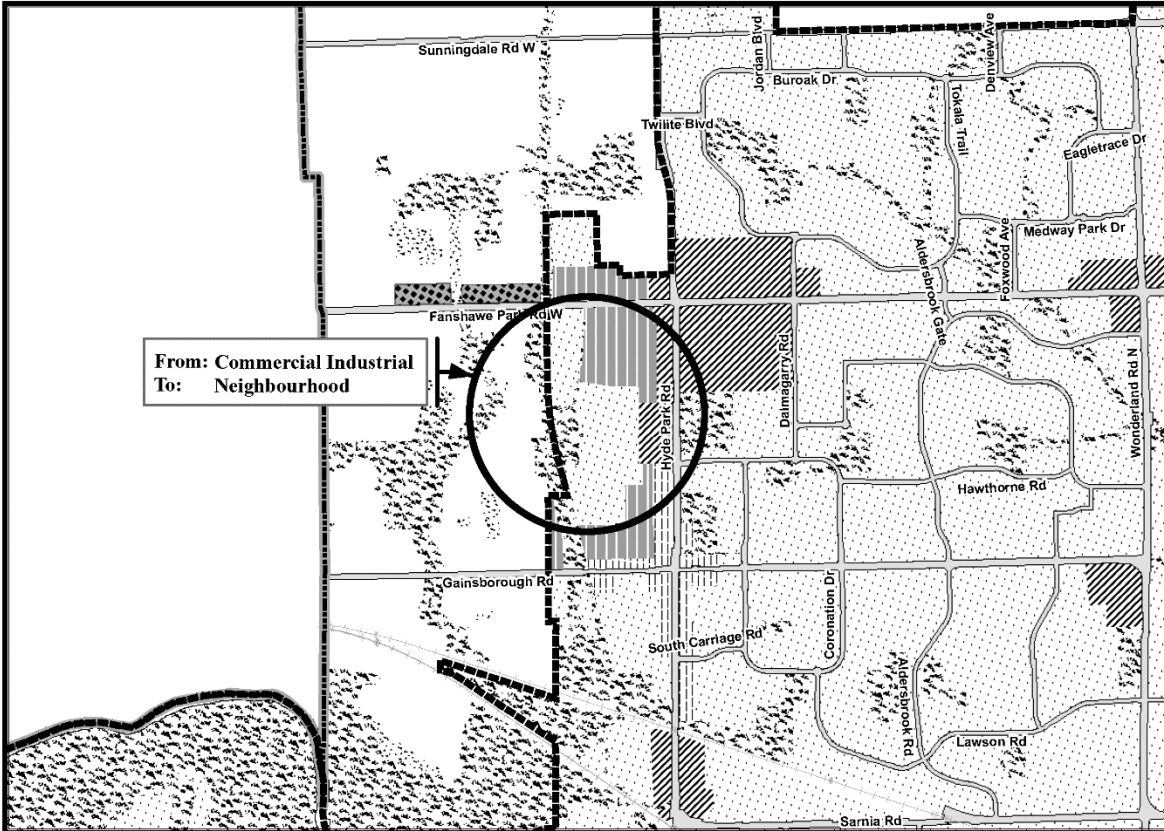
**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



File Number: O-9595
Planner: BC
Technician: RC
Date: 2024/04/25

Project Location: E:\Planning\Projects\p_officialplan\work\conso\00\excerpts_LondonPlan\mxds\O-9595_Map1_PlaceTypes.mxd



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>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 4/25/2024</p>
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Schedule “8” – Industrial Land Conversion

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Commercial Industrial Place Type TO Neighbourhoods Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1525, 1557, 1579, and 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 convert the subject lands from an industrial land use to a non-industrial land use. 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 Official Plan for the City of London is hereby amended as follows:

- i. Map 1 – Place Types, to The Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Commercial Industrial Place Type to Neighbourhoods Place Type, as indicated on “Schedule 1” attached hereto.
- ii. 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:

