

Bill No. 220
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.

AND WHEREAS the Municipal Council declares that the Amendments (a) does not conflict with provincial plans, and (b) has regard to the matters of provincial interest listed in section 2 of the *Planning Act*, and (c) is consistent with policy statements issued subsection 3(1).

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. This by-law shall come into effect upon the date of passage, in accordance with subsection 17(22) 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

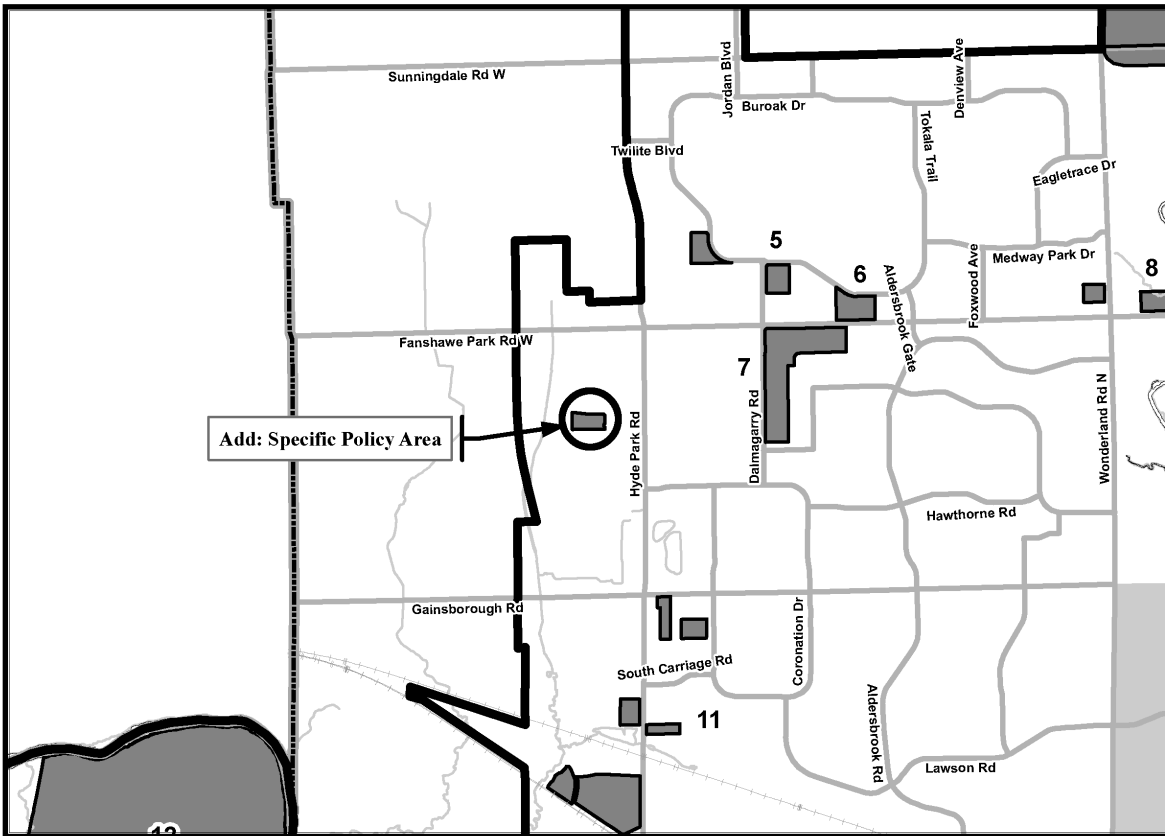
The Official Plan for the City of London is hereby amended as follows:

- 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

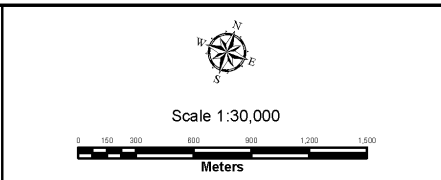
BASE MAP FEATURES

-  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. _____

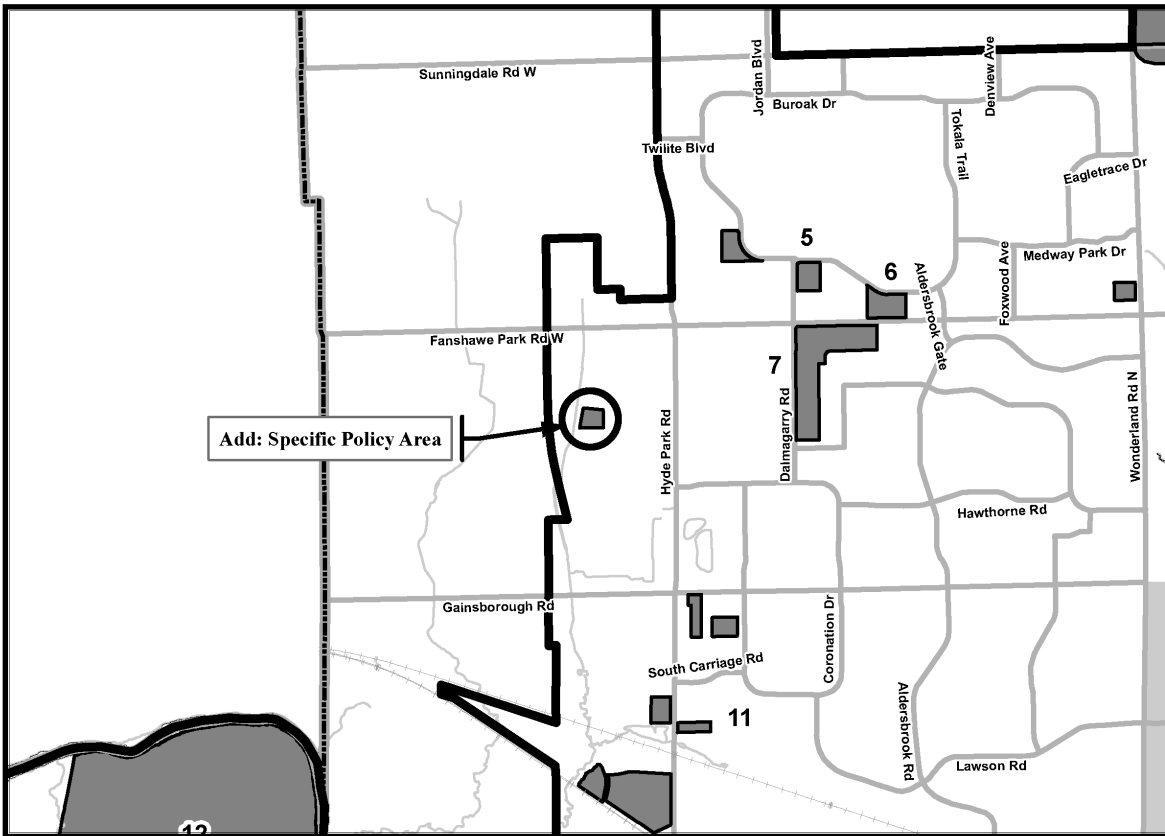
PREPARED BY: Planning & Development







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

“Schedule 2”





AMENDMENT NO:



LEGEND

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

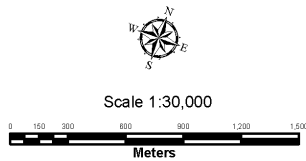
BASE MAP FEATURES

-  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. _____

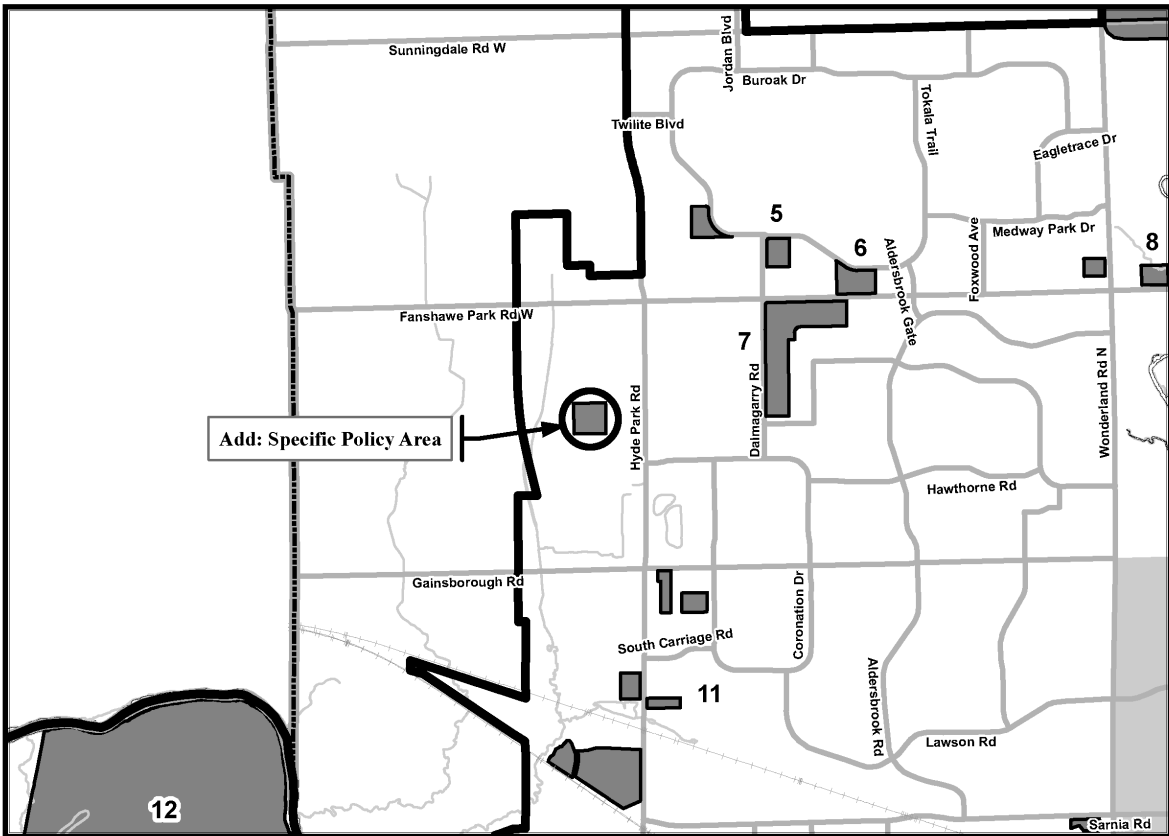
PREPARED BY: Planning & Development



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

“Schedule 3”

AMENDMENT NO:



LEGEND

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

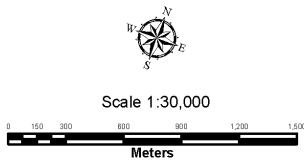
BASE MAP FEATURES

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

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

SCHEDULE #
TO
OFFICIAL AMENDMENT NO. _____

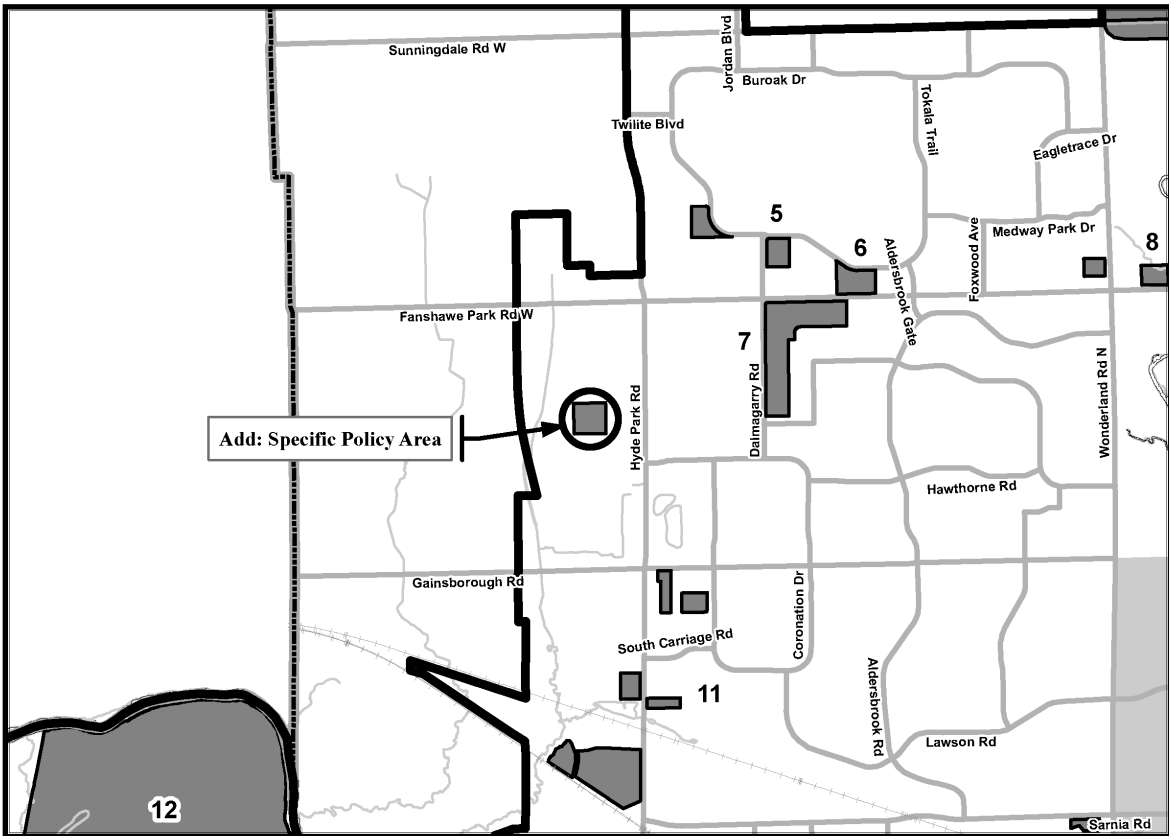
PREPARED BY: Planning & Development







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

“Schedule 4”





