

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Housing and Community Growth

Subject: Employment Area Policy Review and Unsuitable / Ineligible
Industrial Land Review
File Number: O-25125

Date: April 14, 2026

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to Employment Area policies and mapping of *The London Plan*:

- (a) This report **BE RECEIVED** for information to provide an update on recent legislative changes and an update on the evaluation of properties categorized as “Unsuitable” or “Ineligible” during the recent Council-adopted Industrial Land Needs Assessment; and
- (b) The draft Amendments to *The London Plan* attached hereto as Appendix "B" **BE RECEIVED** for the purposes of continued consultation with the development industry and public.

Executive Summary

The purpose of this report is to update Municipal Council on recent changes to the *Planning Act* and *Provincial Planning Statement, 2024* and to outline the resulting required updates to the Employment Area policies and mapping in *The London Plan*. Changes to the provincial framework include revised definitions and permissions for Employment Areas that necessitate City-led amendments to ensure continued alignment and protection of London’s long-term Employment Area supply.

The provincial changes prohibit new non-industrial uses, such as stand-alone retail, office, institutional, and public service facilities in Employment Areas unless municipalities update policies recognizing the lawfully established and otherwise excluded uses. Municipalities may also apply strengthened land use compatibility requirements.

To align *The London Plan* with the updated provincial direction, draft policy and mapping amendments are proposed for further consultation purposes. Key changes include:

- Removing non-industrial land use permission from the Employment Area policy framework, and- separating the Commercial Industrial Place Type from Employment Areas;
- Permitting ancillary commercial, retail and office uses in the Light Industrial Place Type that directly support industrial operations;
- Considering reassignment of three (3) clusters to Commercial Industrial Place Types based on analysis of land use, compatibility, location, economic development priorities, and parcel size;
- Recognizing lawfully established, non-conforming uses and greenfield, and confirming the parcels as part of the Employment Area;

- Strengthening land use compatibility policies for adjacent development; and
- Mapping Employment Area boundaries on Map 7 – Specific Policy Areas.

In addition, the draft policy changes are coordinated with Council’s April 2025 direction to review industrial lands identified through the Industrial Land Needs Assessment as Unsuitable or Ineligible. Civic Administration is currently engaging with the landowners and evaluating possible alternative Place Types for select properties.

The draft policies and mapping appended to this report are provided for continued consultation with the public, including the development industry, landowners and business owners. A subsequent report containing the required Official Plan text and map amendments, including Place Type reassignments, policy updates, and results of the Unsuitable Lands review, is targeted for June 2026.

Linkage to the Corporate Strategic Plan

The Official Plan Review update will contribute to the advancement of Municipal Council’s 2023-2027 Strategic Plan Areas of Focus in the following ways:

Housing and Homelessness, by ensuring London’s growth and development is well-planned and consider use, intensity, and form.

Economic Growth, Culture and Prosperity, by supporting London to be a regional centre that proactively attracts and retains talent, business, and investment.

Economic Growth, Culture, and Prosperity, by ensuring London has a sufficient supply of serviced lands in strategic locations.

Climate Action and Sustainable Growth, by ensuring infrastructure is built, maintained and secured to support future growth and protect the environment.

Discussion and Analysis

1.0 Employment Area Policy Review

1.1 Background Information

1.1.1 Previous Report Related to this Matter

April 8, 2025, Official Plan Review of *The London Plan*: Draft Industrial Land Needs Assessment (Employment Areas) and Process Update, File Number: O-9595, Staff Report to Planning and Environment Committee.

1.1.2 Bill 97

Bill 97 (the *Helping Homebuyers, Protecting Tenants Act, 2023*) was proclaimed into force and effect on October 20, 2024. “Area of Employment” excerpts from the *Planning Act* are included in Appendix “A” of this report, and the changes are summarized as follows:

- The definition reduces the types of permitted uses to exclude stand-alone institutional and commercial uses, including retail and office uses. Permitted uses include manufacturing, research and development in connection with manufacturing anything, warehousing, associated retail and office, and ancillary facilities;
- Municipalities are permitted to establish policies that:
 - shelter excluded uses lawfully established before October 20, 2024 and continuously used; and,

- confirm that parcels developed with excluded uses continue to form part of a designated “Area of Employment” in an Official Plan.
- Landowners of lands subject to an Official Plan Amendment application to remove lands from an “Area of Employment” are prohibited from appealing refusals and non-decisions from Council.

