

Alternative Recommendation

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to Phase 2 of the Section 26 Official Plan Review of *The London Plan*:

- a) The proposed alternative by-law attached hereto as Appendix "A" to adopt Phase 2 of the Section 26 Review of The London Plan, **BE INTRODUCED** at the Municipal Council meeting being held on September 24, 2024 and **BE FORWARDED** to the Ministry of Municipal Affairs and Housing for approval;

IT BEING NOTED, that the alternative bylaw includes the following changes:

- i. Change the Place Type for the lands along Richmond Street from Kent Street to Epworth Avenue, and Western Road from Windermere Road to Sunnyside Drive, from Rapid Transit Corridor to Urban Corridor on Map 1 – Place Types;
 - ii. Remove Transit Village at Richmond Street and Oxford Street East on Map 1 – Place Types;
 - iii. Amend Figure 5 to remove the Transit Village at Richmond Street and Oxford Street East;
 - iv. Amend Figure 14 to remove the Transit Village at Richmond Street and Oxford Street East;
 - v. Reclassify the following portions of the Rapid Transit Boulevard from Rapid Transit Boulevard to Civic Boulevard and remove the Rapid Transit Stations on Map 3 – Street Classifications:
 - a. Richmond Street from Central Avenue to Epworth Avenue,
 - b. Western Road from Lambton Drive to Richmond Street,
 - c. Richmond Street from Western Road to Fanshawe Park Road,
 - vi. Reclassify Clarence Street from Dundas Street to Central Avenue from Rapid Transit Boulevard to Neighbourhood Connector and remove the Rapid Transit Station on Map 3 – Street Classifications;
 - vii. Amend the height of Transit Villages to 35 storeys;
 - viii. Delete Table 9 and amend Table 8 to include a maximum height of 25 storeys within the Rapid Transit Corridor Place Type;
 - ix. Add a policy within the Rapid Transit and Urban Corridor Place Type chapter to permit a maximum height of 25 storeys in a Rapid Transit Corridor and 15 storeys within an Urban Corridor, and maintain the existing minimum height;
 - x. Amend Neighbourhoods Place Type Table 10 to permit stacked townhouses along all Neighbourhood Connectors;
 - xi. Amend Neighbourhoods Place Type Table 11 to permit a height of 10 storeys for development at the intersection of a Civic Boulevard or Urban Thoroughfare with another Civic Boulevard or Urban Thoroughfare;
- b) The Minister of Municipal Affairs and Housing **BE ADVISED** that Municipal Council declares that Phase 2 of the 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 proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on September 24, 2024, and **BE GIVEN** two readings, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, as amended in part (a) above, to amend Figure 4.19 Areas Exempt from Minimum Parking Standards, **IT BEING NOTED** that the third reading of the by-law would occur at such time as the Official Plan Amendment described in part (a) above is approved and in-force;

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given;

- d) Civic Administration **BE DIRECTED** to monitor implementation of this amendment and report back with possible further amendments after one year of the approved by-law, including Transit Villages;

IT BEING NOTED that the Site Plan Control By-law and Zoning By-law will be included in a future review to implement this amendment and address the recommendations of the London Height Framework Review report (July 2024) prepared by SVN Architects and Planners;

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

The proposed amendments are consistent with the Provincial Policy Statement 2020 as multiple policies within the *PPS* support intensification, including:

- *Healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential types (including additional residential units) (1.1.1.b).*
- *Healthy, liveable and safe communities are sustained by ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs (1.1.1.g).*
- *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety (1.1.3.4).*
- *Planning authorities are also required to “establish and implement minimum targets for intensification and redevelopment within built-up areas...” (1.1.3.5).*
- *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3. (1.4.3b).*

And the proposed amendments are consistent with the proposed PPS 2024 coming into effect October 2024 including:

- *The addition of the Major Shopping Area Place Type will meet the intent of this proposed 2024 PPS policy section by ‘encouraging the repurposing, reformatting, infill and intensification of existing centres to take advantage of existing services, use land more efficiently, and reduce the need for outward expansion’ (876.4) and permitting a broad range of land uses (877.1).*
- *Complies and aligns with the PPS 2024 new component to Identify Strategic growth areas (SGA) within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form.*

Appendix A – Phase 2 of Section 26 Official Plan Review

Revised Amendment and by-law to be provided for Council on September 24, 2024