AMENDMENT NO:



LEGEND

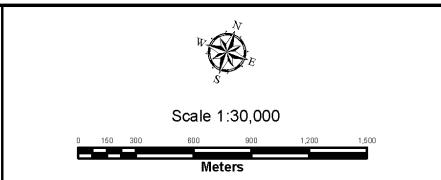
-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

BASE MAP FEATURES

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

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

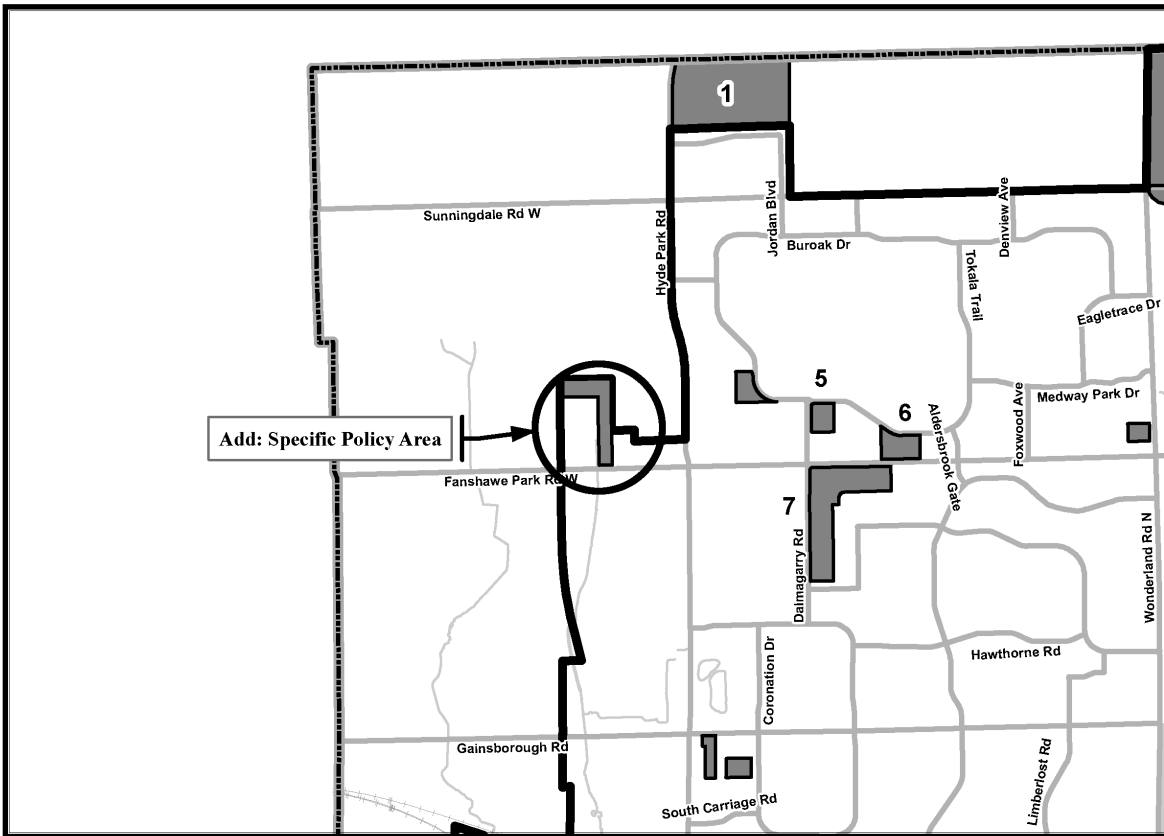
SCHEDULE #
TO
OFFICIAL AMENDMENT NO. _____
PREPARED BY: Planning & Development



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

"Schedule 5"

AMENDMENT NO:



LEGEND

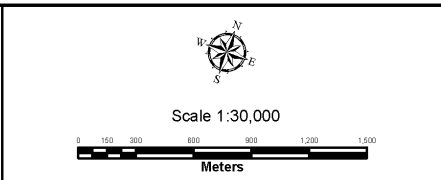
- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

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.

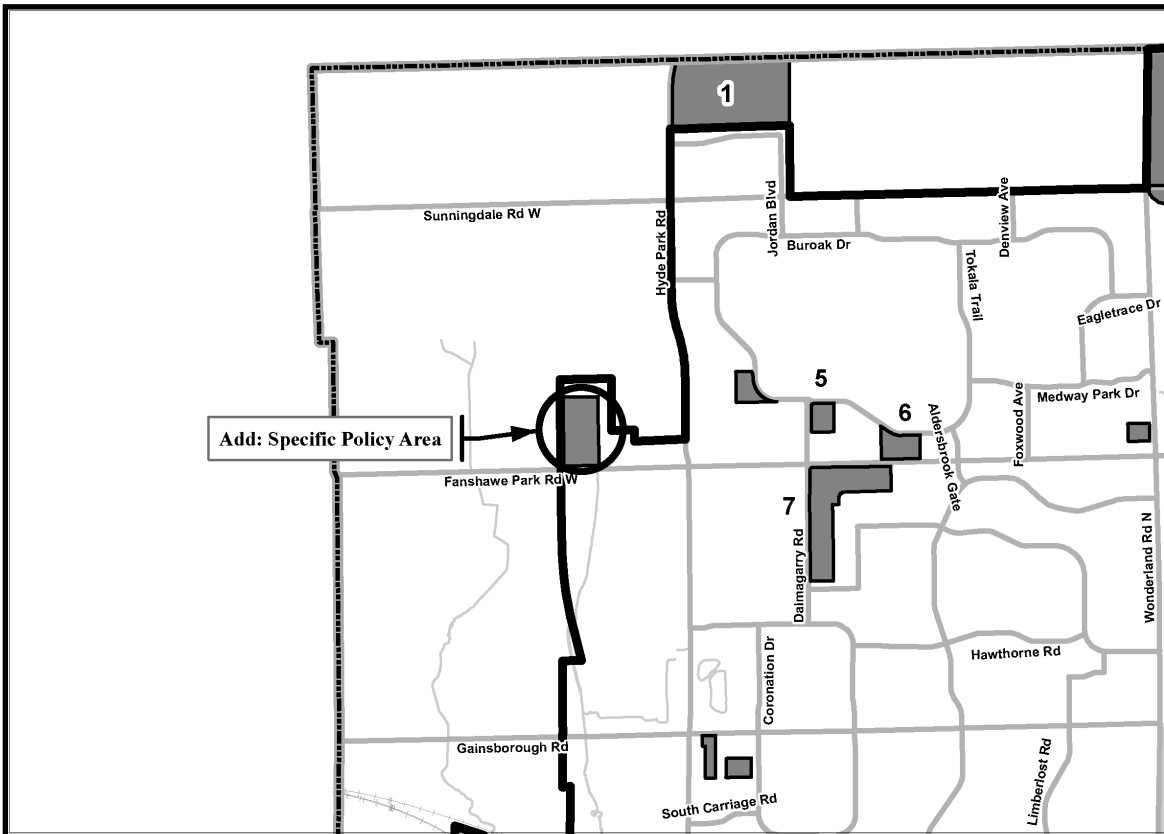
SCHEDULE #
TO
OFFICIAL AMENDMENT NO. _____
PREPARED BY: Planning & Development



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

"Schedule 6"

AMENDMENT NO:



LEGEND

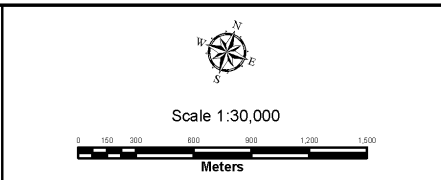
- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

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.

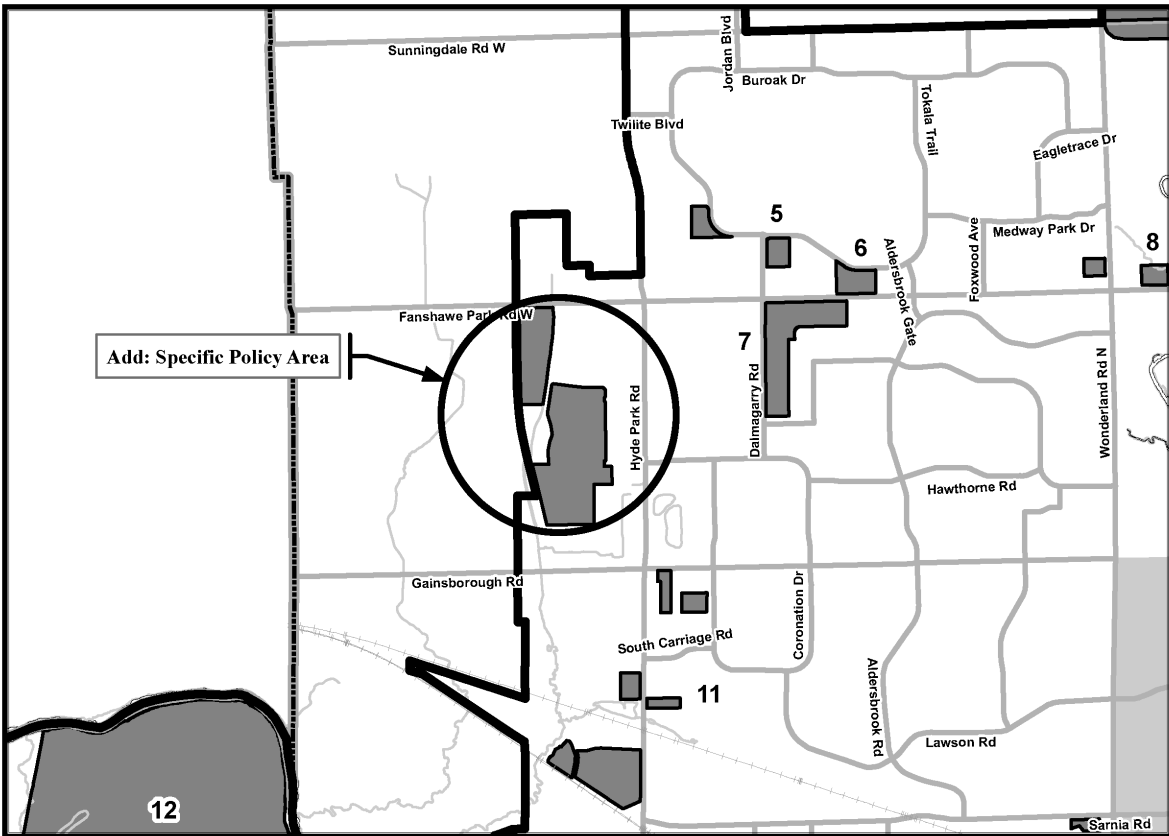
SCHEDULE #
TO
OFFICIAL AMENDMENT NO. _____
PREPARED BY: Planning & Development







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

“Schedule 7”





AMENDMENT NO:



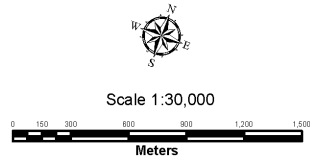
LEGEND

-  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</p> <p>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: 6/12/2024</p>
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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.

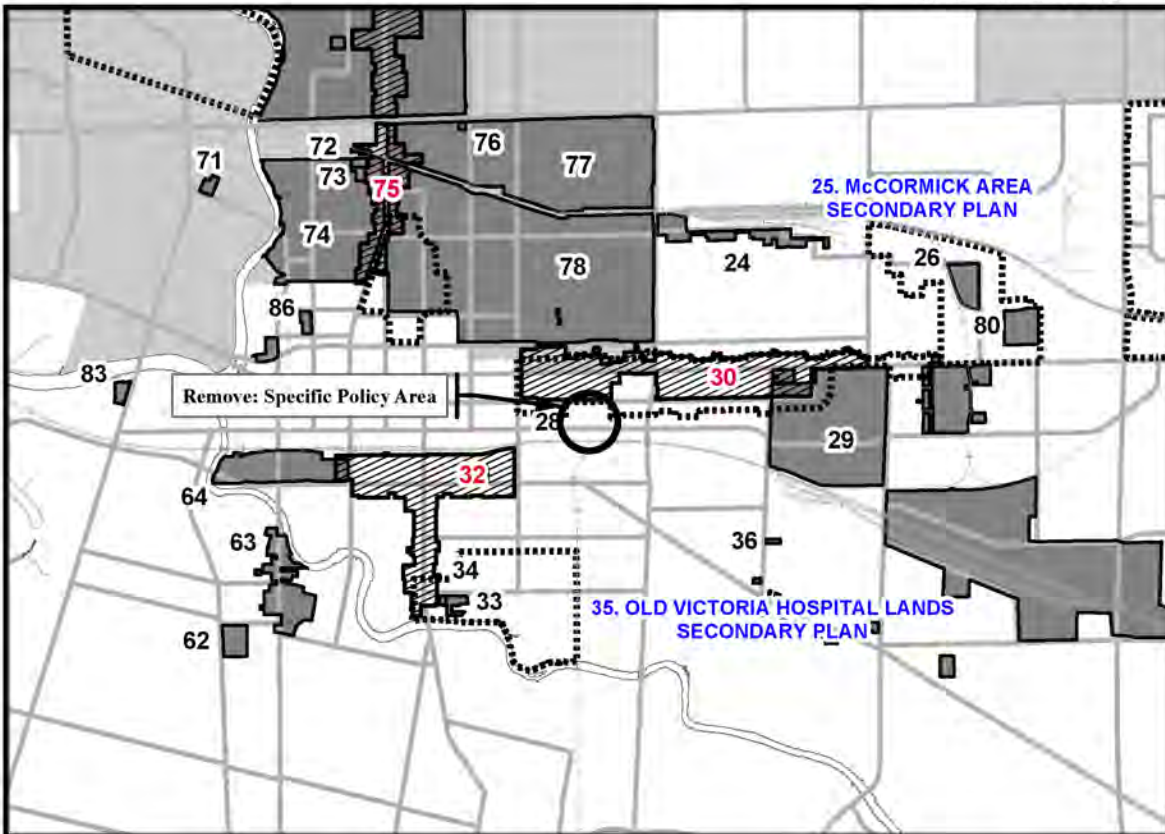
D. THE AMENDMENT

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:



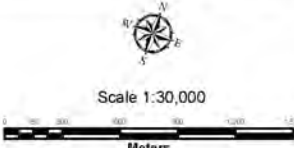
LEGEND

- 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 align="center"><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: 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

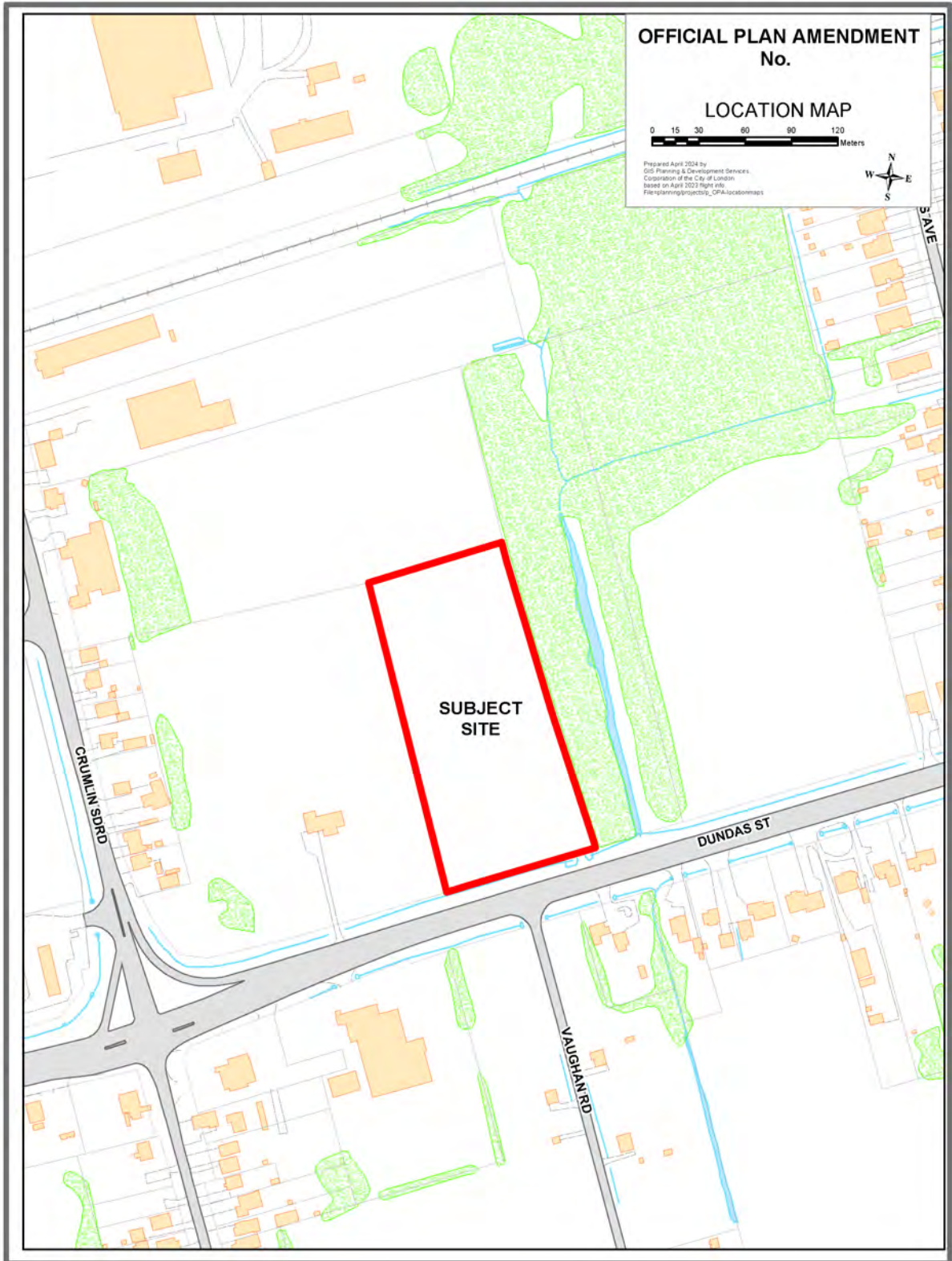
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed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

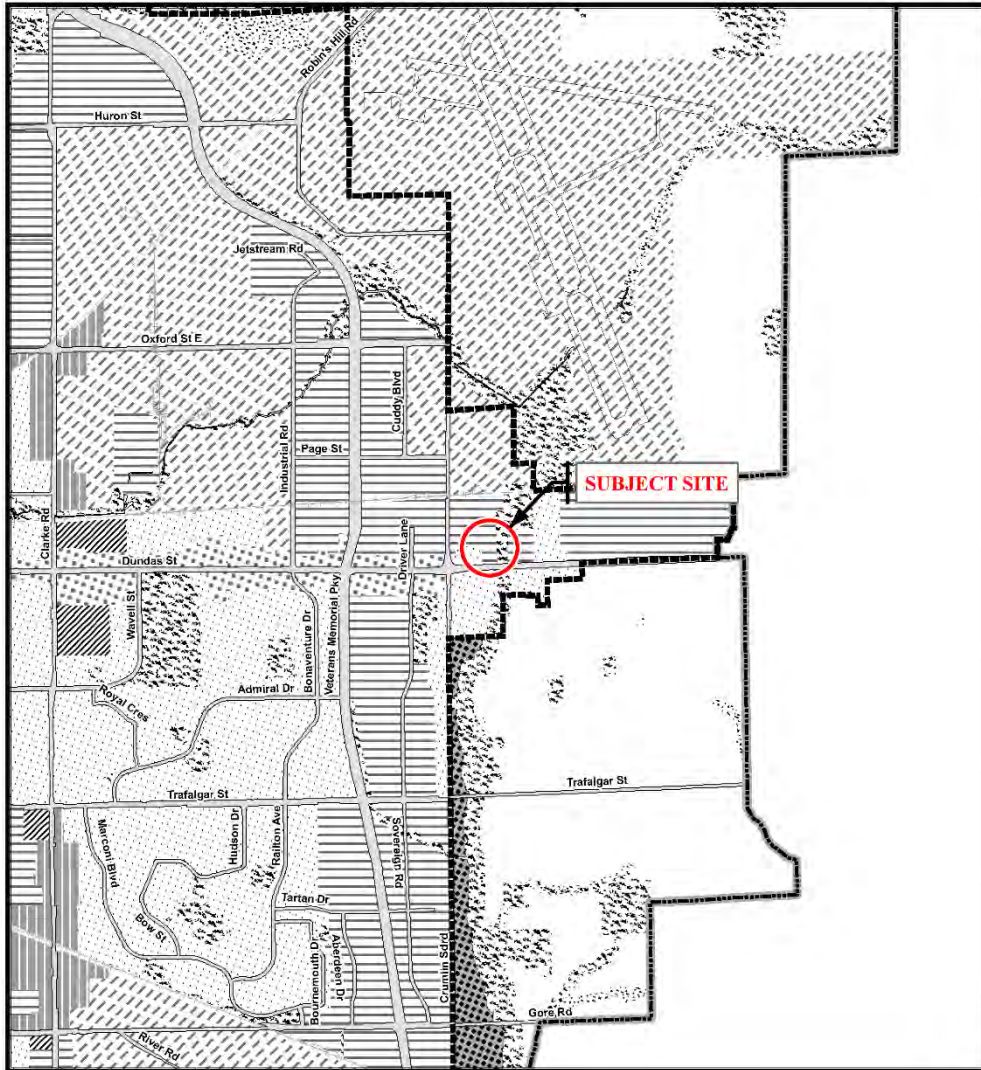
D. THE AMENDMENT

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

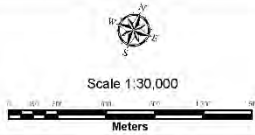
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management 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**

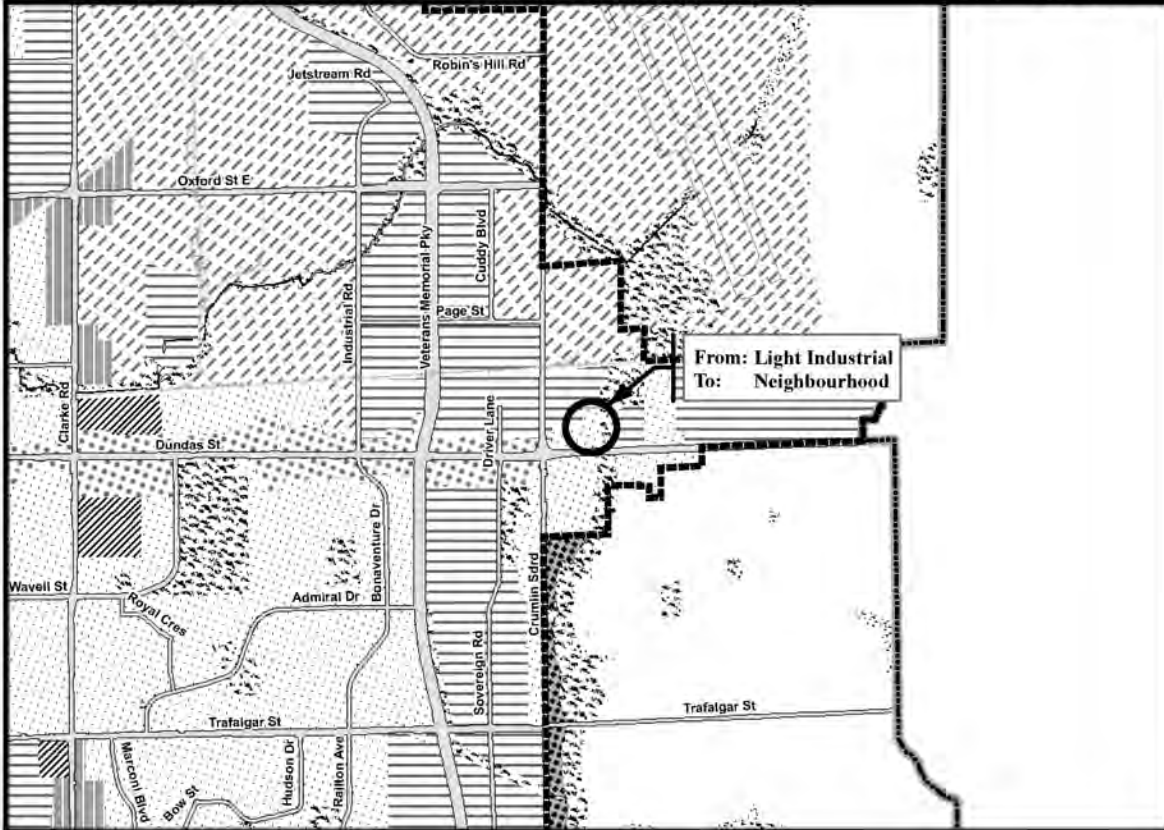
**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning & Development



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

Project Location: E:\Planning\Projects\p_officialplanwork\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>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 “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

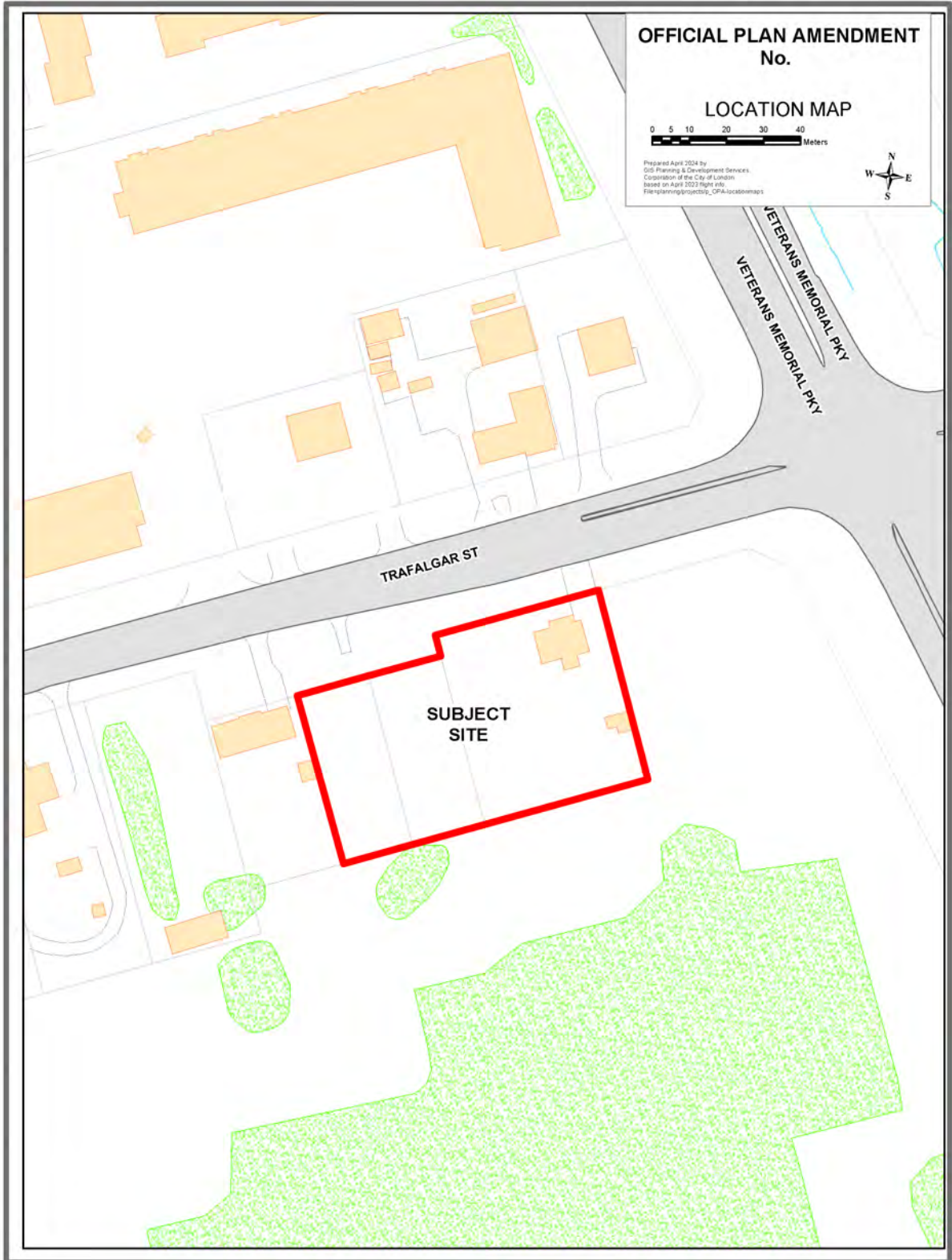
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed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