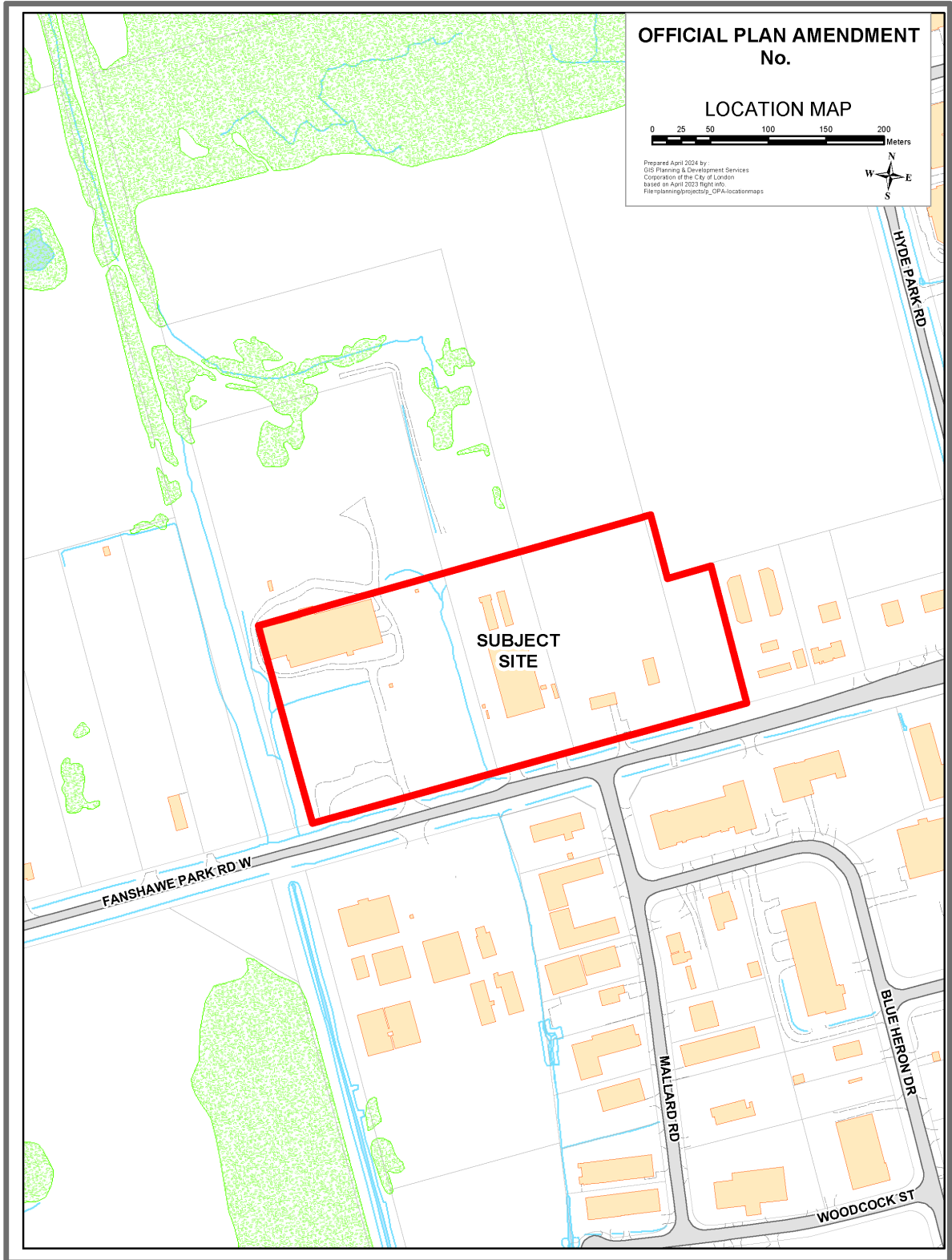
() 1635 Fanshawe Park Road West

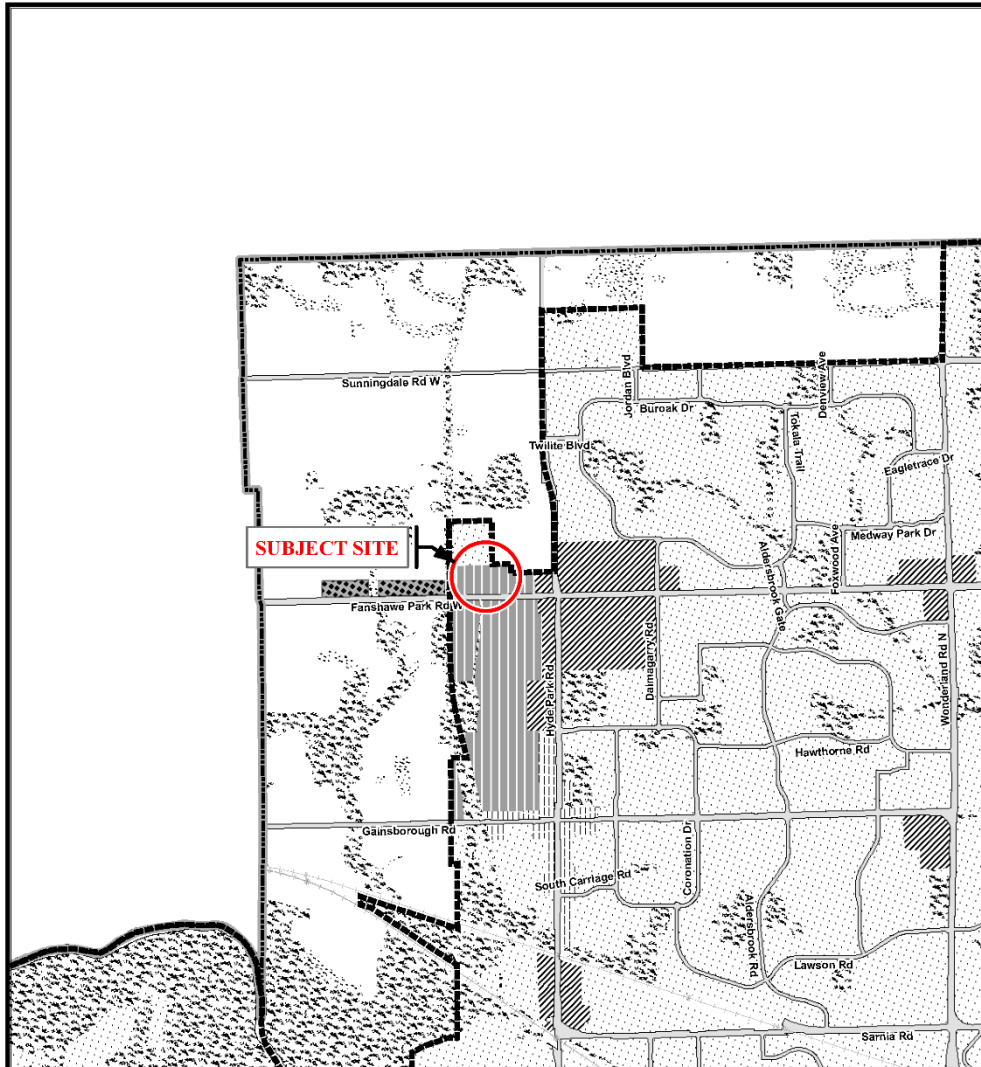
In the Neighbourhoods Place Type located at 1635 Fanshawe Park Road West, a home improvement store and bulk sales establishment may be permitted in addition to the use permitted in the Place Type.

