

Bill No. 310
2024

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

A by-law to amend The Official Plan, The
London Plan, for the City of London, 2016
relating to 465 Sunningdale Road West

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

1. Amendment No. ____ to The Official Plan, The London Plan, for the City of London Planning Area – 2016, 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) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on September 24, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – September 24, 2024
Second Reading – September 24, 2024
Third Reading – September 24, 2024

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to facilitate a proposed residential subdivision development by amending Map 1 – Place Types by applying the corresponding Neighbourhoods and Green Space Place Types; amending Map 3 – Street Classifications and adding Neighbourhood Connector streets; and adding a Specific Policy to the Neighbourhoods Place Type, together with a corresponding amendment to Map 7 – Specific Policy Areas, to permit low-rise apartment buildings (4 storeys maximum) with frontage on a Neighbourhood Connector Street.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 465 Sunningdale Road West, north side, east of Wonderland Road North, in the City of London as shown on “Schedule 1” attached hereto.

C. BASIS OF THE AMENDMENT

The subject of this amendment is a 51-hectare site consisting of an existing golf course property located at 465 Sunningdale Road West. The site is bounded by Sunningdale Road West on the south, Wonderland Road North on the west, the City of London boundary with the Municipality of Middlesex Centre on the north, and the remaining golf course lands and facilities owned by Sunningdale Golf and Country Club Ltd. on the east. The site is also bounded by the City’s Urban Growth Boundary formed by Wonderland Road North and the east-west municipal boundary and current City Limits. An existing Sun-Canadian oil pipeline easement also runs along the municipal boundary just inside the northerly limits of the site. An application for approval of a draft plan of subdivision has been submitted for development of a proposed low to medium density residential subdivision (File No. 39T-23503).

A narrow strip fronting along the east side of Wonderland Road is currently within the “Neighbourhoods” Place Type in The London Plan. However, most of the subject lands are currently within the “Green Space” Place Type. The proposed residential subdivision requires an amendment to Map 1 – Place Types to change the developable portions of the existing golf course from Green Space, which presently recognizes and permits the golf course as private open space lands, to a Neighbourhoods Place Type. The Green Space Place Type would be applied to recognize open space uses, including a proposed re-aligned and reconstructed Axford Drain corridor and associated dry ponds, a neighbourhood park, and multi-use pathways that are planned as part of the subdivision development.

Map 3 – Street Classifications would be amended by adding “Neighbourhood Connector” classifications that generally corresponds with the Neighbourhood Connector roads in the proposed subdivision draft plan. Finally, a site-specific policy amendment to the Neighbourhoods Place Type policies and an amendment to Map 7 – Specific Policy Area is recommended for one of the development blocks (Block 159) with the subdivision plan to permit low-rise apartment buildings (4 storeys maximum) with frontage on a Neighbourhood Connector. The special policy is considered appropriate and would permit uses compatible with the adjacent blocks immediately to the west and south.