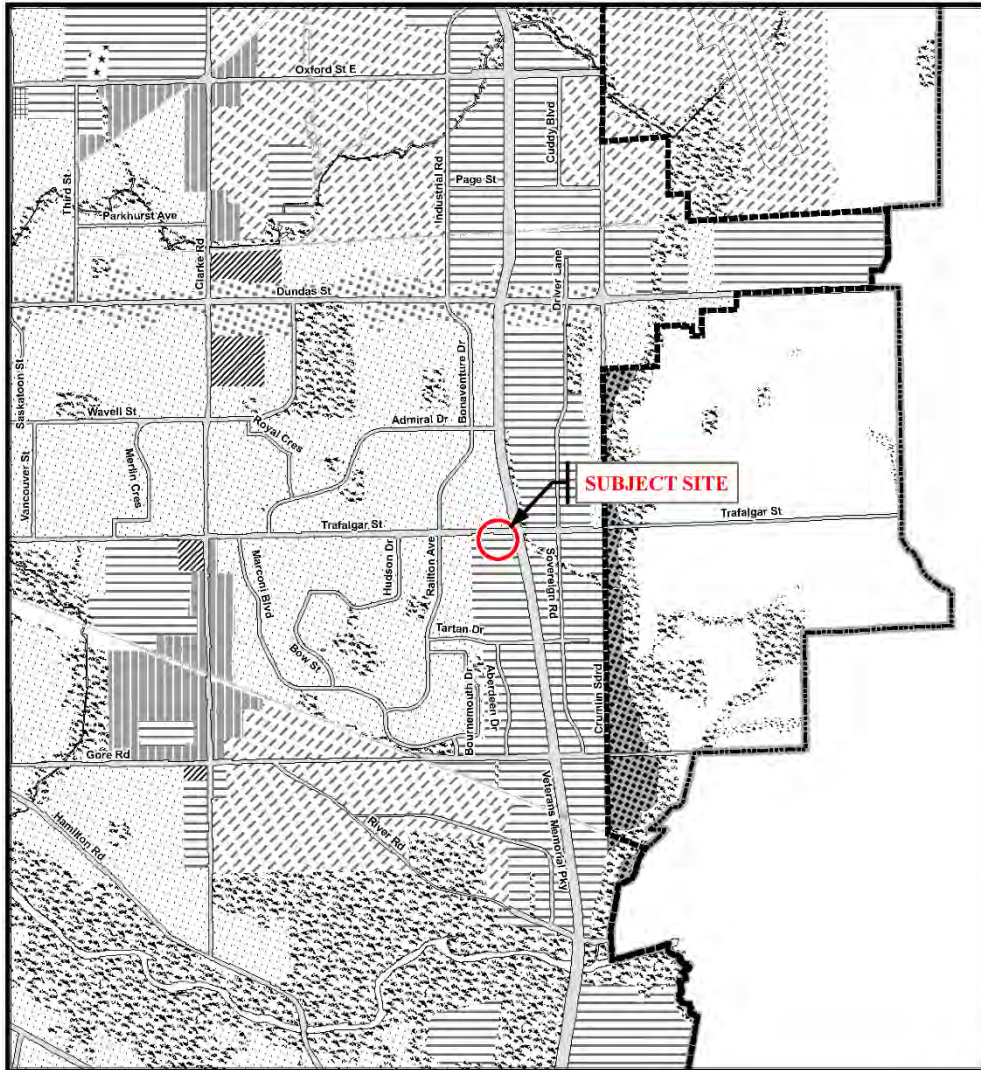
D. THE AMENDMENT

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

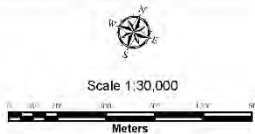
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management 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.

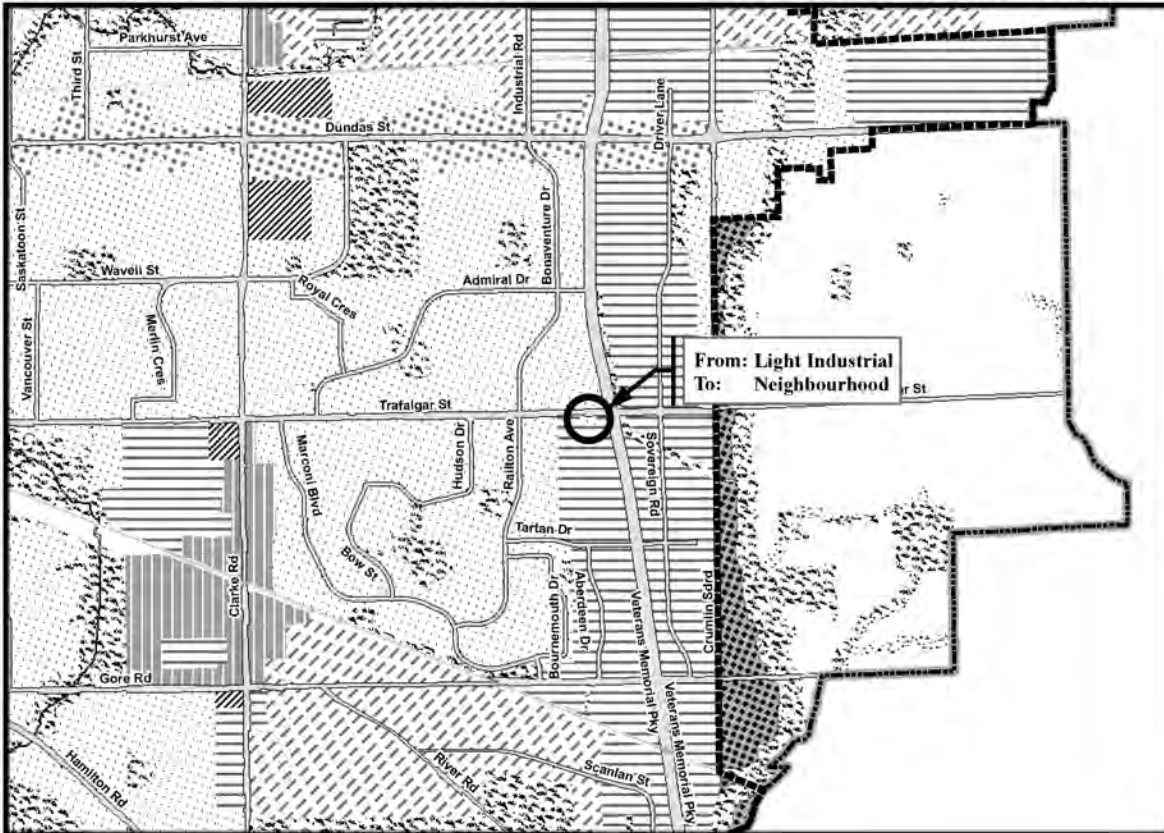
**CITY OF LONDON
Official Plan**

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

PREPARED BY: Planning & Development



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



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 “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

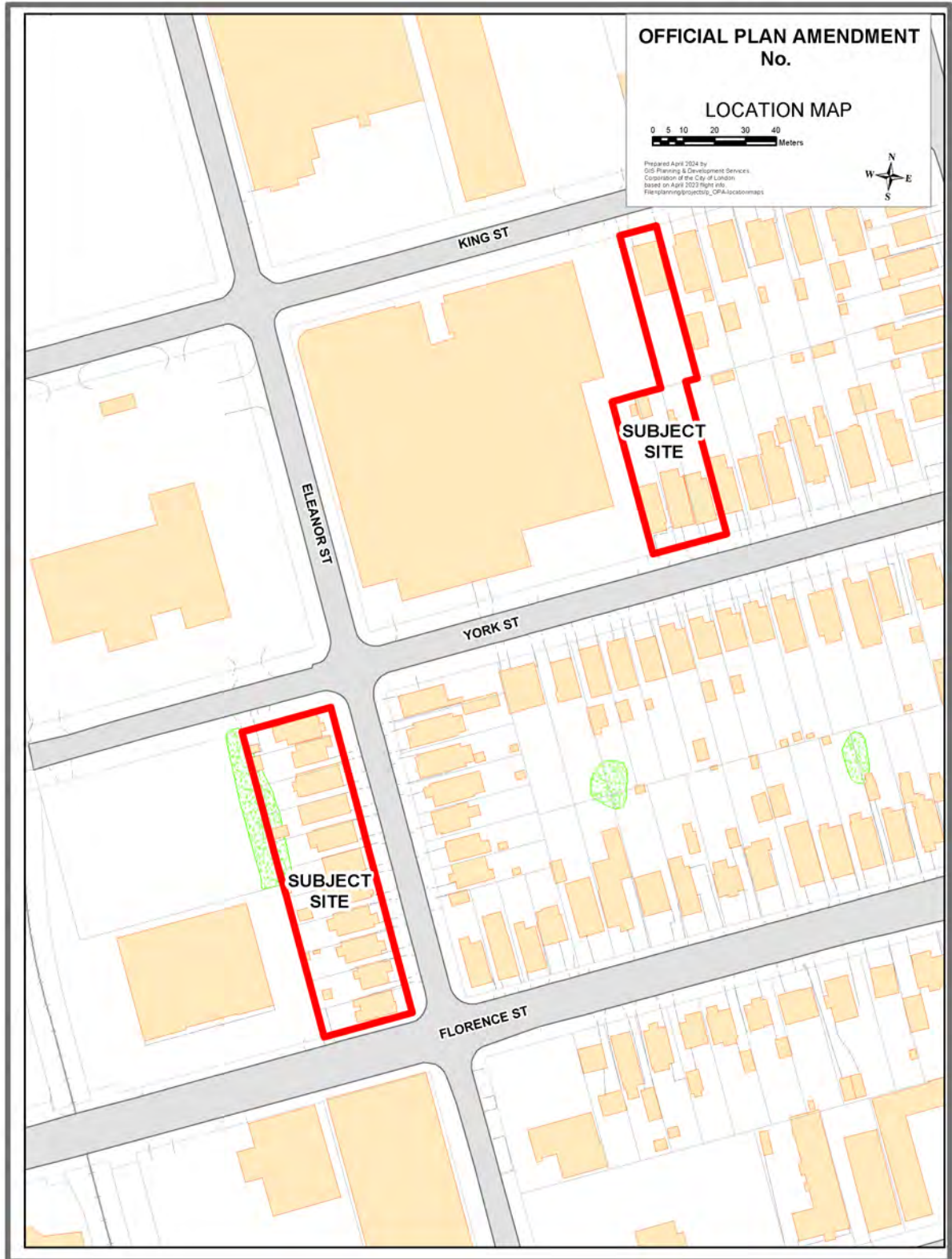
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed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

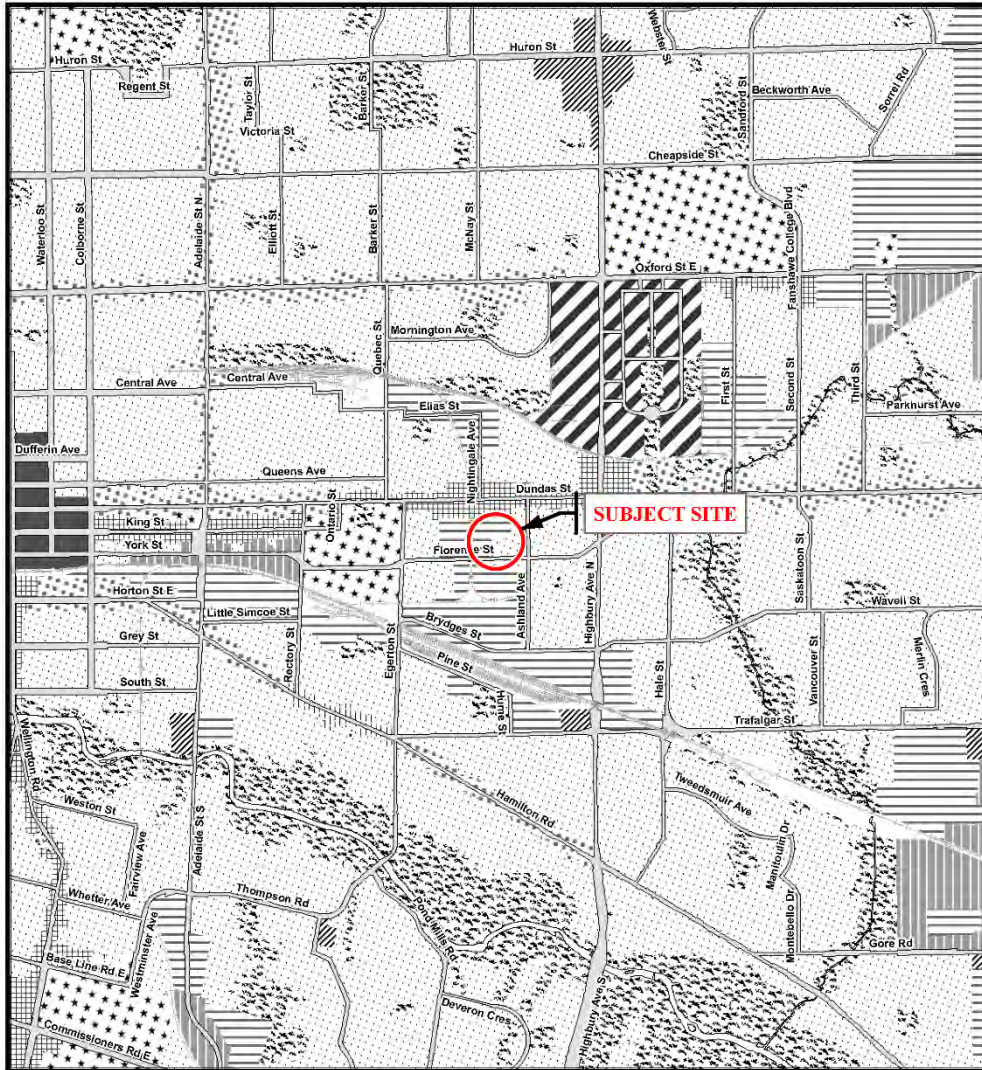
D. THE AMENDMENT

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

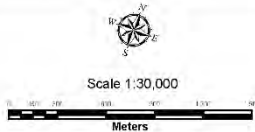
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management 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.