() 1579 Fanshawe Park Road West

In the Neighbourhoods Place Type located at 1579 Fanshawe Park Road West, a repair and rental establishment may be permitted in addition to the use permitted in the Place Type.

“Schedule 1”





Legend

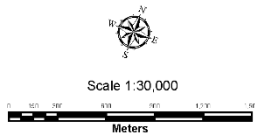
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management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

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

**CITY OF LONDON
Official Plan**

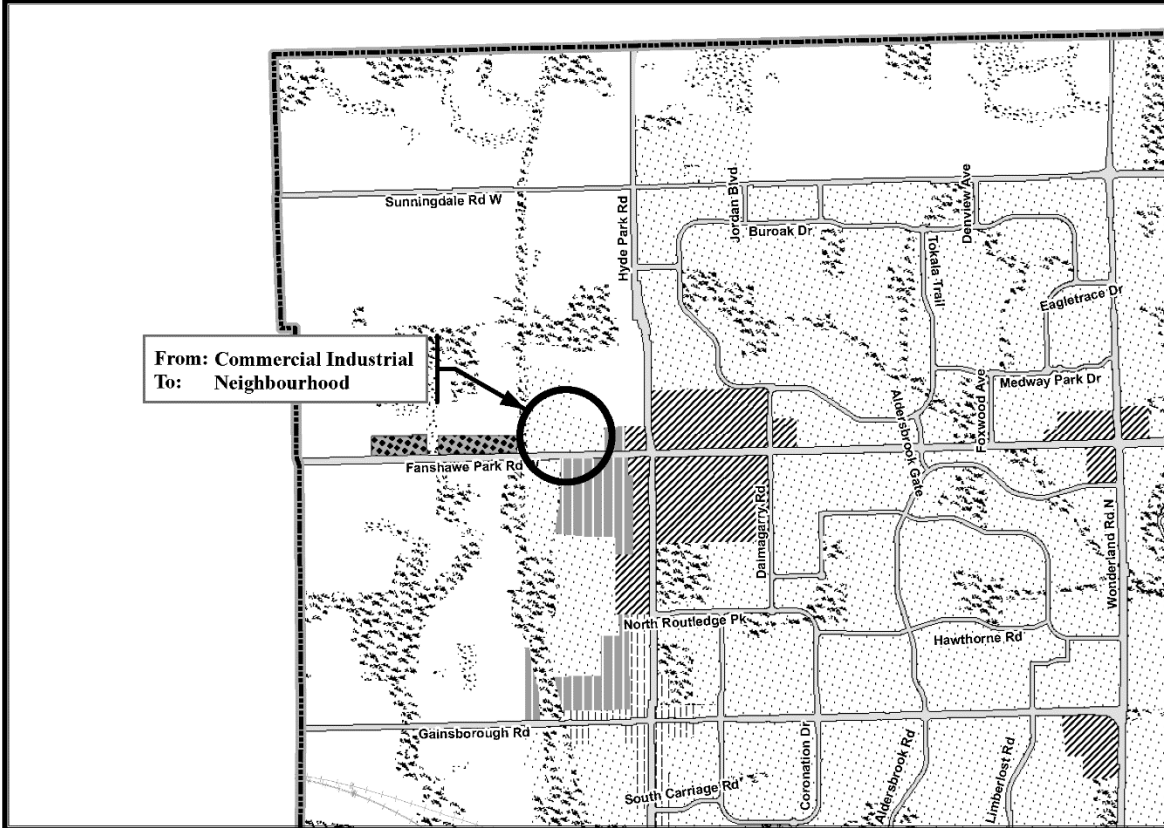
**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