D. THE AMENDMENT

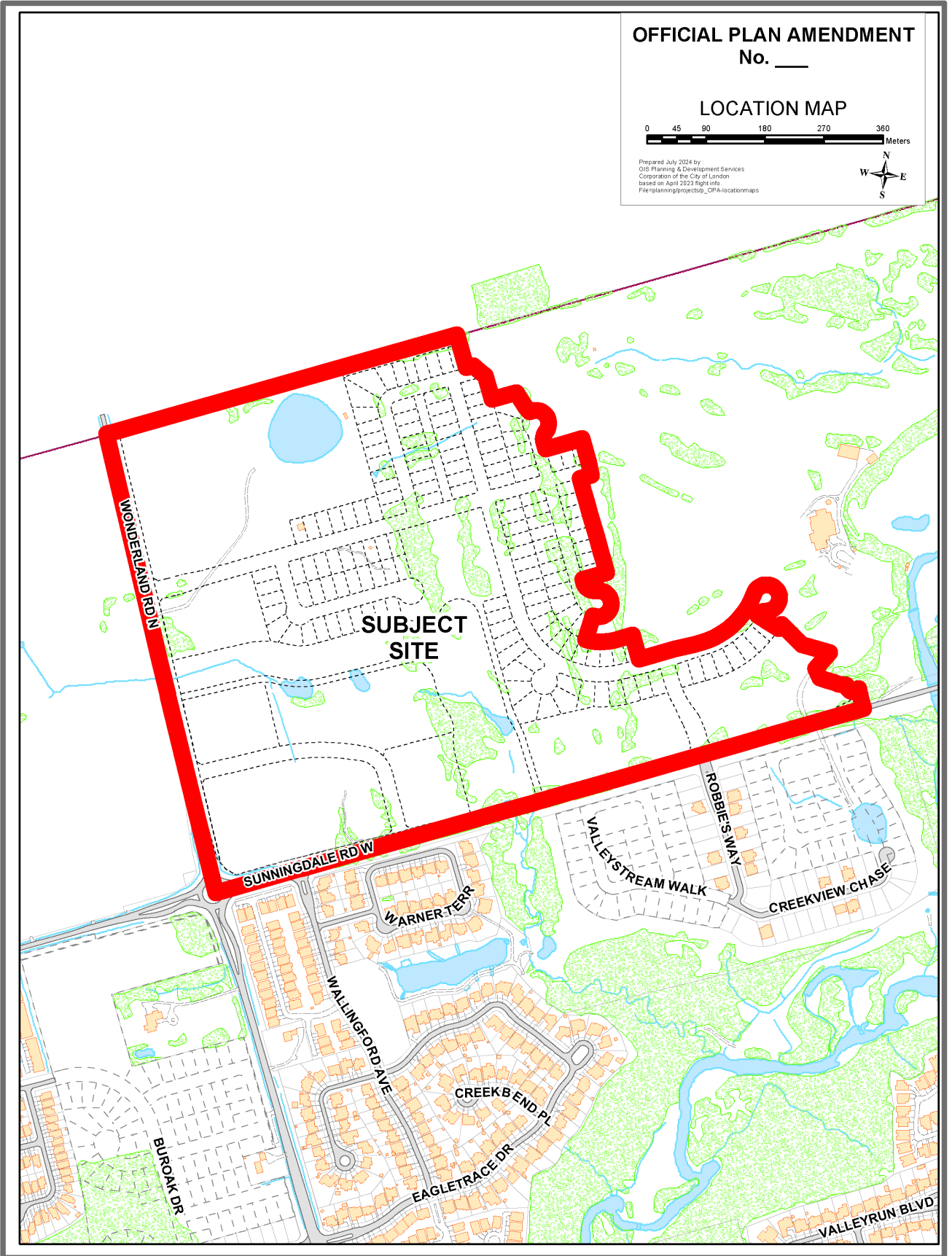
The Official Plan, The London Plan, for the City of London is hereby amended as follows:

1. Map 1 - Place Types, to The Official Plan, The London Plan, for the City of London Planning Area is amended by redesignating a portion of the subject lands from a Neighbourhoods Place Type to a Green Space Place Type, and from a Green Space Place Type to a Neighbourhoods Place Type, as indicated on "Schedule 2" attached hereto.
2. Map 3 – Streets Classification, to The Official Plan, The London Plan, for the City of London Planning Area is amended by adding Neighbourhood Connectors, as indicated on "Schedule 3" attached hereto.
3. 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:

() 465 Sunningdale Road West

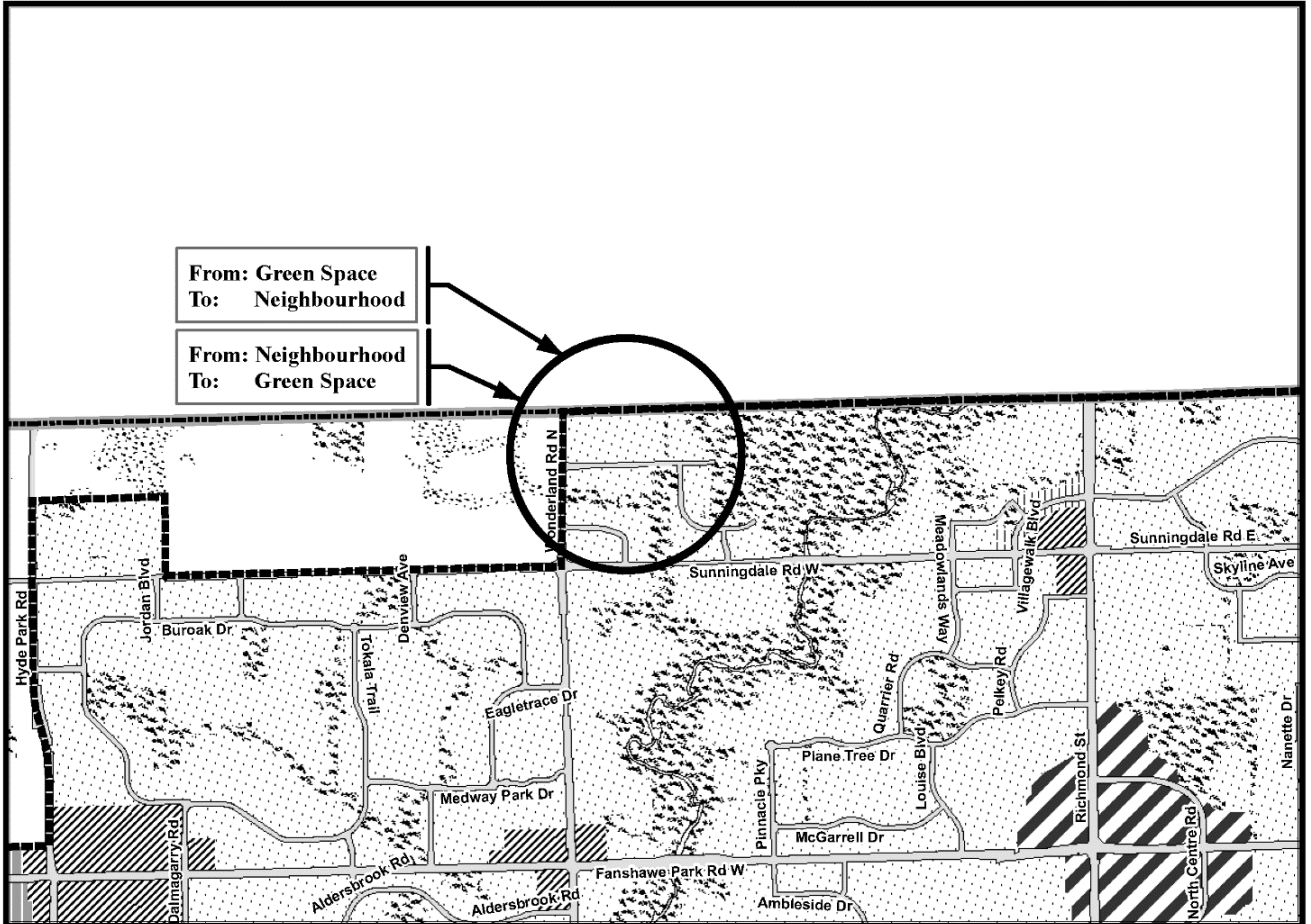
For the lands in the Neighbourhoods Place Type located at 465 Sunningdale Road West, as shown on Map 7 – Specific Policy Areas, low-rise apartment buildings (4 storeys maximum) with frontage on a Neighbourhood Connector may be permitted.
4. Map 7 - Specific Policy Areas, to The Official Plan, The London Plan, for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 465 Sunningdale Road West in the City of London, as indicated on "Schedule 4" attached hereto.