1.1.3 Provincial Planning Statement, 2024

The *Provincial Planning Statement (PPS 2024)* was issued under section 3 of the *Planning Act* and proclaimed into force and effect on October 20, 2024. “Employment” policy excerpts are included in Appendix “A” of this report, and the changes are summarized as follows:

- The definition aligns with the *Planning Act’s* “Area of Employment” definition and expands upon it by prohibiting public service facilities;
- A stronger land use compatibility policy for adjacent development to maintain the long-term economic viability of Employment Area uses; and
- An Official Plan Amendment application for removal and conversion of Employment Areas to non-industrial Place Types may be submitted at any time, outside of an Official Plan Review, and demonstrate satisfaction of criteria.

1.1.4 The London Plan

In 2016, Council adopted *The London Plan*. The City Structure Plan is the framework in *The London Plan* that guides London’s growth and development. It shapes city policies through five frameworks, one of which is the Economic framework that supports economic development and jobs. The Employment Areas are a key element of the Economic framework that will drive our economic success to the planning horizon of *The London Plan*. To be protected, Employment Areas must meet the criteria of the provincial definition for “areas of employment”. Based on these recent changes of Bill 97, some lands within the Employment Areas may no longer meet the criteria to be protected for employment, impacting the City’s ability to meet its long-term employment needs. The draft Official Plan Amendment included in Appendix “B” of this report ensures that the Employment Areas are protected and the uses align with the provincial definitions. “Employment Area” and “Industrial” policy summaries are included in Appendix “A” of this report.

1.2 Analysis

1.2.1 Draft Amendments to The London Plan

The draft amendments and a brief rationale for each is included in Appendix “A” to this report. To ensure that the Employment Areas continue to be protected for industrial uses and align with the Employment Area changes, the proposed amendments and planning rationale are summarized as follows:

Commercial Uses

The definitions and *PPS 2024* policy exclude commercial uses, including retail and office uses that are not associated with the primary employment use. The *PPS 2024* definition does, however, permit ancillary uses. *The London Plan* defines accessory and ancillary uses together, and the *Planning Act*, and *PPS 2024* do not define ancillary. The current industrial and commercial land use permissions in the Industrial Place Types may impose industrial impacts on surrounding lands due to their outputs including noise, odour, particulates, vibration, scale of outdoor storage and operational hours. These impacts make the uses incompatible in other Place Types.

The current Employment Areas include the Heavy, Light and Commercial Industrial Place Types. The Heavy and Light Industrial Place Types may permit small-scale service offices and commercial uses with industrial impacts, including service trades and contractor yards. A Zoning By-law Amendment is required to permit retail and commercial uses with industrial impacts including salvage yards and automotive body shops. The Commercial Industrial Place Type permits commercial uses with minimal industrial impacts and physical characteristics. An analysis of excluded uses has found clusters of support offices, services and small-scale retail uses that support industrial uses. Such uses are on separate parcels but in proximity to their clients throughout the Light Industrial Place Type.

The draft amendment aligns the Employment Area policies with the definitions by removing excluded uses from the Heavy Industrial Place Type. The draft amendment addresses the locational needs of commercial uses with industrial impacts and commercial uses that support industry by permitting these non-Industrial uses as ancillary uses in the Light Industrial Place Type, subject to a Zoning By-law Amendment. The draft amendment introduces a new “Ancillary” term, which means “*subordinate use that supports a principal use or a primary function of a site or area.*” Examples of permitted ancillary uses are an engineering office, machine repair services and machine parts retailer. The Heavy Industrial Place Type prohibits ancillary uses to protect existing and planned uses, and aligns with the new *PPS 2024* definition.

The amendment further ensures the Employment Area policies align with the *PPS 2024* by removing the Commercial Industrial Place Type from the Employment Area definition. Commercial Industrial Place Types are typically located adjacent to Employment Areas and can provide transition between Employment Areas and sensitive uses. Removing the Commercial Industrial Place Type implements the approach taken by the Industrial Lands Needs Assessment (Employment Areas), which evaluated Heavy, Light and Future Industrial Growth Place Types to determine the industrial land supply.

