

Bill No. 312
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 Protected Major Transit Station Areas (PMTSAs), the Downtown, Transit Village, and Rapid Transit Corridor Place Types, Map 3 – Street Classifications, and Map 10 – Protected Major Transit Station Areas.

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:

1. To amend policies in the Downtown Place Type, Transit Village Place Type, and Rapid Transit and Urban Corridor Place Types within the Place Type Chapter of The London Plan to integrate the Protected Major Transit Station Areas policies into the Place Type policies and increase permitted heights.
2. To add policies to the Downtown Place Type, Transit Village Place Type, and Rapid Transit and Urban Corridor Place Types within the Place Types Chapters of The London Plan to integrate the Protected Major Transit Station Areas policies into the Place Type policies and increase permitted heights.
3. To delete policies in the Downtown Place Type, Transit Village Place Type, and Rapid Transit and Urban Corridor Place Types within the Place Type Chapters of The London Plan to remove redundancies with the added Protected Major Transit Station Areas policies.
4. To amend Map 3 – Street Classifications of The London Plan to reflect the locations of the Rapid Transit Stations as determined through the Downtown Loop, Wellington Gateway, and East London Link Rapid Transit projects.
5. To amend Map 10 – Protected Major Transit Station Areas of The London Plan to add properties to the Transit Village Protected Major Transit Station Area and to remove properties from the Rapid Transit Corridor Protected Major Transit Station Area.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located within the Downtown Place Type, Transit Village Place Type, Rapid Transit Place Type, Downtown Protected Major Transit Station Area, Transit Village Protected Major Transit Station Area, and Rapid Transit Corridor Protected Major Transit Station Area in the City of London.

C. BASIS OF THE AMENDMENT

The amendment would provide clarity by integrating the Protected Major Transit Station Areas policies into the corresponding Place Type policies. It would also allow for buildings up to 45 storeys to be permitted within the Downtown Place Type and the Downtown Protected Major Transit Station Area; buildings up to 35 storeys to be permitted within the Transit Village Place Type and the Transit Village Protected Major Transit Station Area; buildings up to 25 storeys to be permitted within the Rapid Transit Corridor Place Type and the Rapid Transit Corridor Protected Major Transit Station Area.

The amendment would update the locations of the Rapid Transit Stations on Map 3 – Street Classifications of The London Plan to reflect the locations of the Rapid Transit Stations as determined through the Downtown Loop, Wellington Gateway, and East London Link Rapid Transit projects.

The amendment would add and remove properties within the Protected Major Transit Station Area on Map 10 – Protected Major Transit Station Areas of The London Plan, to reflect the properties being added to the Transit Village Place Type through OZ-9727.

The amendment would remove properties within the Protected Major Transit Station Area on Map 10 – Protected Major Transit Station Areas of The London Plan, that are located along Richmond Street from Kent Street to Epworth Avenue, and along Western Road from Windermere Road to Sunnyside Drive.

D. THE AMENDMENT

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

1. The Downtown Place Type Policies of The London Plan are amended by adding Policy 798A as follows:

798A_ The Downtown Place Type is identified as a Protected Major Transit Station Area, as shown on Map 10. Development within the Downtown Protected Major Transit Station Area will conform with all other policies of The London Plan, including the Downtown Place Type and any Specific Area Policies.

2. The Downtown Place Type Policies of The London Plan are amended by adding text to the end of Policy 800_1 as follows:

“and Protected Major Transit Station Area”

3. The Downtown Place Type Policies of The London Plan are amended by deleting Policy 802_1 and replacing as follows:

802_1. Buildings within the Downtown Place Type and the Downtown Protected Major Transit Station Area will be a minimum of three storeys or nine metres in height and a maximum of 45 storeys.

4. The Downtown Place Type Policies of The London Plan are amended by adding a new Policy 802_4 and new Policy 802_5 and renumbering subsequent policies. New Policy 802_4 and new Policy 802_5 are as follows:

802_4. The Downtown Place Type and Protected Major Transit Station Area will be planned to achieve a minimum number of 280 residents and jobs combined per hectare.