File Number: O-9595
Planner: BC
Technician: RC
Date: 2024/04/25

Project Location: E:\Planning\Projects\p_officialplan\work\conso\00\excerpts_LondonPlan\mxds\O-9595_Map1_PlaceTypes.mxd



**From: Commercial Industrial
To: Neighbourhood**

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>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>0 150 300 450 600 750 900 1,050 1,200 1,350</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 4/25/2024</p>
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Schedule “9” – Industrial Land Conversion

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Commercial Industrial Place Type TO Urban Corridors Place Type, change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Neighbourhoods Place Type TO Urban Corridors Place Type and delete Specific Policies 1150 and 1151 for the Commercial Industrial Place Type of The Official Plan, The London Plan, for the City of London related to the York Street Corridor.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 340 Colborne Street, 343 Maitland Street, 330 William Street, 415 – 799 York Street, 400 – 660 York Street, 345 Lyle Street, 341 – 349 Glebe Street, 354 Glebe Street, and 700 – 800 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 convert the subject lands, including adjacent non-industrial lands within the industrial corridor, from an industrial land use to a non-industrial land use. The inclusion of a non-industrial land use conversion is consistent with the land use conversion along the industrial corridor. 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. The identified specific policies for the York Street Corridor conform with permitted uses under the Urban Corridors Place Type and are no longer required following redesignation of the subject lands.

D. THE AMENDMENT

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

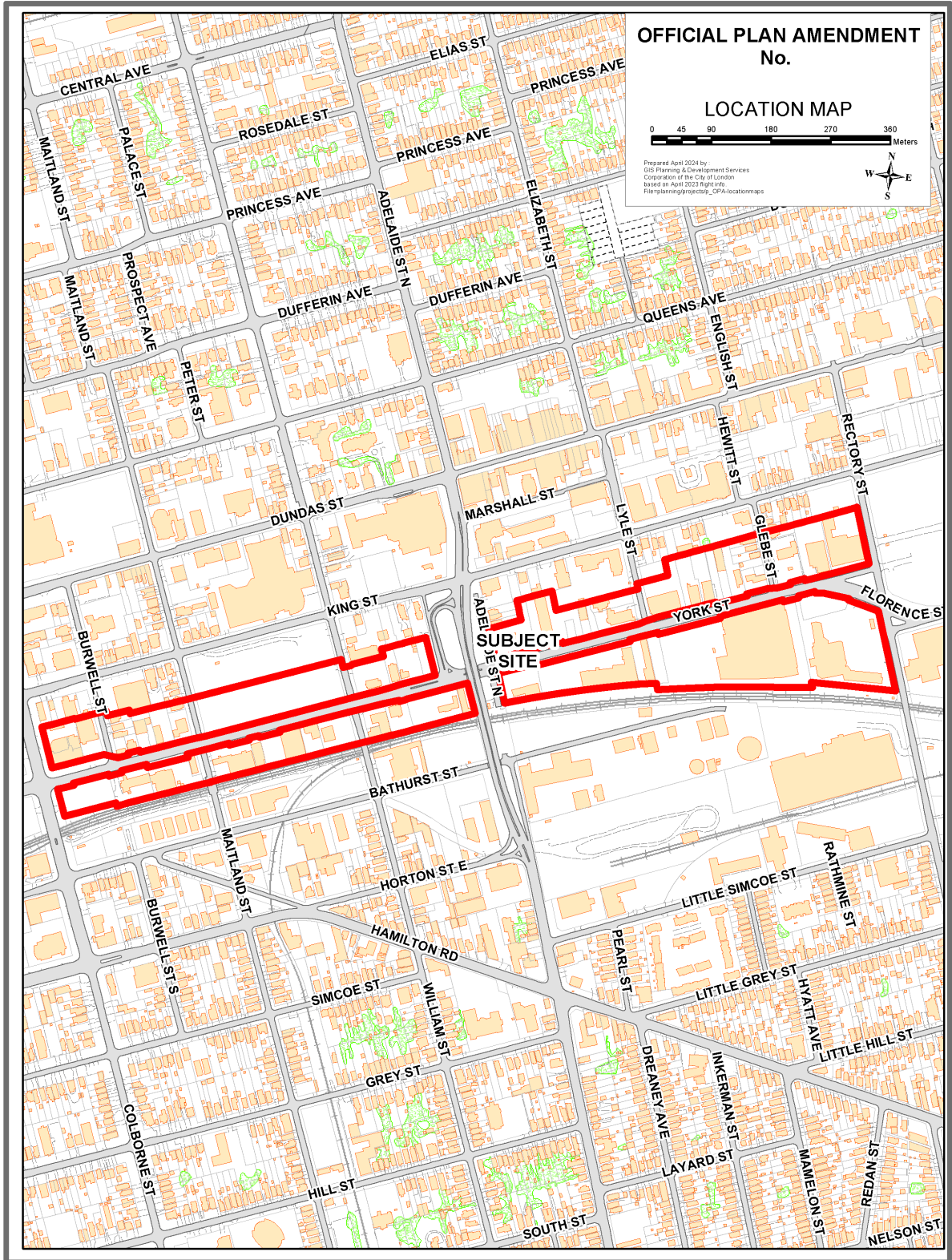
- i. Map 1 – Place Types, to The Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Commercial Industrial Place Type to Urban Corridors Place Type and by changing the designation of the identified subject lands from Neighbourhoods Place Type to Urban Corridors Place Type, as indicated on “Schedule 1” attached hereto.
- ii. Specific Policies for the Commercial Industrial Place Type of The Official Plan, The London Plan, for the City of London is amended by deleting the following:

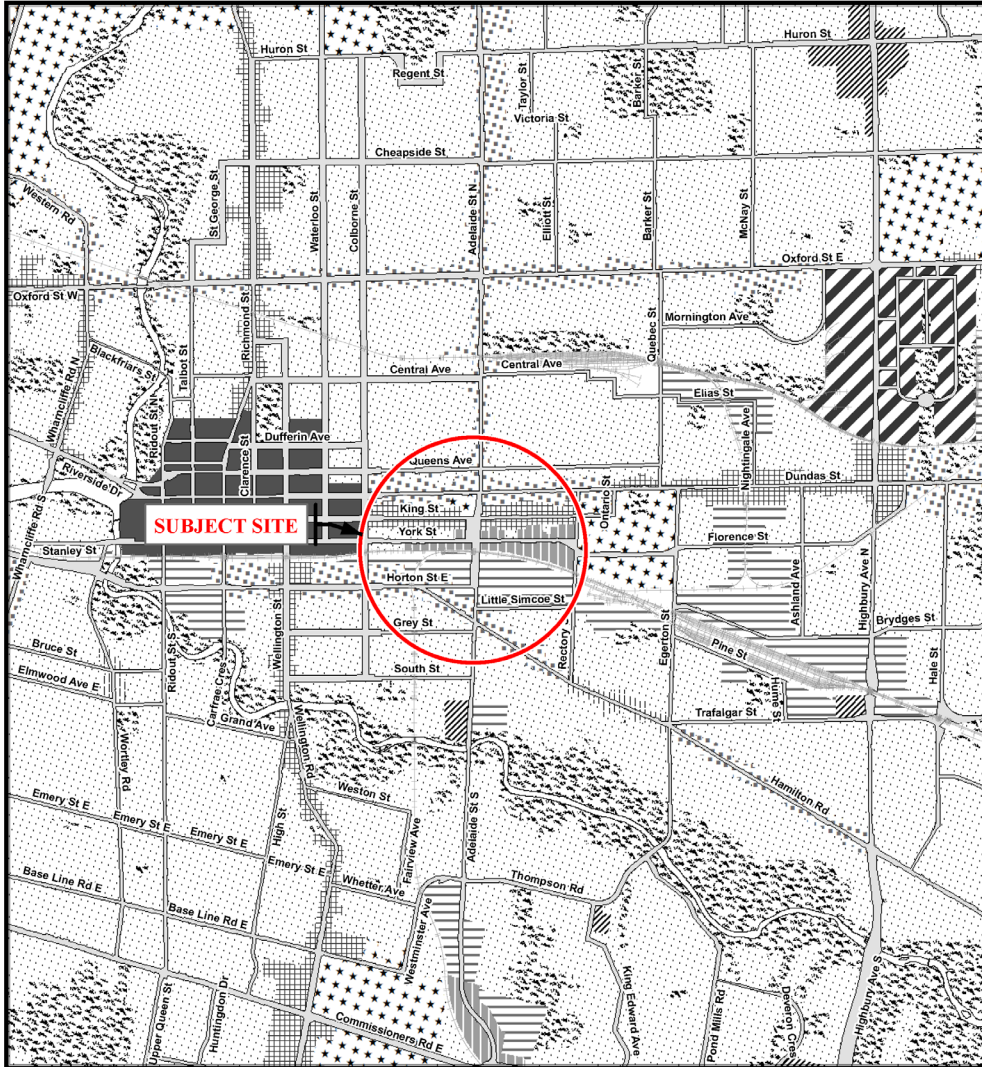
YORK STREET CORRIDOR

1150_ The range of permitted uses will be restricted to uses with low outdoor storage needs or uses that do not generate noise, odour, and/or dust impacts.

1151_ For the portion of the York Street corridor between Maitland and William Streets, in addition to the permitted uses of the Commercial Industrial Place Type, the lands located on the south side of York Street, between Maitland Street and William Street, may also permit small-scale service office uses up to a maximum gross floor area of 2,000m².