Place Type Changes

An analysis of excluded uses, location, compatibility with surrounding uses, economic development initiatives, strategic locations, and adequate parcel size identified three (3) clusters with primarily general office, retail and service uses. These 3 areas are candidates for potential reassignment to a non-industrial Place Type to align with the new Employment Areas definition. The draft amendment has identified approximately 14.61 hectares of land to consider for potential reassignment. Areas are identified below and on draft mapping on Schedule 1 to Appendix “B” to this report:

- 229-238 Emerson Avenue, lands legally described as PLAN 914 PT LOT 28 and PLAN NIL PT BASE LINE E, 920-968 Leathorne Street and 940 Commissioners Road East;

- Parcel area: 9.72 hectares
- Current Place Type: Light Industrial
- 229-238 Emerson Avenue and lands legally described as PLAN 914 PT LOT 28 were also identified as Unsuitable Lands for industrial development in the Unsuitable and Ineligible industrial lands review, as indicated in Section 2.2.1 of this report, and are being considered for reassignment through this review;
- 6 Stanley Street and 12 Wortley Road; and
 - Parcel area: 0.29 hectares
 - Current Place Type: Light Industrial
- 10-80 Pacific Court.
 - Parcel area: 4.6 hectares
 - Current Place Type: Heavy Industrial

Employment Area Protection

The *PPS 2024* defines “Employment area” as “areas designated in an official plan”. *The London Plan* applies the terms ‘employment lands’ and ‘employment areas’ interchangeably. The proposed amendment replaces ‘employment lands’ with ‘employment areas’ to align with the *PPS 2024* definition and for consistent terminology throughout *The London Plan*.

The *Planning Act* allows municipalities to recognize parcels with excluded uses as constituting Employment Areas. The proposed amendment recognizes parcels with excluded uses as forming part of Employment Areas to prevent fragmentation, which could result in the introduction of non-industrial uses that may impact the ability of industrial uses to continue. This recognition ensures that an Official Plan Amendment application for removal is subject to the criteria in Policy 2.8.2.5 of the *PPS 2024*. There are approximately 225 greenfield and vacant parcels located in Employment Areas, with approximately 65 parcels in City-Owned Industrial Parks. The Industrial Lands Development Strategy (ILDS) identifies these Industrial Parks as strategically important locations, planned and protected for industrial uses. The proposed amendment addresses the strategic importance of Industrial Parks for Employment Area development, including locations identified in the ILDS.

The *PPS 2024* protects Employment Areas by providing a stronger land use compatibility policy for development on lands within 300 metres of an Employment Area. The proposed amendment addresses this by requiring development of sensitive uses on lands within 300 metres of Employment Areas submit a study in accordance with the Province’s *D-series Guidelines*. This ensures a transitional buffer between existing and planned uses and proposed development, and aligns with the new provincial policies. The long-term economic viability of Employment Areas is further protected by delineating Employment Area on Map 7 – Specific Policy Areas, as identified on draft mapping in Schedule 2 to Appendix “B” to this report. The draft amendment to Map 7 identifies Employment Area locations that are subject to the Employment Area policies.

1.2.2 Preliminary Public and Industry Engagement

Notice of Application

On March 11, 2026, Notice of Application was sent to 1,044 property owners and residents in the surrounding area with regards to the Employment Areas amendment. Notice of Application was also published in the *Public Notices* section on the City of London Webpage on February 26, 2026. Preliminary inquiries have been received by staff.

Upcoming public engagement includes a Community Information Meeting and development industry consultation, targeted for April. The subsequent staff report will include the results of public comment and engagement and any associated changes to the draft policies or maps.

1.3 Next Steps

The following is a summary of next steps that will be taken related to the Employment Area policy review:

- Consultation with the development industry, landowners, and public regarding the draft policies, reassignments and mapping, targeted April 2026;
- Notify the public regarding final policies, reassignments and mapping, PPM targeted June 2026; and
- Bring report outlining final OPAs for approval to PEC, targeted June 2026.

2.0 Unsuitable and Ineligible Industrial Lands Review

2.1 Background Information

2.1.1 Previous Reports Related to this Matter

April 8, 2025, Official Plan Review of *The London Plan*: Draft Industrial Land Needs Assessment (Employment Areas) and Process Update, File Number: O-9595, Staff Report to Planning and Environment Committee.

2.1.2 Industrial Land Needs Assessment

In 2023, the City of London initiated a Comprehensive Review of *The London Plan*, which included a review of the vacant industrial land inventory to determine whether the City's current inventory had sufficient supply to sustain the projected demand over a 30-year planning horizon.

Analysis of the vacant industrial land inventory was conducted to determine the suitability and market-readiness in conformity with policy 2.8.1.1 in the *PPS 2024* which states that municipalities "...shall promote economic development and competitiveness by...identifying strategic sites for investment, **monitoring the availability and suitability of employment sites**, including **market-ready sites**, and seeking to address potential barriers to investment." [Emphasis added]. Properties that presented potential barriers to industrial development within the 30-year planning horizon were separated into two categories: Ineligible Land and Unsuitable Land.