802_5. Within the Downtown Place Type and Protected Major Transit Station Area, the minimum density is 60 units per hectare for residential uses or a floor area ratio of 0.6 for non-residential uses.

5. The Downtown Place Type Policies of The London Plan are amended by deleting Policies 803A, 803B, 803C, 803D, 803E, and 803F.

6. The Transit Village Place Type Policies of The London Plan are amended by adding Policy 809A as follows:

809A_ The Transit Village Place Type is identified as a Protected Major Transit Station Area, as shown on Map 10. Development within the Transit Village Protected Major Transit Station Area will conform with all other policies of The London Plan, including the Transit Village Place Type and any Specific Area Policies.

7. The Transit Village Type Policies of The London Plan are amended by adding text to the end of Policy 811_1 as follows:

“and Protected Major Transit Station Area”

8. The Transit Village Place Type Policies of The London Plan are amended by deleting Policy 813_1 and replacing as follows:

813_1. Buildings within the Transit Village Place Type and the Transit Village Protected Major Transit Station Area will be a minimum of two storeys or eight metres in height and a maximum of 35 storeys.

9. The Transit Village Place Type Policies of The London Plan are amended by adding a new Policy 813_4 and new Policy 813_5 and renumbering subsequent policies. New Policy 813_4 and new Policy 813_5 are as follows:

813_4. The Transit Village Place Type and Protected Major Transit Station Area will be planned to achieve a minimum number of 150 residents and jobs combined per hectare.

813_5. Within the Transit Village Place Type and Protected Major Transit Station Area, the minimum density is 45 units per hectare for residential uses or a floor area ratio of 0.5 for non-residential uses.

10. The Transit Village Place Type Policies of The London Plan are amended by deleting Policies 815A, 815B, 815C, 815D, 815E, and 815F.
11. The Rapid Transit and Urban Corridor Place Types Policies of The London Plan are amended by adding Policy 829A as follows:

829A_ The Rapid Transit Corridor Place Type is identified as a Protected Major Transit Station Area, as shown on Map 10. Development within the Rapid Transit Corridor Protected Major Transit Station Area will conform with all other policies of The London Plan, including the Corridor Place Type and any Specific Area Policies.

12. The Rapid Transit and Urban Corridor Place Types Policies of The London Plan are amended by adding text to the end of Policy 837_1 as follows:

“and the Rapid Transit Corridor Protected Major Transit Station Area”

13. The Rapid Transit and Urban Corridor Place Types Policies of The London Plan are amended by deleting Policy 839 and replacing as follows:

839_ Buildings within the Rapid Transit and Urban Corridor Place Types and the Rapid Transit Corridor Protected Major Transit Station Area will be a minimum of two storeys or 8 metres, a maximum of 25 storeys in the Rapid Transit Corridor Place Type and the Rapid Transit Corridor Protected Major Transit Station Area, and a maximum of 15 storeys within the Urban Corridor Place Type.

14. The Rapid Transit and Urban Corridor Place Types Policies of The London Plan are amended by adding a new Policy 840_3 and new Policy 840_4 and renumbering subsequent policies. New Policy 840_3 and new Policy 840_4 are as follows:

840_3. Each Rapid Transit Corridor Place Type and Protected Major Transit Station Area will be planned to achieve a minimum number of 120 residents and jobs combined per hectare.