“Schedule 1”





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 Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

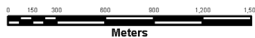
**CITY OF LONDON
Official Plan**

**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



Scale 1:30,000



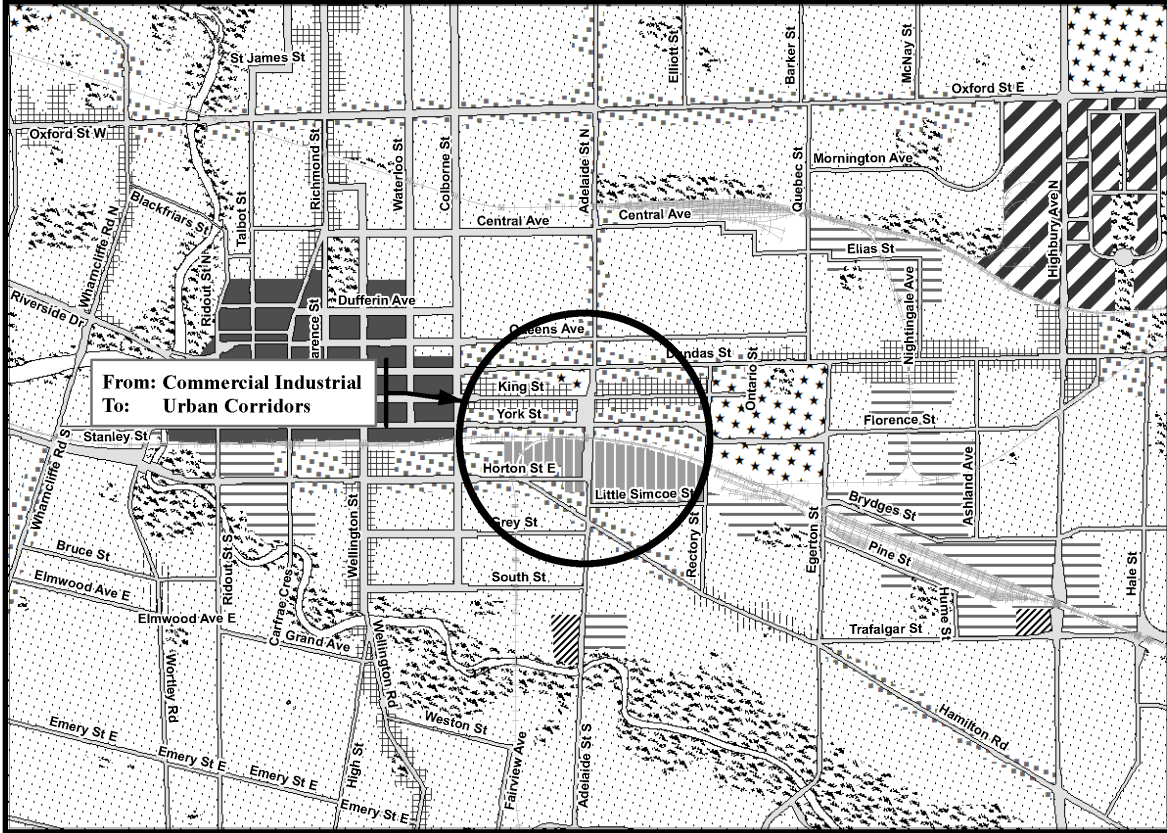
File Number: O-9595

Planner: BC

Technician: RC

Date: 2024/04/25

Project Location: E:\Planning\Projects\p_officialplan\work\consolid00\excerpts_LondonPlan\mxd\O-9595_Map1_PlaceTypes.mxd



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>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 5/15/2024</p>
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Schedule "10" – Industrial Land Conversion

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the subject lands identified in Map 1 – Place Types – of the City of London FROM Light Industrial Place Type TO Commercial Industrial Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands located at 295 Rectory Street, 600 - 760 Little Simcoe Street, 220 – 230 Adelaide Street North, 229 Adelaide Street North, 268 - 278 Maitland Street, 663 – 665 Bathurst Street, 558 – 580 Horton Street East, 561 – 573 Horton Street East, 501 – 575 Bathurst Street, 570 Bathurst Street, 270 – 300 William Street, and 273 – 295 William Street in the City of London.