The Ineligible Land criteria negatively impact the capability of lands to accommodate industrial development, and include:

- Non-industrial Place Types, such as Environmental Review;
- Located within the Regulatory Flood Line;
- Located within the Dingman Creek Screening Area;
- Large environmental features that eliminated the frontage or access to the developable industrial portions of the property; and
- Generally small in size and did not meet the minimum Light Industrial zoning requirements of 0.25 acres in area and / or 30 metres of frontage (Section 40, Table 40.3, Zoning By-law No. Z-1).
 - It should be noted that properties that did not meet the zoning requirements but were able to develop contiguously with adjacent parcels (such as those that share common ownership with abutting lands) or will likely be able to develop with a minor variance were not considered Ineligible Land.

Approximately 259 hectares of land in the vacant industrial land inventory met the Ineligible Land criteria.

The Unsuitable Land criteria negatively impact the suitability of lands to meet the requirements of the market, and include:

- Adjacent to sensitive land uses, such as Residential Place Types (*PPS 2024* policy 2.8.1.1);
- More than 1km from any major goods movement corridor, specifically Veterans Memorial Parkway, Highway 401, or Highway 402 (*PPS 2024* policy 2.8.1.2); and
- Lack of available water or sewer infrastructure, with no current plans for service extension to the area (*PPS 2024* policy 2.8.2.1).

Approximately 209 hectares of land in the vacant industrial land inventory met the Unsuitable Land criteria.

2.1.3 Council Resolution

Municipal Council, at its meeting held on April 22, 2025, resolved, "that the Civic

Administration BE DIRECTED to undertake a review of Ineligible and Unsuitable industrial lands, as identified through the Draft Industrial Land Needs Assessment (Employment Areas), for possible land use redesignations”.

2.2 Analysis

2.2.1 Properties with a viable alternative Place Type

Seven (7) of the Unsuitable properties were identified as having the potential to be converted to a non-industrial Place Type, based on the site conditions and surrounding area. These properties represent approximately 11.77 hectares of land and comprise the following areas:

- 2448 Dundas Street
 - Map ID: Map 3 – 171 (Appendix “C”)
 - Parcel area: 1.58 hectares
 - Current Place Type: Light Industrial
 - Applicable Unsuitable Criteria: 1 – Adjacent to Residential Place Type
- 1919 Oxford Street East
 - Map ID: Map 2 – 159 (Appendix “C”)
 - Parcel area: 1.72 hectares
 - Current Place Type: Heavy Industrial
 - Applicable Unsuitable Criteria: 2 – Over 1km from a Transportation Corridor
- 1754 Gore Road
 - Map ID: Map 5 – 267 (Appendix “C”)
 - Parcel area: 0.81 hectares
 - Current Place Type: Heavy Industrial
 - Applicable Unsuitable Criteria: 2 – Over 1km from a Transportation Corridor
- 1780 Gore Road
 - Map ID: Map 5 – 268 (Appendix “C”)
 - Parcel area: 0.19 hectares
 - Current Place Type: Heavy Industrial
 - Applicable Unsuitable Criteria: 2 – Over 1km from a Transportation Corridor
- 1800 Gore Road
 - Map ID: Map 5 – 269 (Appendix “C”)
 - Parcel area: 0.54 hectares
 - Current Place Type: Heavy Industrial
 - Applicable Unsuitable Criteria: 2 – Over 1km from a Transportation Corridor
- Lands legally described as CON 3 PT LOT 1 PT LOT 2
 - Map ID: Map 1 – 1 (Appendix “C”)
 - Parcel area: 5.59 hectares
 - Current Place Type: Heavy Industrial
 - Applicable Unsuitable Criteria: 3 – Lack of available servicing with no current plans for service extension
- Lands legally described as PLAN M280 BLOCK 148
 - Map ID: Map 4 – 228 (Appendix “C”)
 - Parcel area: 1.34 hectares
 - Current Place Type: Light Industrial
 - Applicable Unsuitable Criteria: 1 – Adjacent to Residential Place Type

On February 18, 2026, the landowners of the seven (7) properties listed above were mailed notices requesting that they contact Civic Administration by March 20, 2026, if they are interested in discussing the potential for a change in Place Type. While the Unsuitable and Ineligible Land criteria present potential barriers to industrial development during this current planning horizon, they do not mean that development is impossible. Therefore, if the landowner would rather keep the Industrial Place Type, Civic Administration will not pursue a change to the assigned Place Type.

In addition to the seven (7) properties above, the following five (5) properties were also identified as having a potential viable alternative Place Type. These properties represent approximately 0.60 hectares of land.