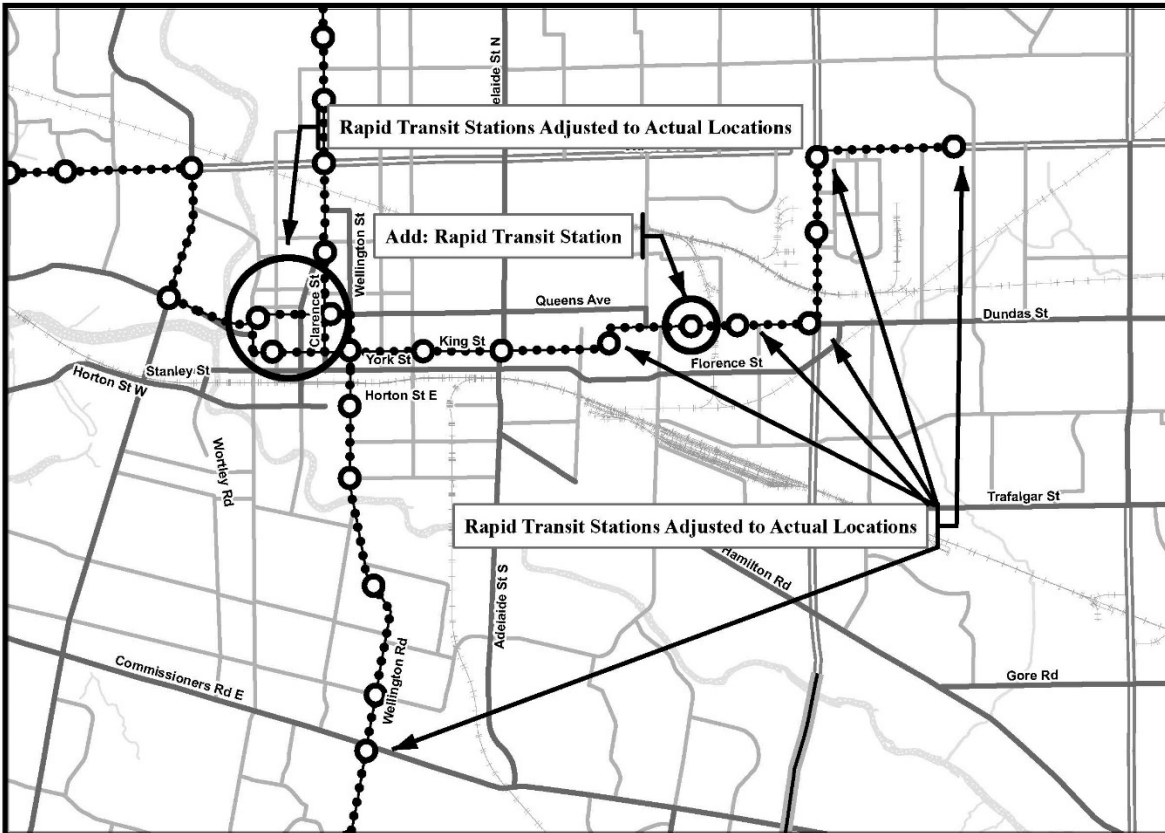
840_4. Within the Rapid Transit Corridor Place Type and Protected Major Transit Station Area, the minimum density is 45 units per hectare for residential uses or a floor area ratio of 0.5 for non-residential uses.

15. The Rapid Transit and Urban Corridor Place Types Policies of The London Plan are amended by replacing “100 metres” with “150 metres” in Policy 840_5, throughout the policy.

16. The Rapid Transit and Urban Corridor Place Types Policies of The London Plan are amended by deleting Policy 840_6 and Policy 840_7 and renumbering the subsequent policies.
17. The Rapid Transit and Urban Corridor Place Types Policies of The London Plan are amended by replacing “12 storeys” with “25 storeys” and deleting “Buildings up to 16 storeys, may be permitted in conformity with the Our Tools part of this Plan.” in Policy 847_2.
18. The Rapid Transit and Urban Corridor Place Types Policies of The London Plan are amended by deleting Policies 860A, 860B, 860C, 860D, 860E, and 860F.
19. Map 3 – Street Classifications is amended to The London Plan for the City of London Planning Area as indicated on “Schedule 1” attached hereto.
20. Map 10 – Protected Major Transit Station Areas is amended to The London Plan for the City of London Planning Area as indicated on “Schedule 2” attached hereto.