C. BASIS OF THE AMENDMENT

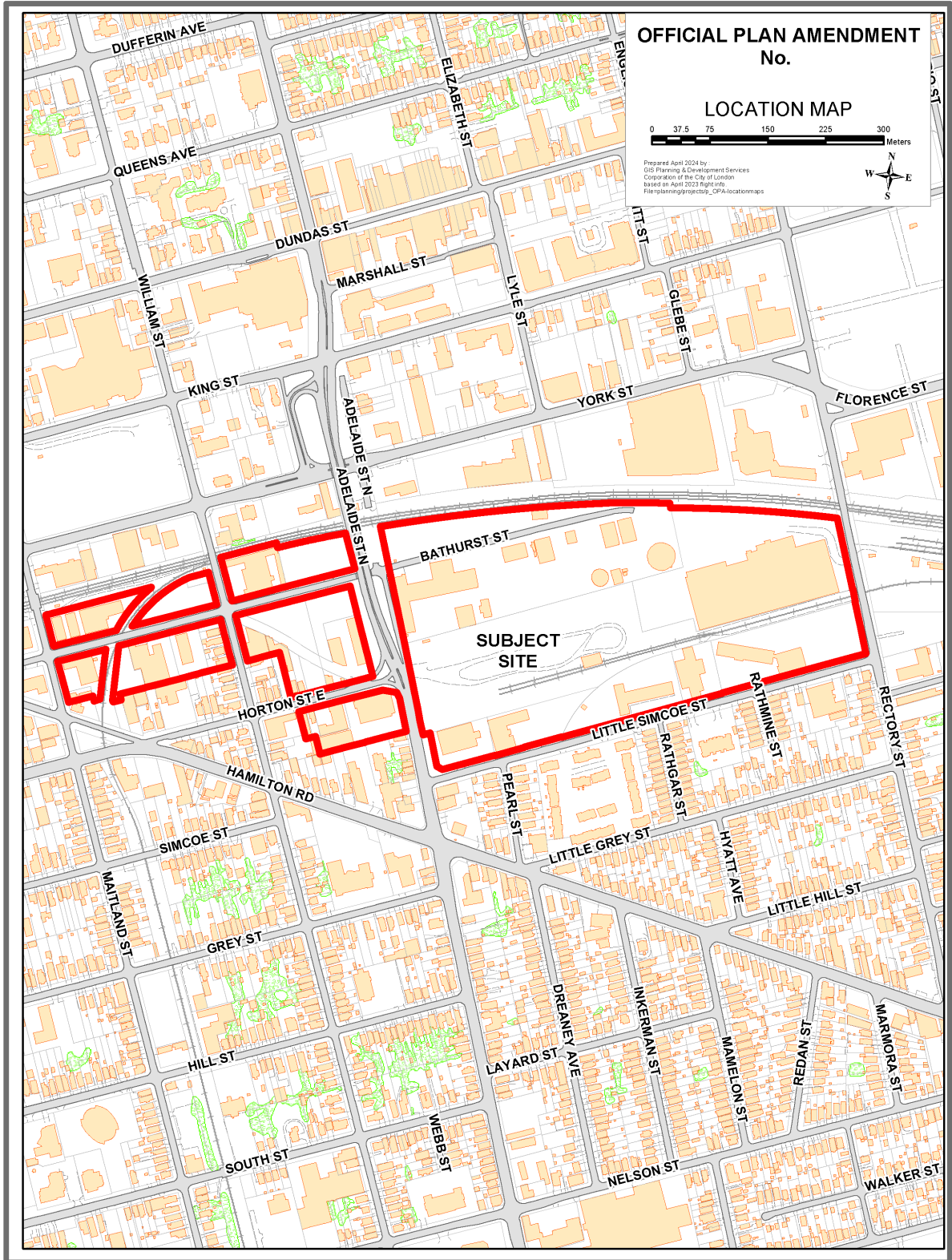
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed 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.