- 229 Emerson Avenue
 - Map ID: Map 8 – 282 (Appendix “C”)
 - Parcel area: 0.11 hectares
 - Current Place Type: Light Industrial
 - Applicable Unsuitable Criteria: 1 – Adjacent to Residential Place Type
- 230 Emerson Avenue
 - Map ID: Map 8 – 286 (Appendix “C”)
 - Parcel area: 0.16 hectares
 - Current Place Type: Light Industrial
 - Applicable Unsuitable Criteria: 1 – Adjacent to Residential Place Type
- 233 Emerson Avenue
 - Map ID: Map 8 – 283 (Appendix “C”)
 - Parcel area: 0.13 hectares
 - Current Place Type: Light Industrial
 - Applicable Unsuitable Criteria: 1 – Adjacent to Residential Place Type
- 238 Emerson Avenue
 - Map ID: Map 8 – 284 (Appendix “C”)
 - Parcel area: 0.17 hectares
 - Current Place Type: Light Industrial
 - Applicable Unsuitable Criteria: 1 – Adjacent to Residential Place Type
- Lands legally described as PLAN 914 PT LOT 28
 - Map ID: Map 8 – 285 (Appendix “C”)
 - Parcel area: 0.04 hectares
 - Current Place Type: Light Industrial
 - Applicable Ineligible Criteria: 6 – too small to meet the minimum Light Industrial zoning requirement

These five (5) properties on Emerson Avenue were also identified as candidates for removal from the Employment Area and for reassignment to a more appropriate Place Type, as indicated in Section 1.21 of this report. As these properties are already being considered for an alternative Place Type, they are not being considered for reassignment through the review of Unsuitable and Ineligible industrial land.

2.2.2 Properties without a viable alternative Place Type

Many of the properties identified as Unsuitable or Ineligible are most appropriately suited over the longer term (beyond the current planning horizon) for the Industrial Place Type based on their location within industrial areas. Additionally, many of the Unsuitable and Ineligible Land criteria demonstrate the need for additional grading, servicing, or other mitigation works prior to development of any Place Type, and therefore a change of Place Type will not alleviate those constraints to development.

After review of all the properties identified as Unsuitable or Ineligible (listed in Appendix “C”), aside from the twelve (12) properties listed above, no other properties presented as having an alternative Place Type more suitable than the current Industrial Place Type. Civic Administration will not be initiating Place Type changes on these properties. However, if landowners of these properties are interested in an Official Plan Amendment to change the Place Type of their property, they are not precluded from initiating their own site-specific amendment.

2.3 Next Steps

The following is a summary of next steps that will be taken related to the Unsuitable and Ineligible industrial land review:

- Complete consultations with landowners of properties with a viable alternative Place Type to determine if there is landowner interest, targeted end of March 2026;

- If owners of properties with a viable alternative Place Type concur with the potential for a change to their Place Type, issue notice of a potential land use change to the public; and
- Present report outlining OPAs for properties with a viable alternative Place Type that have landowner interest to PEC, which is targeted for June 2026.

Conclusion

The draft Amendments to *The London Plan* establish an Employment Area framework that aligns with the *Planning Act* and the *PPS 2024*.

Recent legislative and policy changes introduced through Bill 97 and the *PPS 2024*, require the City to update *The London Plan* to align with the provincial planning framework and protect London's Employment Areas over the long term. These changes, combined with Council's direction to review industrial lands identified as Unsuitable or Ineligible, provide an important opportunity to align Employment Area policies, ensure the City's industrial land supply remains viable, and strengthen the protection of strategically important industrial lands.

The draft policies and mapping included in this report reflect initial analysis and are provided to support continued consultation with the public, industry stakeholders, and affected landowners. Feedback received through this process will inform the preparation of final policy and mapping amendments.

A subsequent report containing all recommended Official Plan Amendments – including policy updates, mapping changes, and Place Type reassignments – will be brought forward in June 2026 for Council's consideration.

Prepared by: **Christine Strupat**
Planner, Planning Policy (Growth Management)

Darcy Vander Pryt
Planner, Strategic Land Development

Reviewed by: **Travis Macbeth, MCIP, RPP**
Manager, Planning Policy (Growth Management)

Recommended by: **Heather McNeely, MCIP, RPP**
Director, Planning and Development

Submitted by: **Scott Mathers, MPA, P.Eng.**
Deputy City Manager, Housing and Community Growth

Copy:

Justin Adema, Manager, Long Range Planning

Michael Tomazincic, Manager, Strategic Land Development

Matt Feldberg, Director, Municipal Housing and Industrial Development

Appendix A – Excerpts from the Planning Act, Provincial Planning Statement, 2024, and The London Plan

Planning Act

Interpretation

1 (1) In this Act,

“area of employment” means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:

1. The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:

- i. Manufacturing uses.
- ii. Uses related to research and development in connection with manufacturing anything.
- iii. Warehousing uses, including uses related to the movement of goods.
- iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.
- v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.
- vi. Any other prescribed business and economic uses.