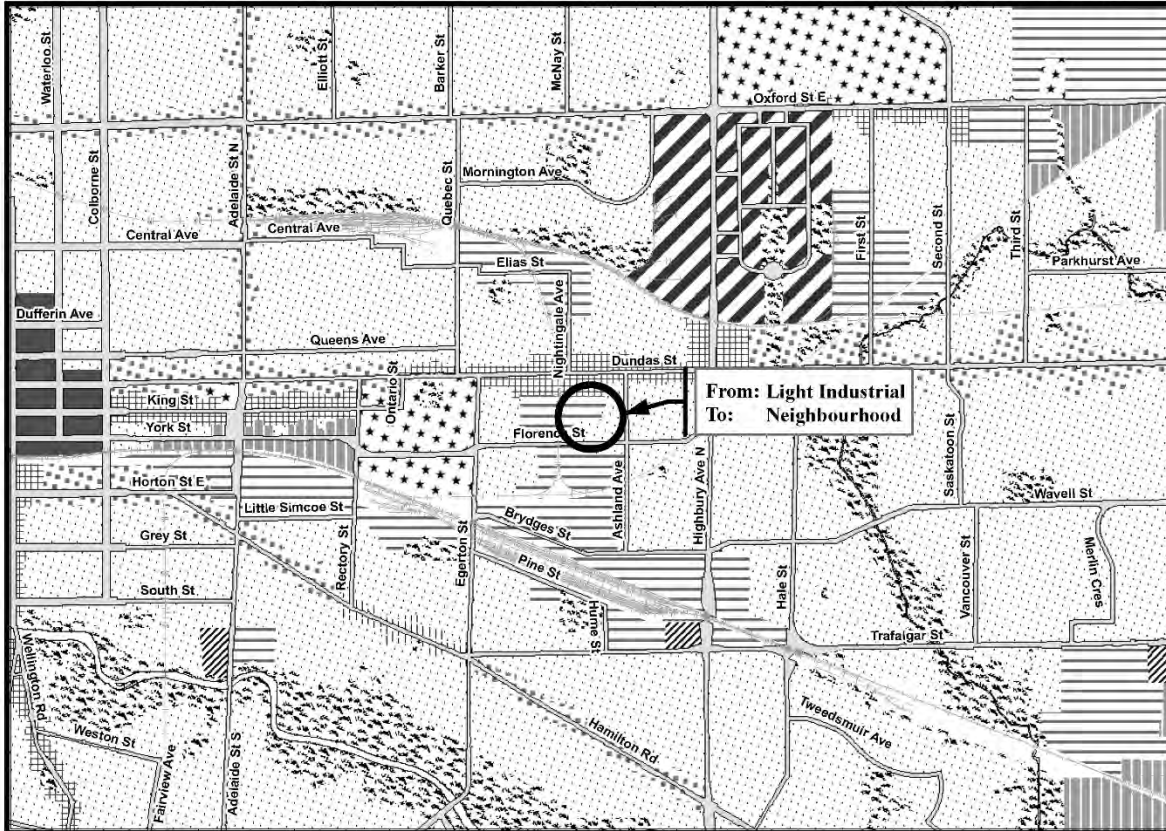
**CITY OF LONDON
Official Plan**

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

PREPARED BY: Planning & Development



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



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 “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

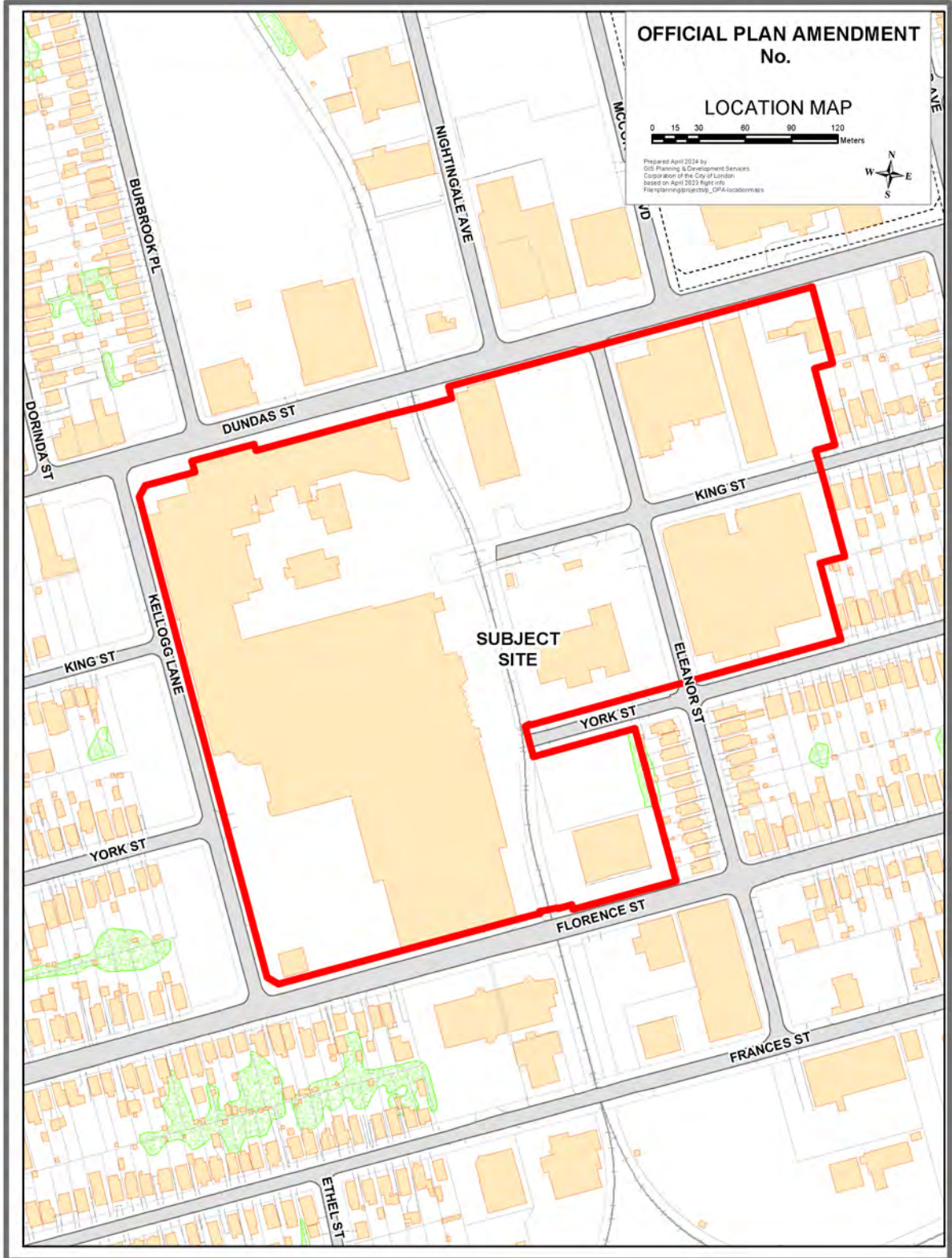
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed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

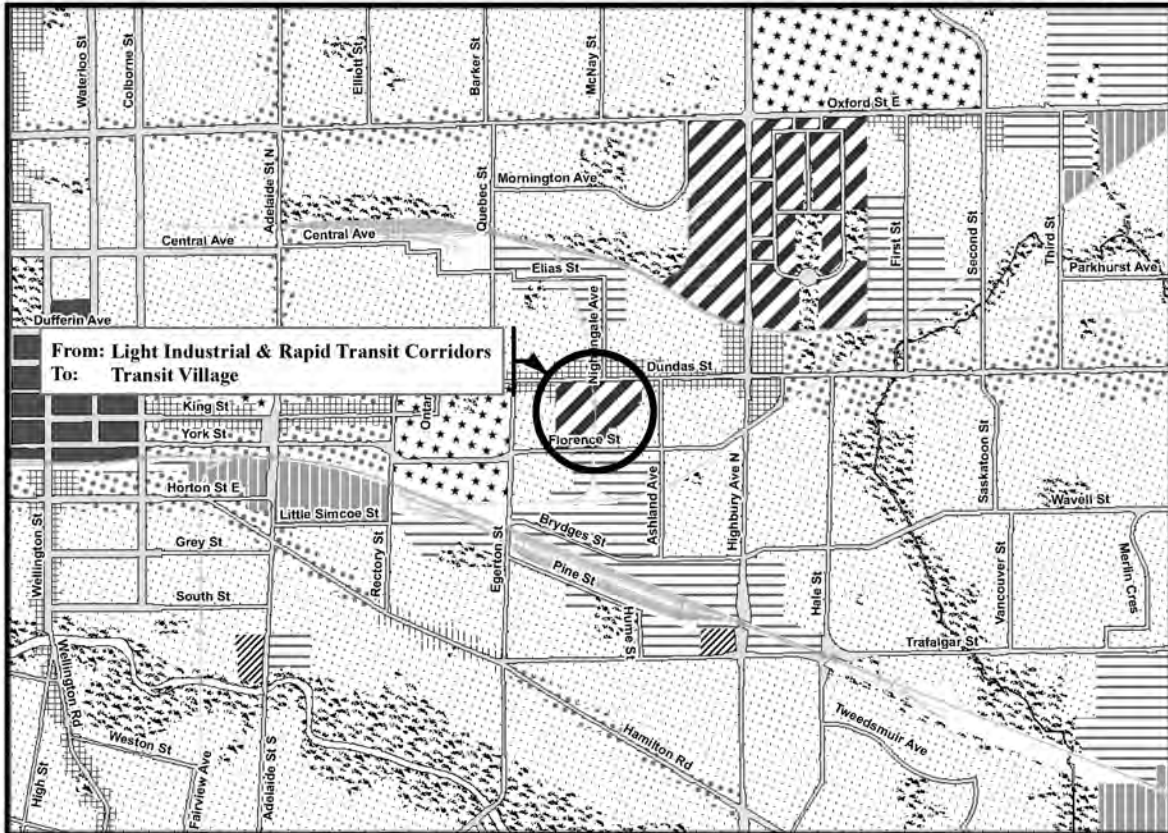
D. THE AMENDMENT

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 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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**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.