“Schedule 1”

AMENDMENT NO:



Legend

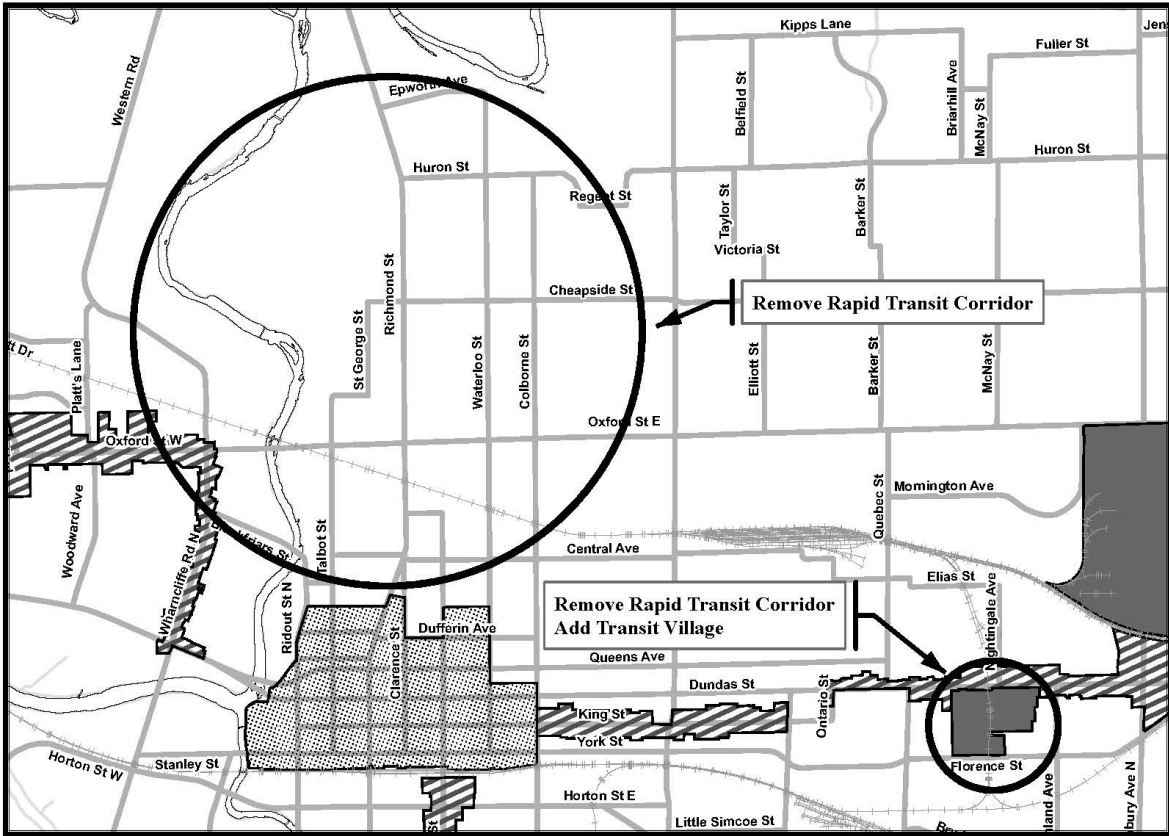
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|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural 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.