2. The uses are not any of the following uses:

- i. Institutional uses.
- ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv; (“zone d’emploi”)

Area of employment

(1.1) An area of land designated in an official plan for clusters of business and economic uses is an area of employment for the purposes of this Act even if the area of land includes one or more parcels of land that are subject to official plan policies authorizing the continuation of a use that is excluded from being a business and economic use under paragraph 2 of the definition of “area of employment” in subsection (1), provided that the use was lawfully established on the parcel of land before the day subsection 1 (1) of Schedule 6 to the Helping Homebuyers, Protecting Tenants Act, 2023 came into force. 2023, c. 10, Sched. 6, s. 1 (2).

Same

(1.2) For greater certainty, the official plan policies referred to in subsection (1.1) shall not authorize a use that is excluded from being a business and economic use under paragraph 2 of the definition of “area of employment” in subsection (1) on any parcels of land in the area on which the use was not lawfully established before the day subsection 1 (1) of Schedule 6 to the Helping Homebuyers, Protecting Tenants Act, 2023 came into force. 2023, c. 10, Sched. 6, s. 1 (2).

Appeals restricted re certain amendments

(7.1) Despite subsection (7) and subsections 17 (36) and (40), there is no appeal in respect of,

- (a) a refusal or failure to adopt an amendment described in subsection (7.2);
- or
- (b) a refusal or failure to approve an amendment described in subsection (7.2).

Same

(7.3) If the official plan contains policies dealing with the removal of land from areas of employment, subsection (7.1) also applies in respect of amendments requested under subsection (1) or (2) that propose to remove any land from an area of employment, even if other land is proposed to be added.

Provincial Planning Statement, 2024

Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

2.8.1 Supporting a Modern Economy

3. In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

2.8.2 Employment Areas

1. Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.

2. Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.

3. Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:

a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;

b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;

c) prohibiting retail and office uses that are not associated with the primary employment use;

d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and

e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

4. Planning authorities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and

employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.

5. Planning authorities may remove lands from employment areas only where it has been demonstrated that:

a) there is an identified need for the removal and the land is not required for employment area uses over the long term;

b) the proposed uses would not negatively impact the overall viability of the employment area by:

1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;

2. maintaining access to major goods movement facilities and corridors;

c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and

d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.

The London Plan, 2016

The London Plan provides direction to plan strategically for a prosperous city by:

- Planning for and promoting strong and consistent growth and a vibrant business environment that offers a wide range of economic opportunities. (Key Direction #1, Direction 1);
- Recognizing the strategic connection between building an exceptional city to live in, and our ability to compete with other cities for talent, business attraction, and investment. (Key Direction #1, Direction 2); and
- Identifying and strategically supporting existing and emerging industrial sectors. (Key Direction #1, Direction 9).

The vision in *The London Plan* for the Employment Areas is a prosperous London that will be achieved by protecting major facilities, planning for and attracting new industries, and leveraging innovation and research goals of London's hospitals, university, and colleges through partnerships (1104_ and 1105_). London's growth and development are guided by the City Structure Plan in *The London Plan* (69_). The Employment Areas are a key element of the Economic framework in the City Structure Plan, designed to support and promote economic growth to the planning horizon of *The London Plan* (126_). London's Employment Areas are primarily located around the Veterans Memorial Parkway and Highway 401 corridors, and the London International Airport, which provide critical connections to regional, national and international markets (136_).

Employment Areas are designated areas comprised of Heavy Industrial, Light Industrial and Commercial Industrial Place Types (1108_). The Industrial Place Types establish policies to regulate development through permitted uses, intensity of development and built-form for each Place Type. The industrial uses permitted in Heavy Industrial and Light Industrial Place Types generate land use conflicts that require separation, distance and appropriate transition to adjacent sensitive land uses (1110_ and 1111_). The Commercial Industrial Place Type is intended for commercial uses with light industrial characteristics that are not suitable for strategic growth areas or mixed-use areas due to existing or potential land use conflicts. It accommodates both commercial and light industrial uses that are compatible and located in vehicle- and truck-oriented settings.