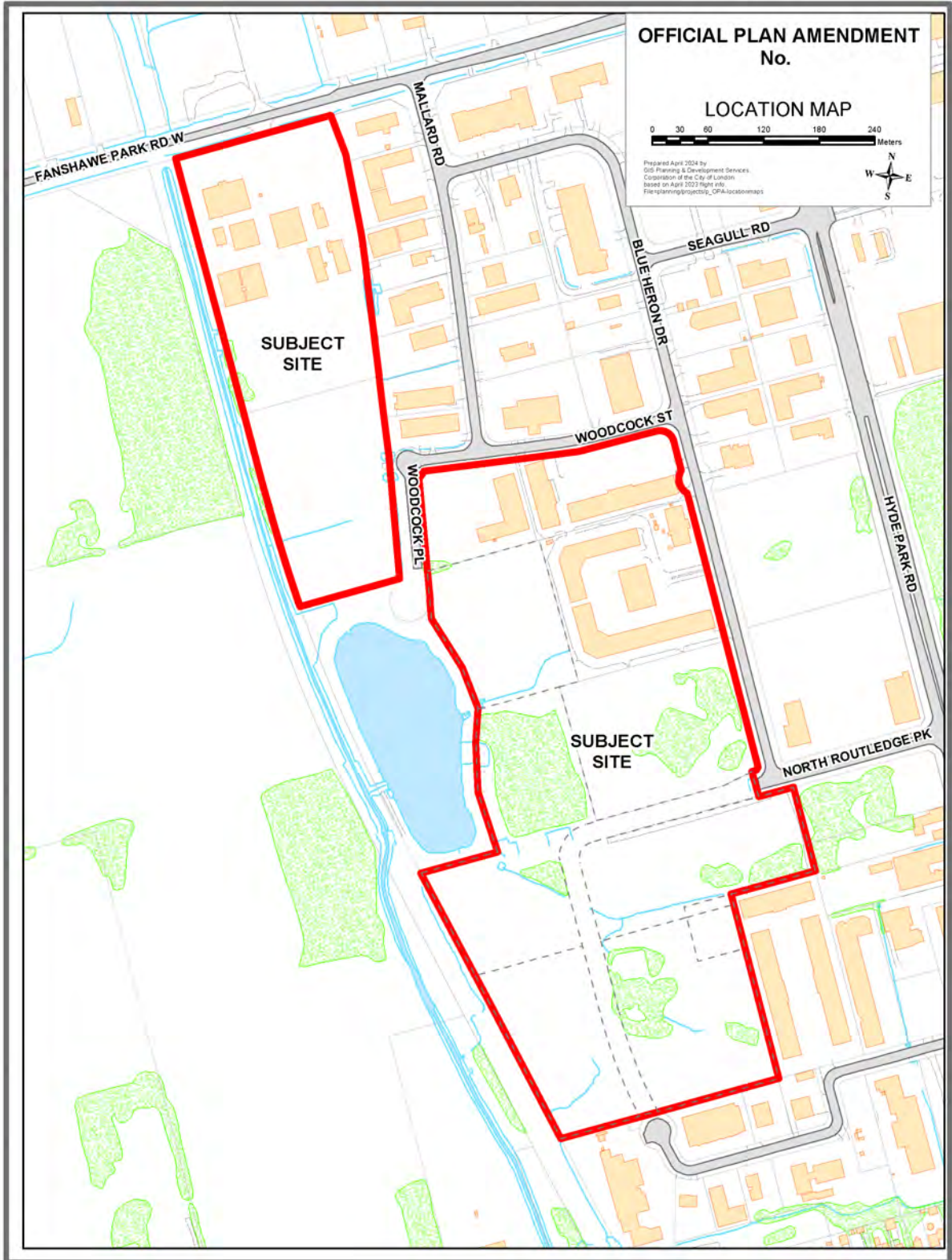
() Southwest Hyde Park Road and Fanshawe Park Road

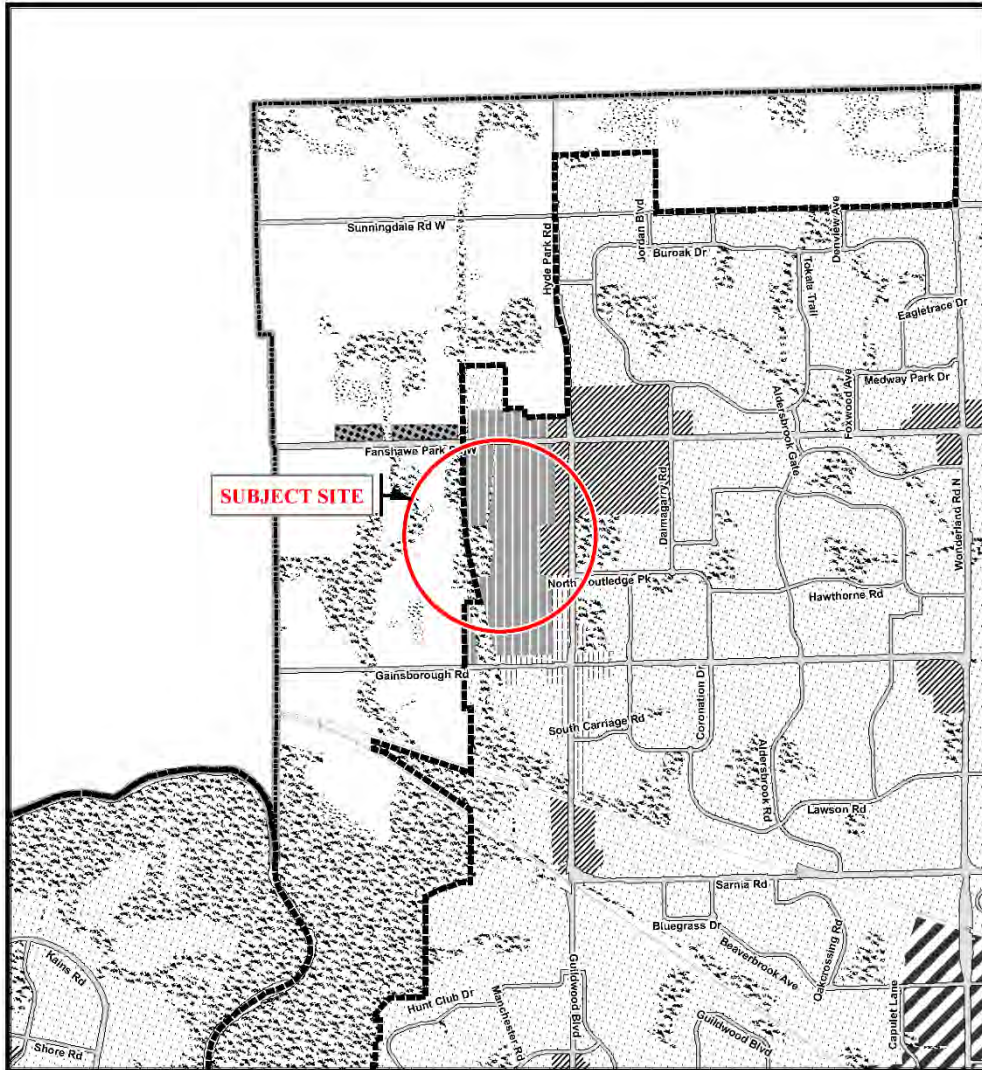
In the Neighbourhood Place Type at 1790, 1828 & 1848 Blue Heron Drive, 1510 & 1568 Woodcock Street, 1605 Woodcock Place and 1640 Fanshawe Park Road West, in addition to the standard range of permitted uses and intensities within this Place Type, the following may be permitted on any street classification: 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

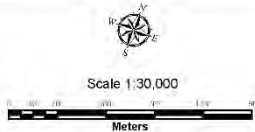
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management 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.

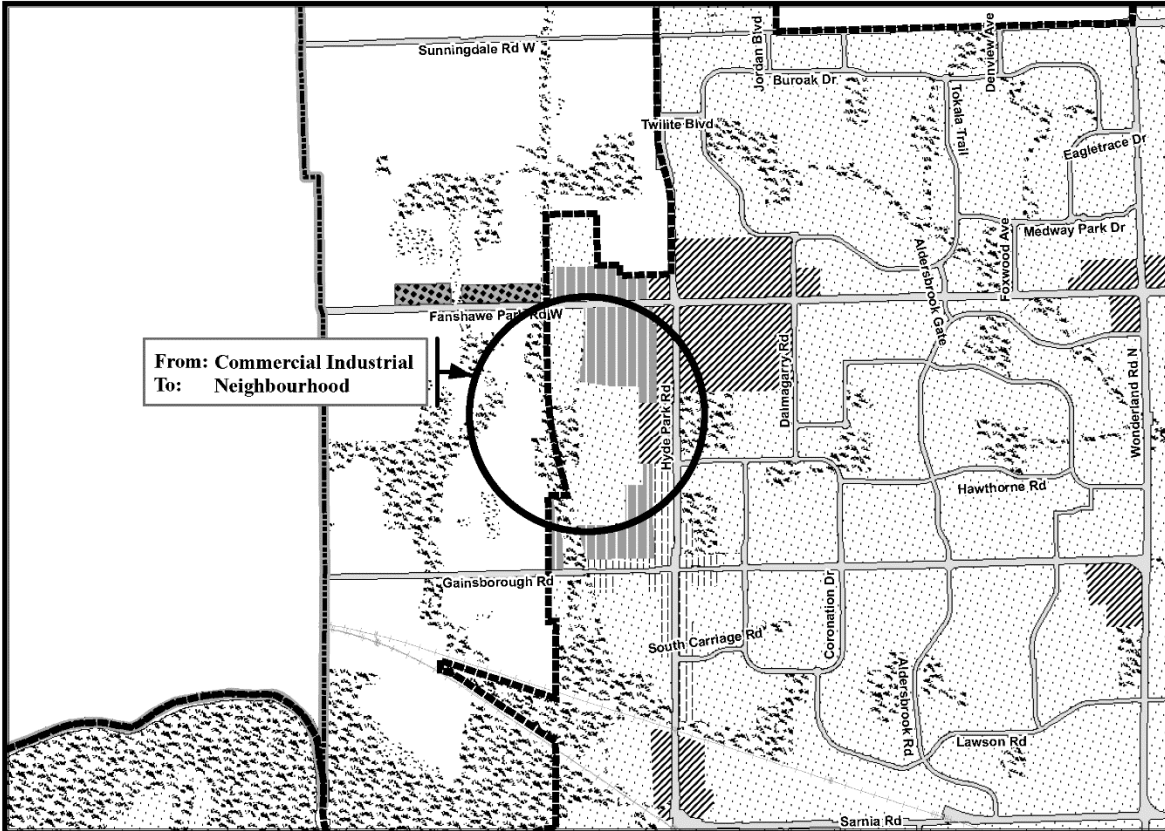
**CITY OF LONDON
Official Plan**

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

PREPARED BY: Planning & Development



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



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:

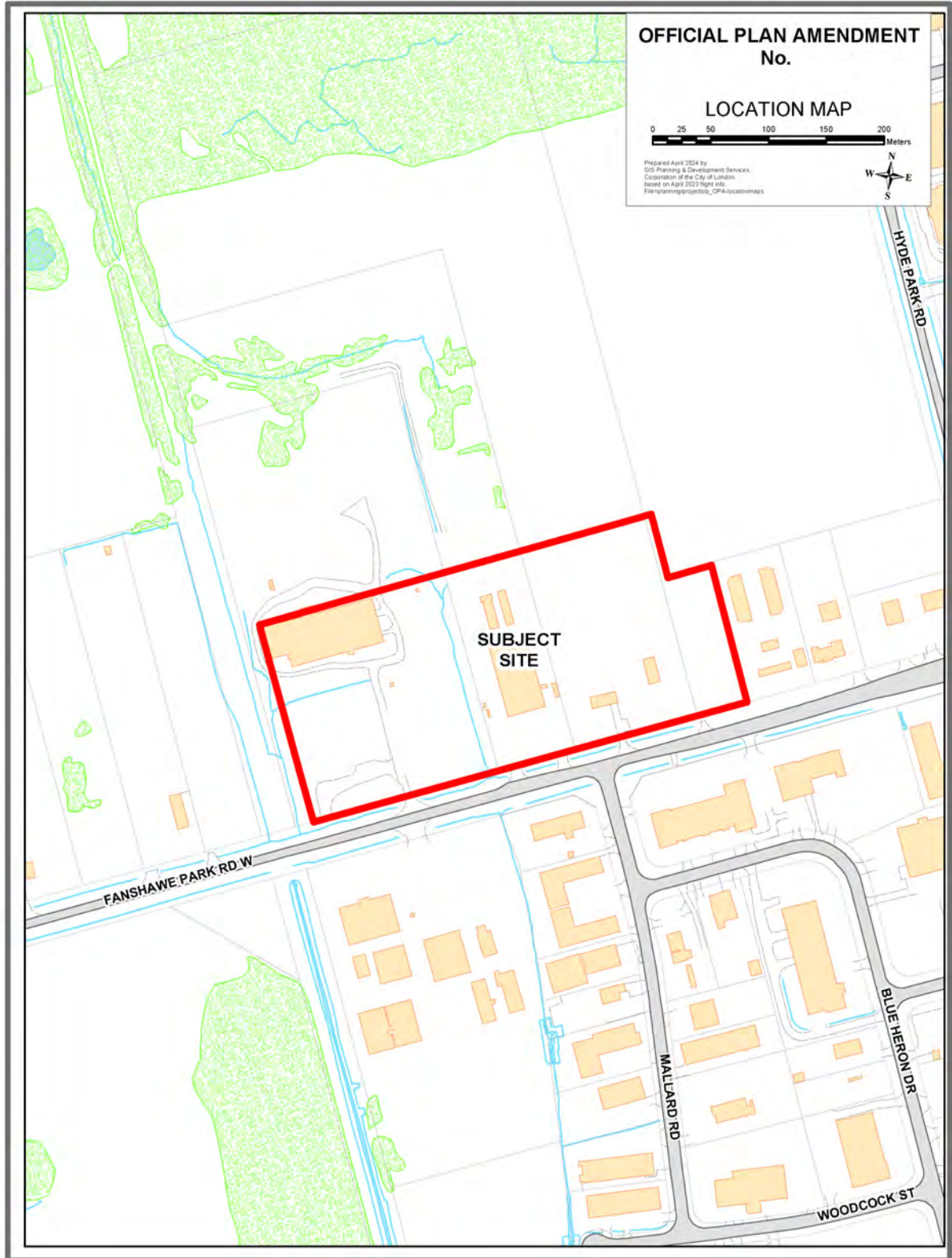
() 1635 Fanshawe Park Road West

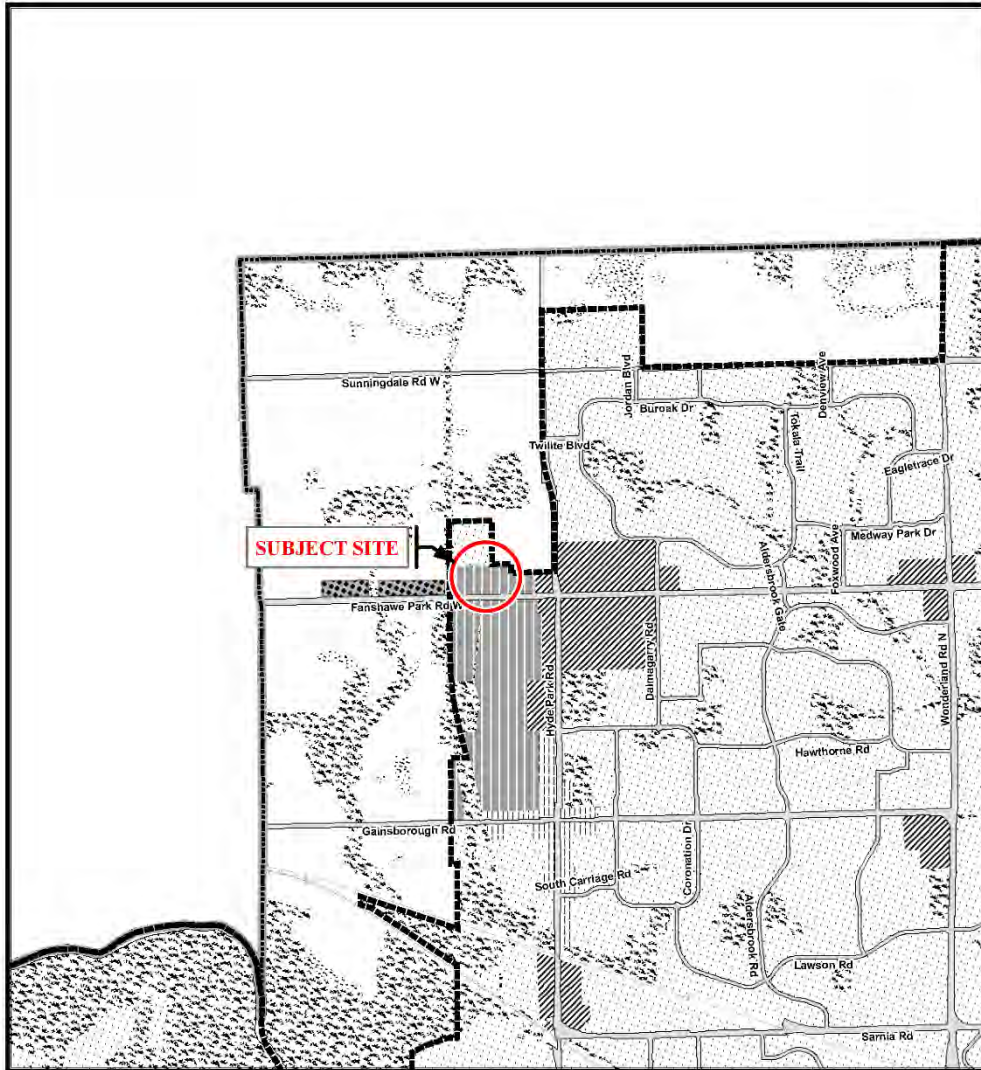
In the Neighbourhoods Place Type located at 1635 Fanshawe Park Road West, a home improvement store and bulk sales establishment may be permitted in addition to the use permitted in the Place Type.

() 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

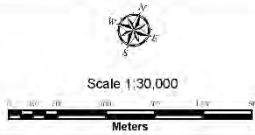
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management 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.

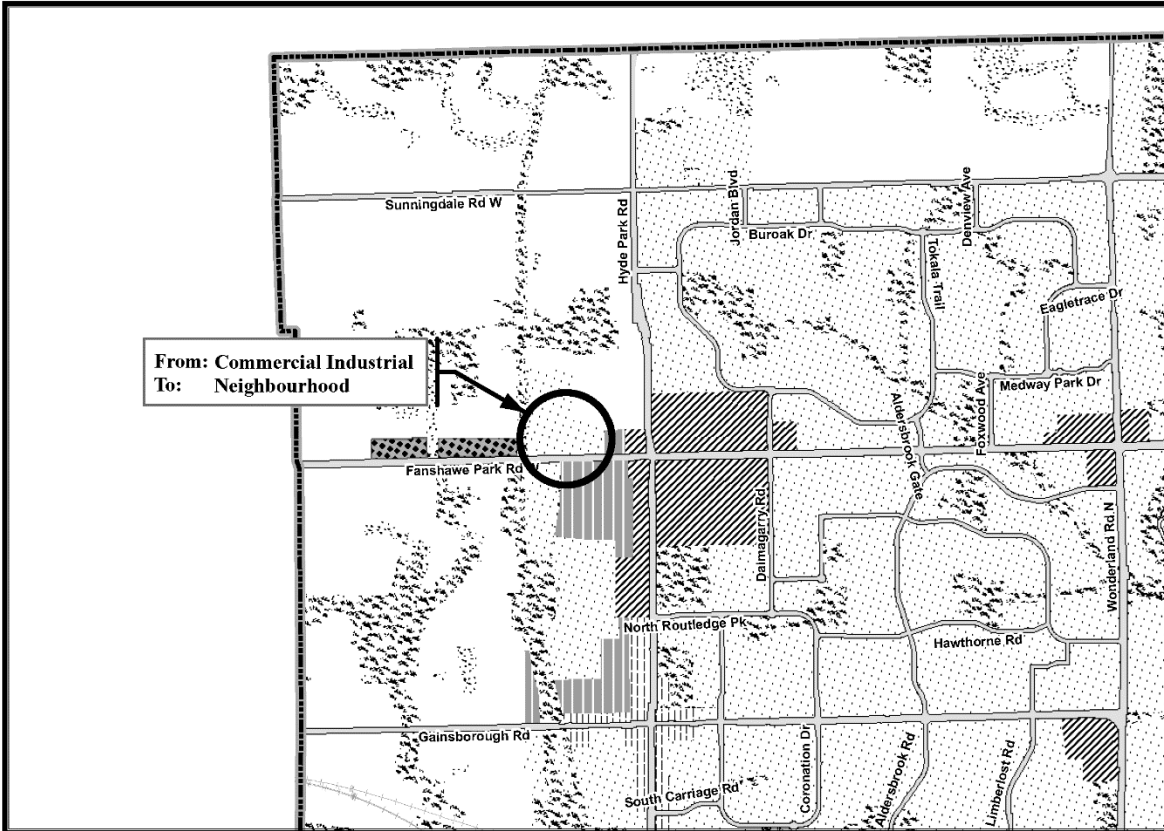
**CITY OF LONDON
Official Plan**

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

PREPARED BY: Planning & Development



File Number: O-9596
Planner: BC
Technician: RC
Date: 2024/04/25



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 “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:

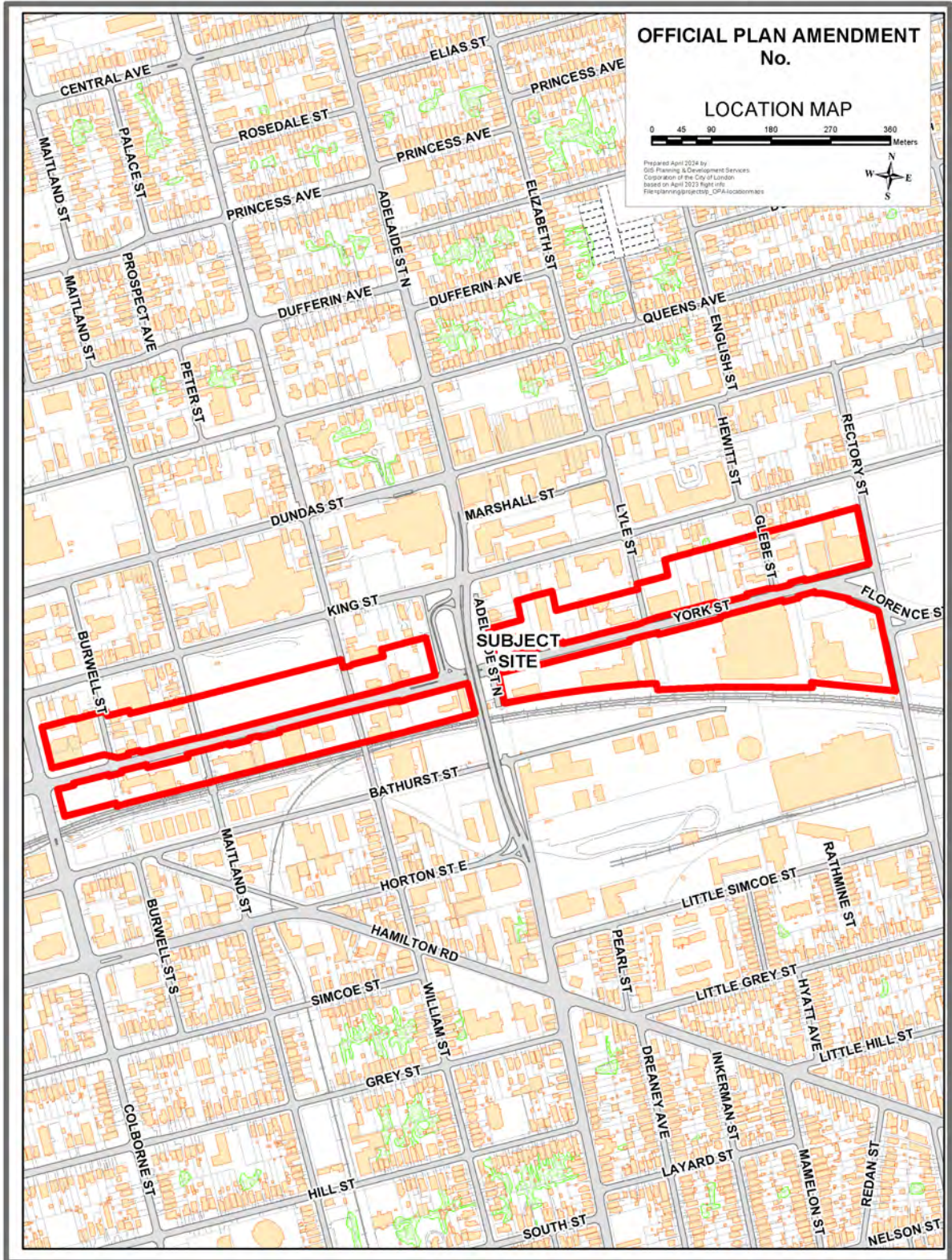
- i. Map 1 – Place Types, to The Official Plan, The London Plan, for the City of London Planning Area is amended by changing the designation of the identified subject lands from Commercial Industrial Place Type to Urban Corridors Place Type and by changing the designation of the identified subject lands 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:

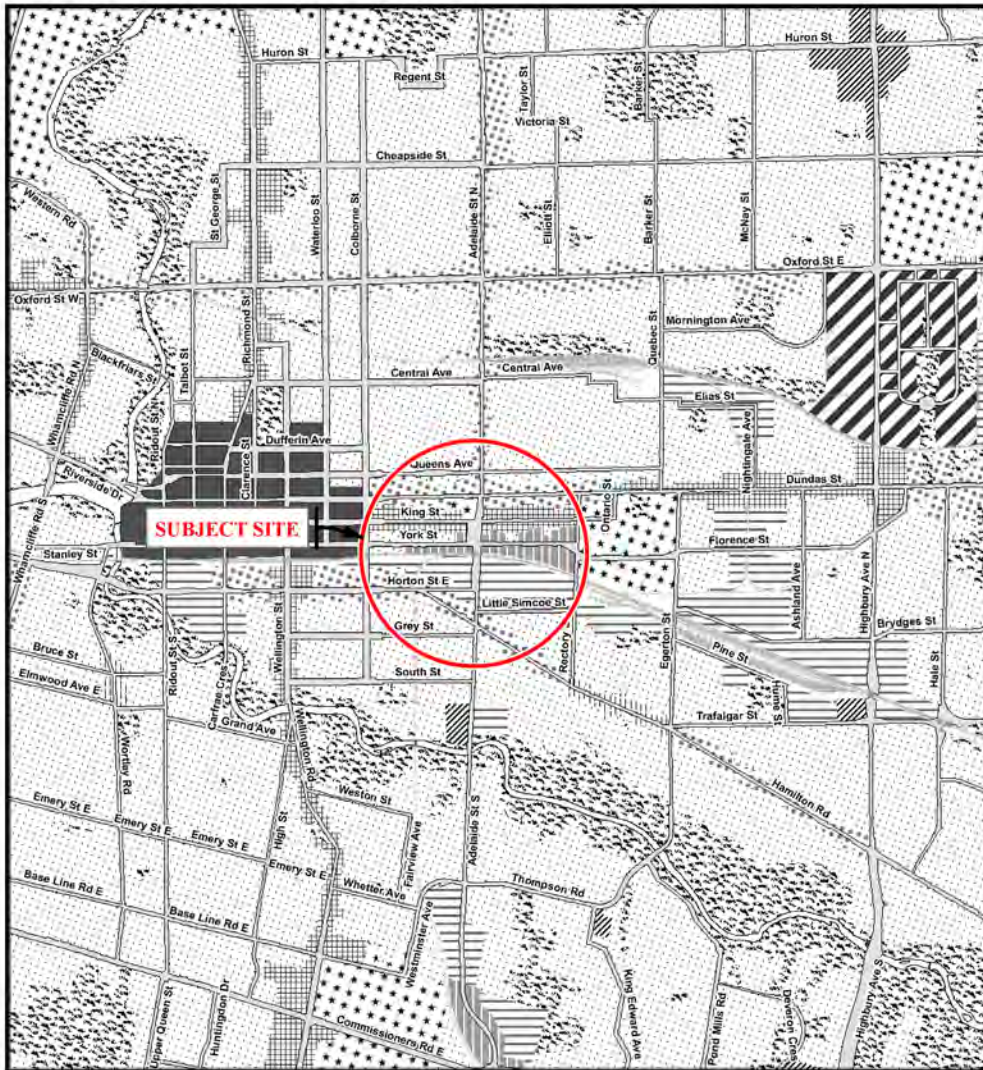
YORK STREET CORRIDOR

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

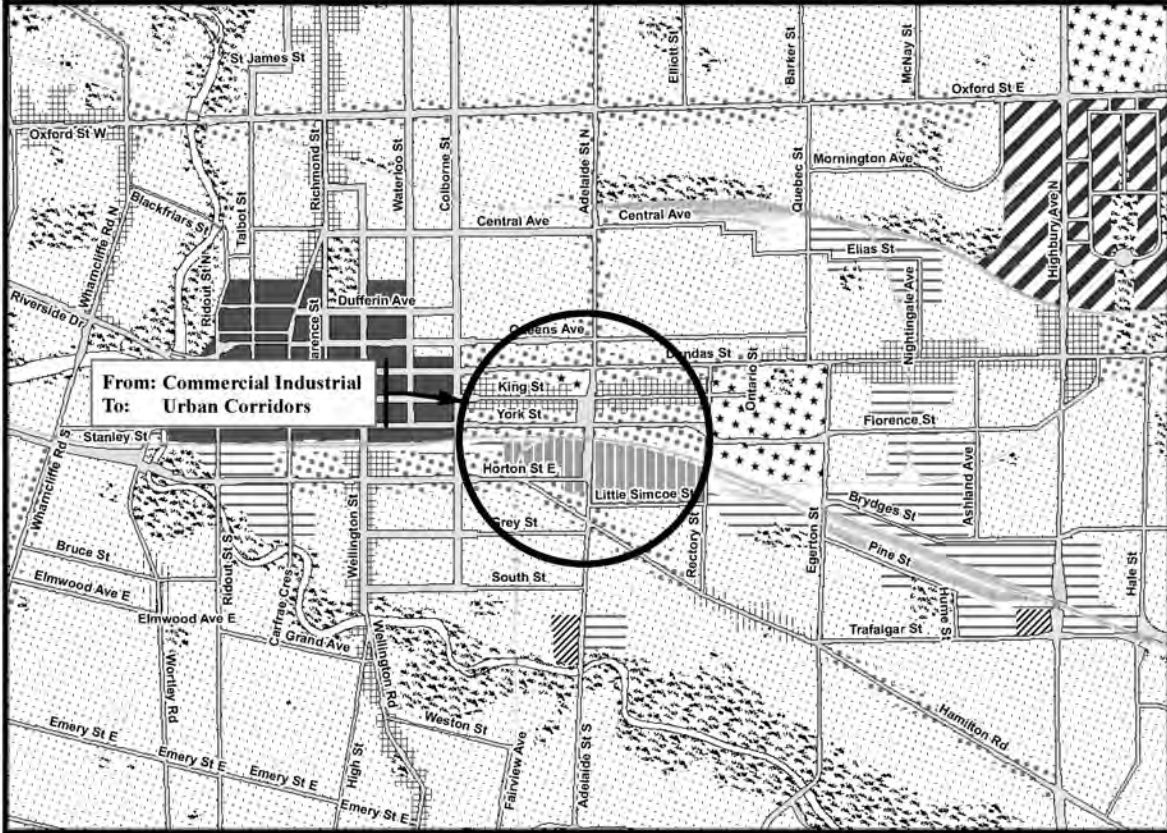


File Number: O-9595

Planner: BC

Technician: RC

Date: 2024/04/25



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

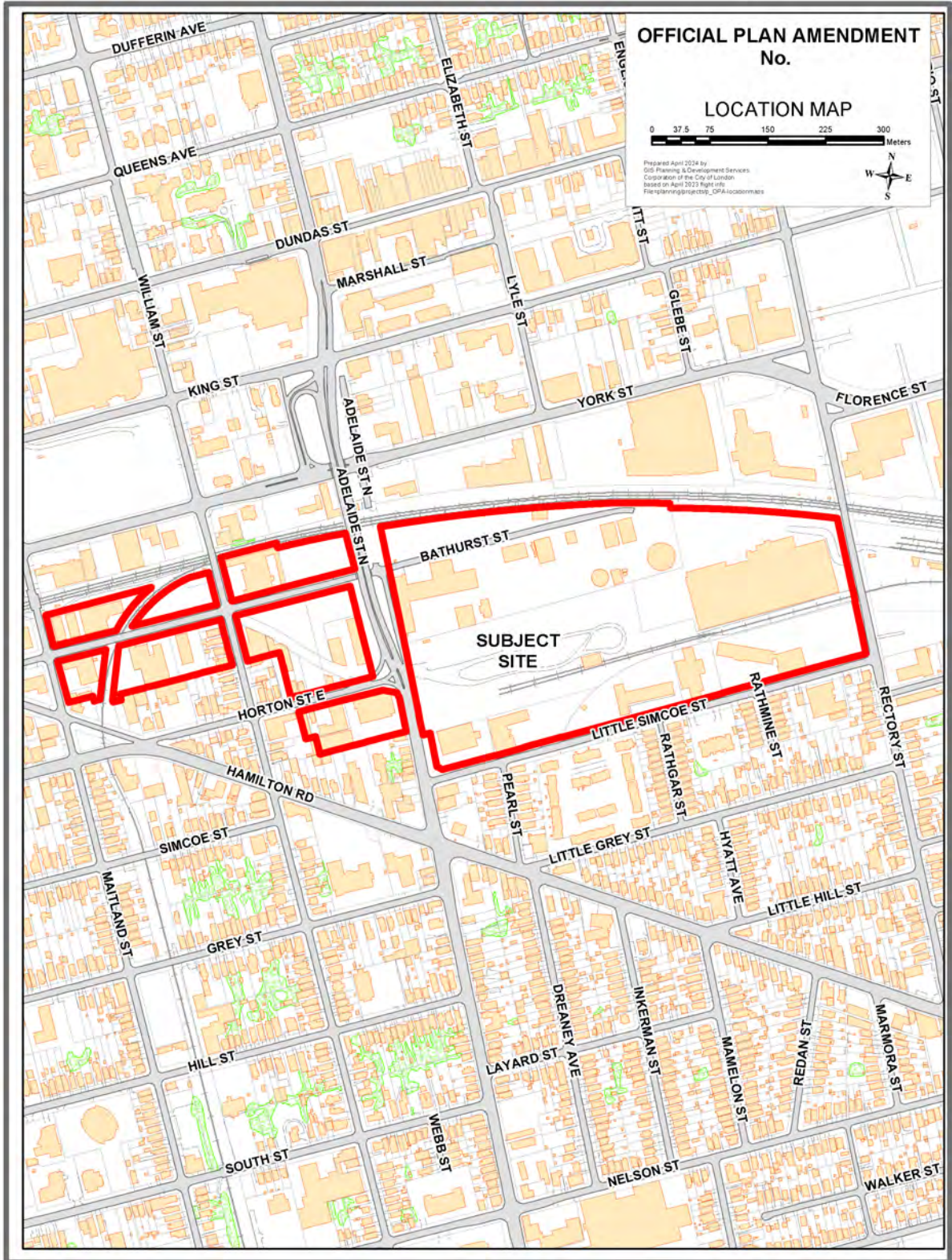
Based on an Official Plan Review and Land Needs Assessment the amendment would convert the subject lands from an industrial land use to a non-industrial land use. The proposed industrial land conversions are based on an evaluation of criteria that includes, but is not limited to, compatibility of proposed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

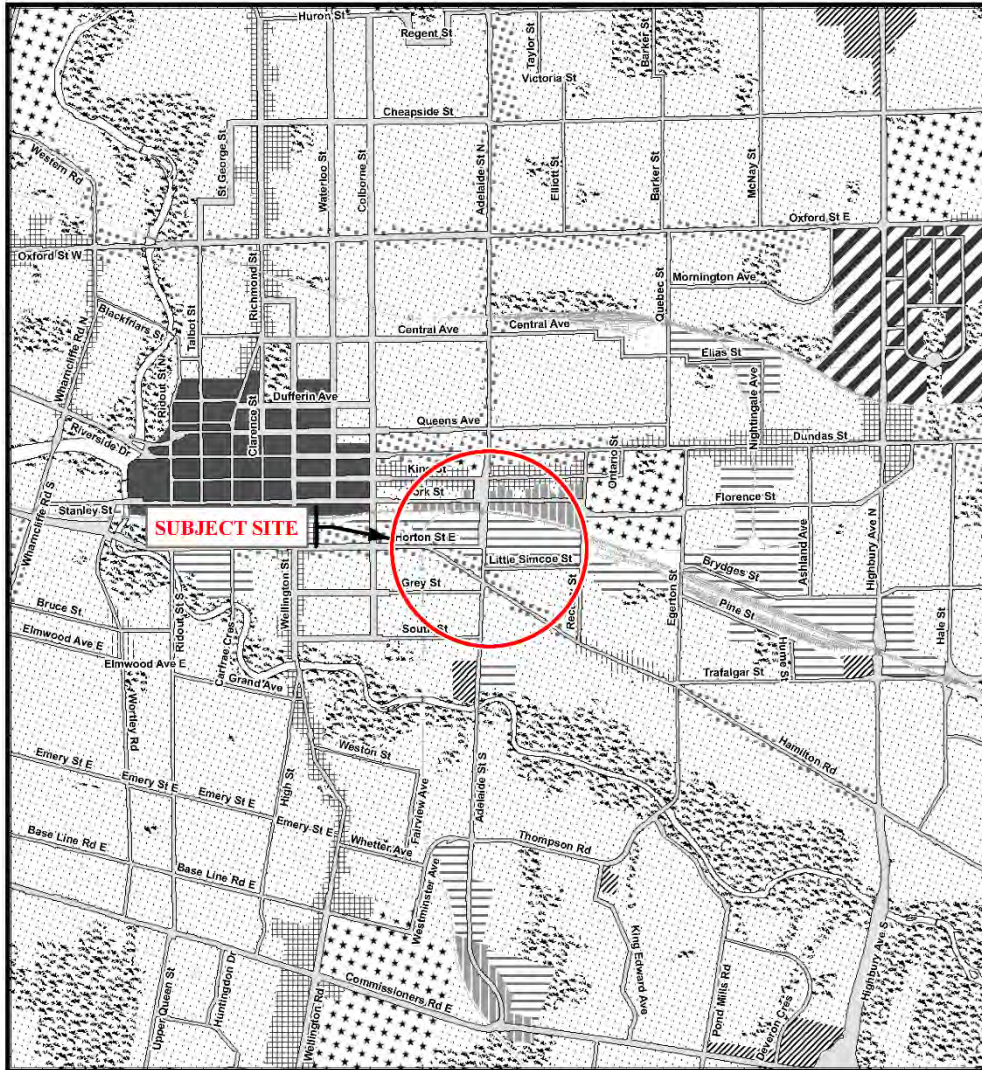
D. THE AMENDMENT

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

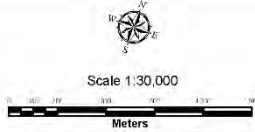
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management 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.

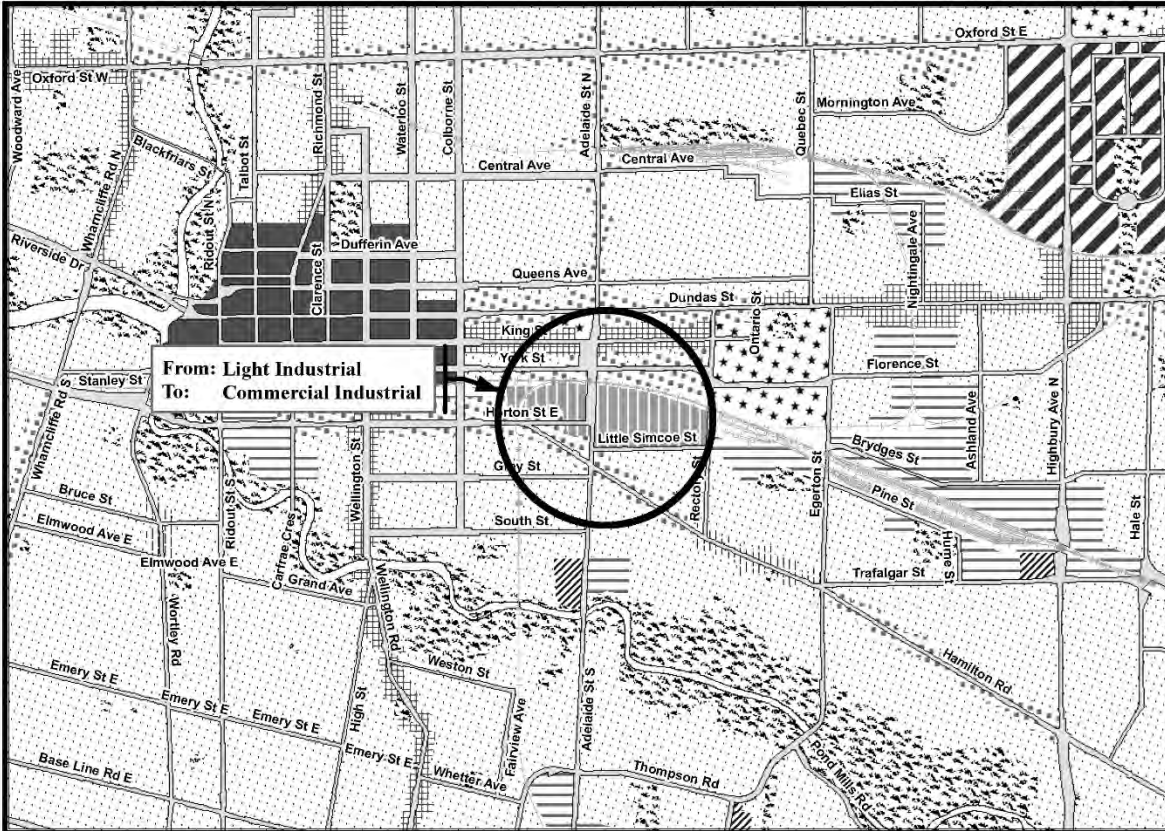
**CITY OF LONDON
Official Plan**

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

PREPARED BY: Planning & Development



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



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: 5/3/2024</p>
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