<p>SCHEDULE # TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>0 225 450 900 1350 1800 2250</p> <p>Meters</p>	<p>FILE NUMBER: OZ-9749</p> <p>PLANNER: KK</p> <p>TECHNICIAN: MB</p> <p>DATE: 8/12/2024</p>
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“Schedule 2”





AMENDMENT NO:



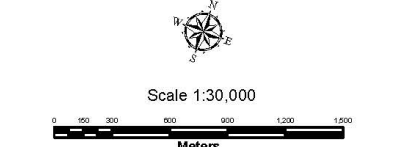
LEGEND

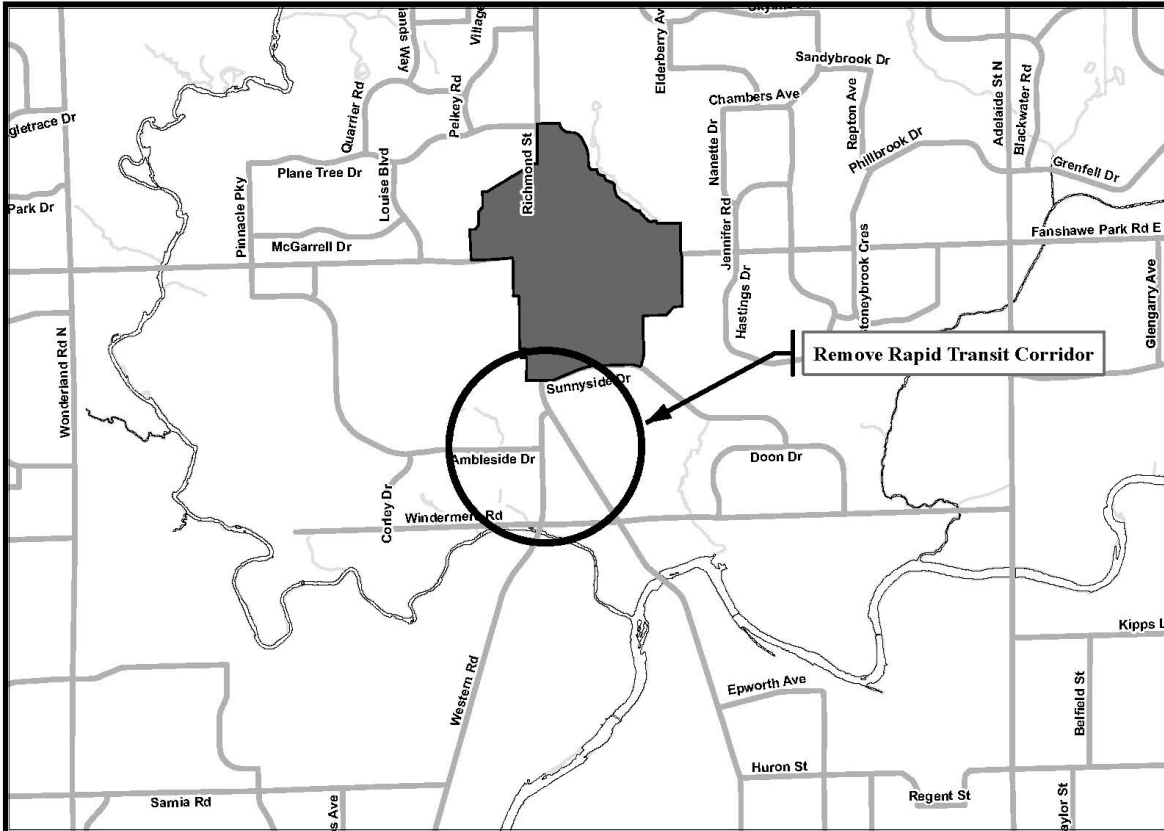
-  Downtown Protected Major Transit Station Area
-  Rapid Transit Corridor Protected Major Transit Station Area
-  Transit Village Protected Major Transit Station Area

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 10 - Protected Major Transit Areas of the London Plan, with added notations.





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LEGEND

-  Downtown Protected Major Transit Station Area
-  Rapid Transit Corridor Protected Major Transit Station Area
-  Transit Village Protected Major Transit Station Area

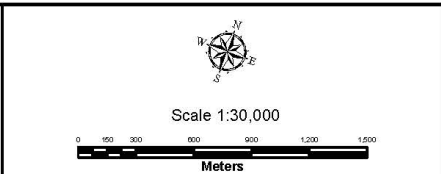
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-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 10 - Protected Major Transit Areas of the London Plan, with added notations.