London is responsible for planning for, protecting the preserving its employment areas (1112_).

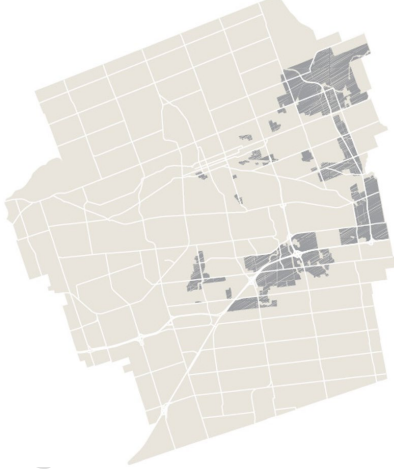
The Heavy Industrial Place Type permits high-impact industrial uses and large outdoor storage, The Light Industrial Place Type permits low to medium-impact industrial uses with minimal outdoor storage. These Industrial Place Types may permit small-scale service offices and prohibit general offices. Small-scale retail and service uses, and commercial uses with industrial impacts may be considered through a zoning by-law amendment (1114_ and 1115_). Innovation Parks support clusters of research, testing, training, and light manufacturing. Allows limited associated office uses and small employee-serving services. Outdoor storage is minimal, and high design standards apply (1116_). The Commercial Industrial Place Type permits commercial uses with industrial-characteristics and impacts. Commercial recreation, places of assembly and places of worship, and small-scale retail/services may be permitted (1118_ and 1119_).


DRAFT Appendix B – Proposed Text Amendments with Tracked Changes

DRAFT Appendix B – Proposed Text Amendments with Tracked Changes

Strikethrough text = text to be deleted

Underlined text = text to be added

No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
1.	List of Figures	FIGURE 17 EMPLOYMENT <u>AREAS</u> LANDS	Revise Figure 17 title to replace Employment Lands with Employment Areas for consistent terminology throughout <i>The London Plan</i> and for consistency with the <i>PPS 2024</i> .
2.	55	10. Ensure an adequate supply of Employment <u>Areas</u> lands .	Replace employment lands with Employment Areas for consistent terminology throughout <i>The London Plan</i> and for consistency with the <i>PPS 2024</i> .
3.	105	London will continue to be served by a strong network of rail infrastructure that will service our Employment <u>Areas</u> lands .	Replace employment lands with Employment Areas for consistent terminology throughout <i>The London Plan</i> and for consistency with the <i>PPS 2024</i> .
4.	126	FIGURE 17 EMPLOYMENT <u>AREAS</u> LANDS 	Replace Figure 17 Employment Lands title with Employment Areas. Revise Figure 17 graphic to show Employment Areas that align with the boundaries of the Heavy, Light and Future Industrial Place Types, and reflects the removal of Commercial Industrial Place Type to align with the definition in the <i>PPS 2024</i> .
5.	136	EMPLOYMENT <u>AREAS</u> LANDS Figure 17 shows Employment <u>Areas</u> lands including the majority of existing and planned industrial land in the city. These lands are primarily clustered around the Veterans Memorial Parkway and Highway 401 corridors, which are important connections to the London International Airport and the North American free trade routes. These corridors support the majority	Replace the Section name and reference to Figure 17 with Employment Areas for consistent terminology throughout <i>The London Plan</i> and for consistency with the <i>PPS 2024</i> . Remove the commercial industrial uses to specify the industrial uses in the Employment Areas as defined by the <i>PPS 2024</i> .

No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
		<p>of London's Employment Areas as defined by the <i>Provincial Planning Policy Statement</i>. They include heavy and light industrial uses, commercial industrial uses, <u>Future Industrial Place Types</u>, as well as a range of innovation parks and research facilities. Industrial lands <u>Employment Areas</u> can be seen on Map 4—<u>Place Types 7 – Specific Policy Areas</u> of this Plan.</p>	<p>Replace Provincial Policy Statement with Provincial Planning Statement for conformity with the <i>PPS 2024</i>.</p> <p>Employment Areas are identified on Map 7 to clearly establish boundaries.</p>
6.	146	<p>FIGURE 20 CITY STRUCTURE COMPOSITE (OPA 124)</p> 	<p>Revise Figure 20 graphic to show Employment Areas that align with the boundaries of the Heavy, Light and Future Industrial Place Types, and reflects the removal of Commercial Industrial Place Type to align with the definition in the <i>PPS 2024</i>.</p> <p>Clarify that Employment Lands are being replaced with Employment Areas in the legend for consistent terminology throughout <i>The London Plan</i> and for consistency with the <i>PPS 2024</i>.</p>
7.	1104	<p>At the core of <i>The London Plan</i> is the goal of planning for a prosperous London. A big part of London's prosperity in 2035 will rely on the growth of our industrial sector. In 2014 almost one-third of all of London's employment occurred within our Industrial Place Types. —what the <i>Provincial Policy Statement</i> would refer to as employment lands. These lands house many of our industries that create long-term jobs that have positive economic spin-off throughout our city.</p>	<p>Remove reference to all Industrial Place Types as employment lands.</p>