“Schedule 1”



“Schedule 2”

AMENDMENT NO:



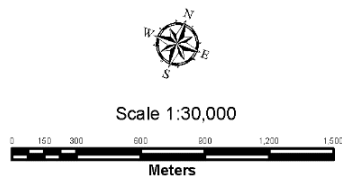
Legend

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

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

**SCHEDULE 1
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: OZ-8310

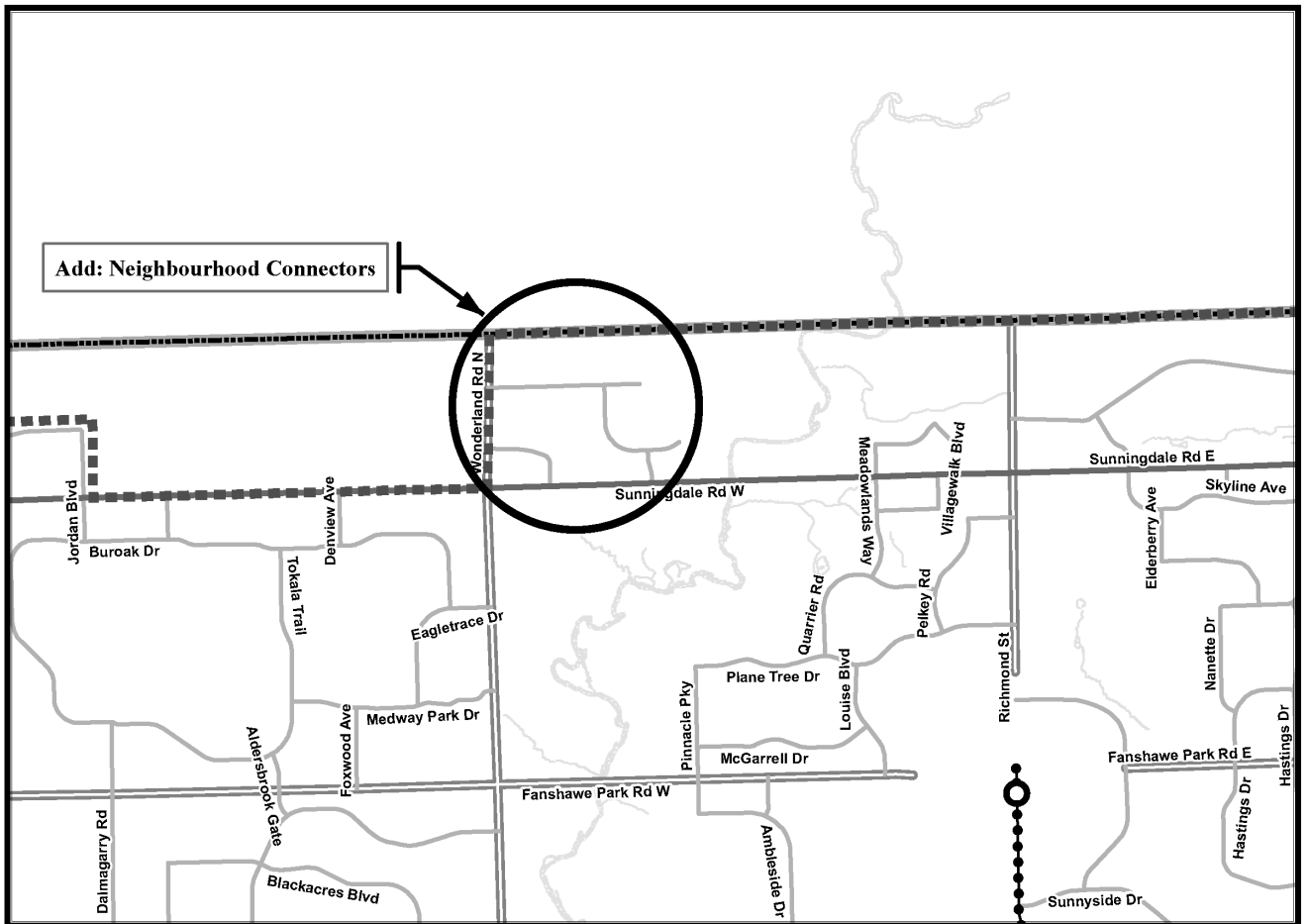
PLANNER: MD

TECHNICIAN: MB

DATE: 7/23/2024

“Schedule 3”

AMENDMENT NO:



Legend

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

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

**SCHEDULE 2
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



Scale 1:30,000



FILE NUMBER: OZ-9623

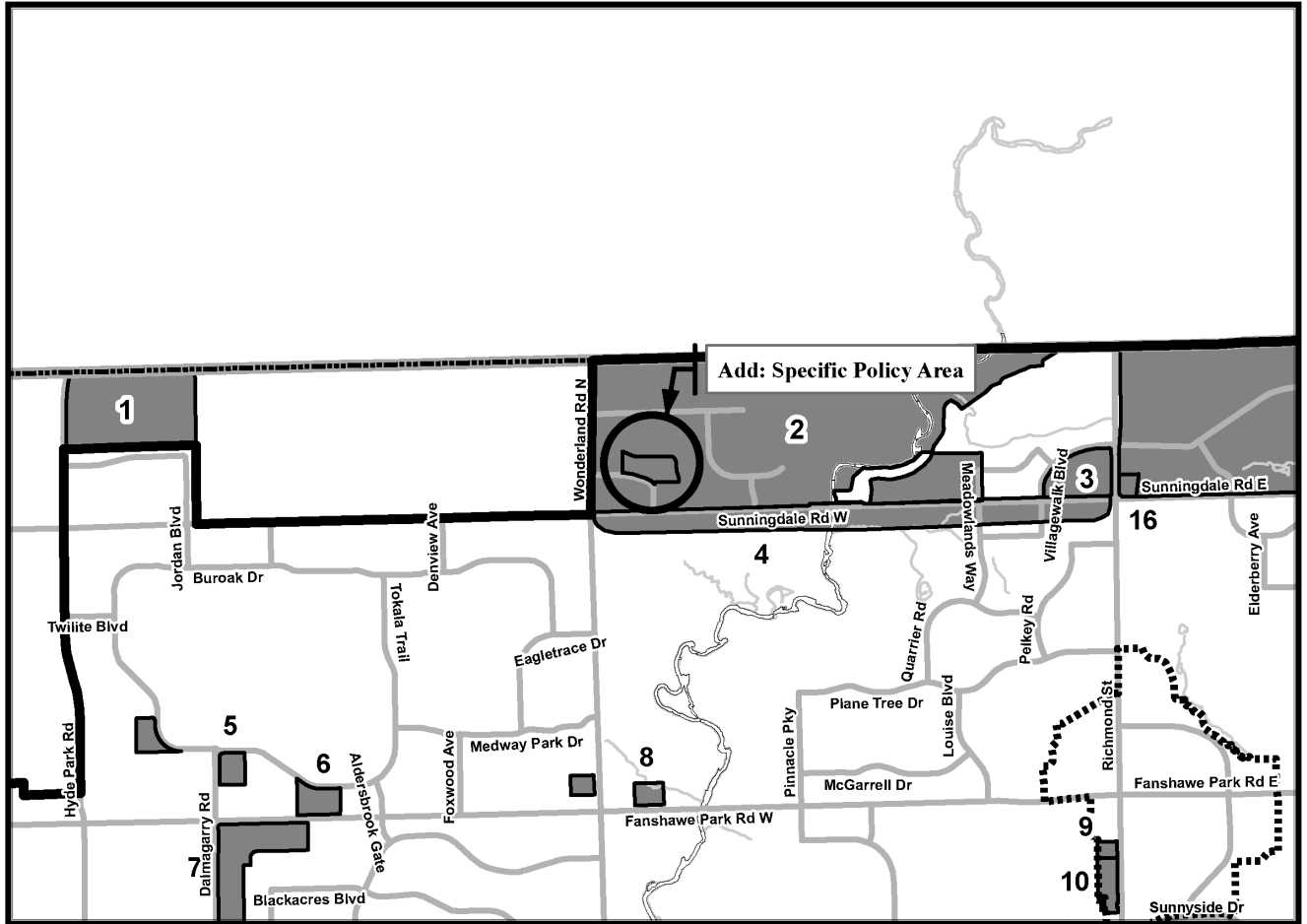
PLANNER: LM

TECHNICIAN: RC





DATE: 7/23/2024

“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 3
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



Scale 1:30,000



FILE NUMBER: OZ-9623

PLANNER: LM

TECHNICIAN: RC

DATE: 7/23/2024