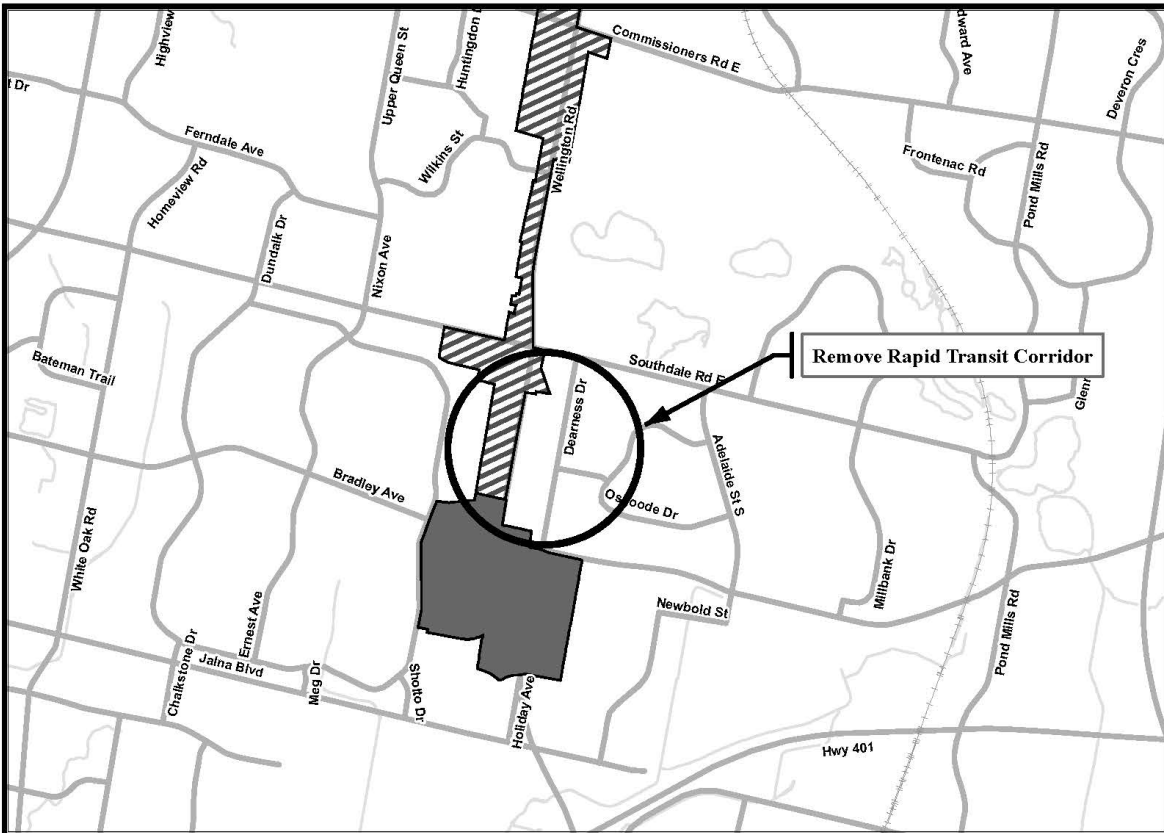
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FILE NUMBER: OZ-9749
PLANNER: KK
TECHNICIAN: BV
DATE: 8/12/2024





AMENDMENT NO:



LEGEND

-  Downtown Protected Major Transit Station Area
-  Rapid Transit Corridor Protected Major Transit Station Area
-  Transit Village Protected Major Transit Station Area

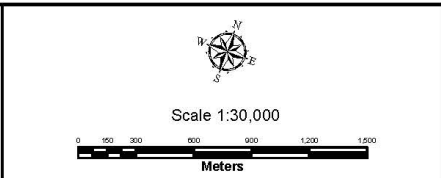
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