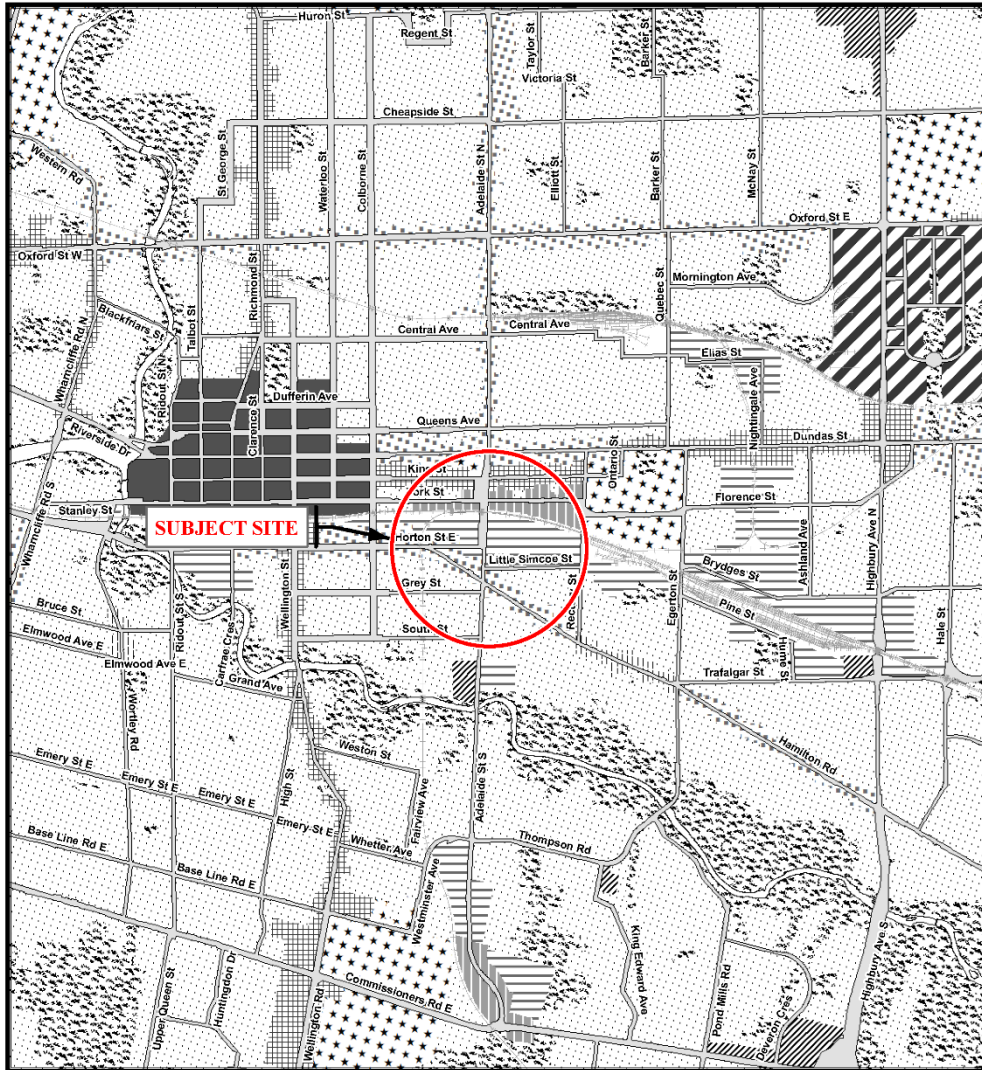
D. THE AMENDMENT

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

- i. Map 1 – Place Types, to The Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Light Industrial Place Type to Commercial Industrial Place Type, as indicated on "Schedule 1" attached hereto.

“Schedule 1”





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 Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

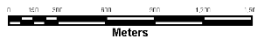
**CITY OF LONDON
Official Plan**

**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



Scale 1:30,000



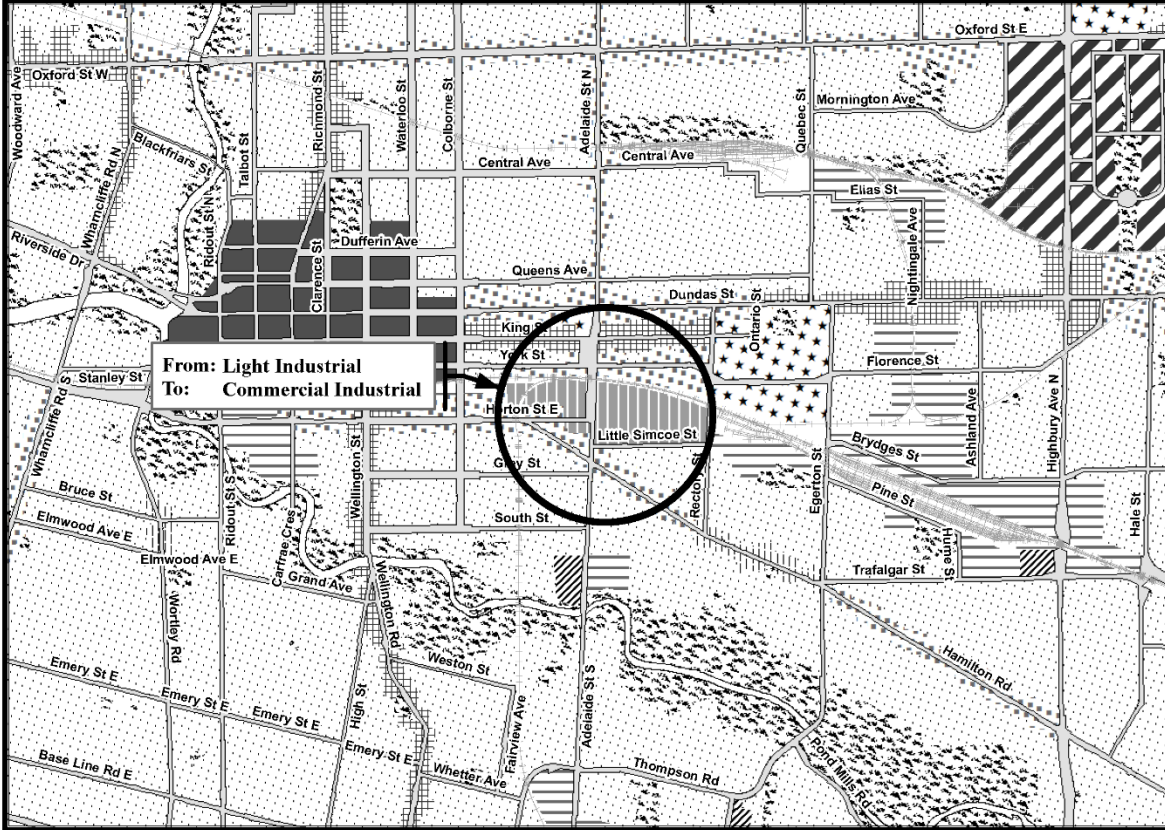
File Number: O-9595

Planner: BC

Technician: RC

Date: 2024/04/25

Project Location: E:\Planning\Projects\p_officialplan\work\conso\00\excerpts_LondonPlan\mxds\O-9595_Map1_PlaceTypes.mxd



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>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>0 150 300 450 600 750 900 1050 1200 1350 1500</p> <p>Meters</p>	<p>FILE NUMBER: O-9595</p> <p>PLANNER: BC</p> <p>TECHNICIAN: RC</p> <p>DATE: 5/3/2024</p>
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