No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
8.	1105	<p>Our Plan has blended a range of economic opportunities in our Downtown and Rapid Transit Villages, our major institutional centres such as our hospitals, university and colleges, and our invaluable agricultural lands. And, through the Industrial Place Types we have created another important range of opportunities for manufacturing, processing, assembly, logistics, construction, research <u>and development</u>, and a multitude of other industrial activities that will pave the way for our prosperity over the next 20 years.</p>	<p>Specifies that the research and development terminology be consistent with the Employment Area definition in the <i>PPS 2024</i>.</p>
9.	1108	<p><i>The London Plan</i> establishes three separate Industrial Place Types that are all addressed in this chapter and shown on Map 1 – Place Types, to recognize their collective role in providing industrial opportunities in London:</p> <ol style="list-style-type: none"> 1. Heavy Industrial 2. Light Industrial 3. Commercial Industrial <p><u>The Heavy Industrial, Light Industrial, and Future Industrial Growth Place Types constitute Employment Areas, as shown on Figures 17 and 20, and Map 7 in accordance with the <i>Provincial Planning Statement</i>.</u></p>	<p>Add a new paragraph to the policy to specify the specific Industrial Place Types within the Employment Area for consistency with the Employment Area definition in the <i>PPS 2024</i>.</p>
10.	1112	<p>The Commercial Industrial Place Type is where commercial uses will be directed that do not fit well within our commercial and mixed-use Place Types, due to the planning impacts that they may generate. <u>These uses may provide a transition between Employment Areas and sensitive land uses on adjacent lands to minimize land use compatibility issues.</u> Permitted commercial uses will have a tolerance for planning impacts created by a limited range of light industrial uses</p>	<p>Clarifies the location of the Commercial Industrial Place Type and function as transition between incompatible uses.</p>

No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
		which may also be located within this Place Type. The Commercial Industrial Place Type will be located in automobile and truck dominated environments, away from neighbourhoods and pedestrian-oriented streetscapes.	
11.	1113	We will realize our vision for the Industrial Place Types by implementing the following in all the planning we do and the public works we undertake: 13. Ensure that we do not undermine our critical Downtown office market by allowing for <u>any new</u> large amounts of non-accessory office development outside of the core – either through largescale office buildings or through the aggregate of many medium- or small scale office buildings.	Specifies that any new non-accessory offices are not permitted to align with the definition in the <i>PPS 2024</i> .
12.	New 1113.5A	<u>5A. Protect industrial parks identified as strategically important in the Industrial Land Development Strategy for planned Employment Area greenfield development.</u>	Add a new policy that specifies the target use of greenfield in the ILDS, and recognizes greenfield parcels as Employment Area to protect from removals, redesignations and fragmentation.
13.	1114	The following uses may be permitted in the Heavy Industrial Place Type: 5. Accessory office uses of any scale will be permitted. 6. Small-scale service offices may be permitted. 7. General <u>and service</u> offices, and medical offices and clinics will not be permitted.	Delete subpolicy 6 to clarify that service offices are not permitted and consolidate the list of uses that will not be permitted into subpolicy 7 to align with the definition in the <i>PPS 2024</i> .
14.	1114	9. The Province's D-series Guidelines will be implemented to ensure that industrial uses and sensitive land uses are not located inappropriately close to one another. <u>Any development within 300m shall avoid impacts, or where avoidance is not possible, minimization and mitigation of potential impacts on long-term economic viability</u>	Require that Province's D-series Guidelines be implemented to protect Employment Areas from land use compatibility impacts from adjacent proposed development.

No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
		<u>of existing or planned Employment Areas.</u>	
15.	1114	<p>10. The following uses may be permitted only in appropriate locations, subject to a zoning by-law amendment application and full planning analysis:</p> <p>a. Automotive body shops, provided that their location and operation will not detract from the industrial operations of the surrounding area.</p> <p>d. Automobile service stations or gas bars if they are located on a Civic Boulevard.</p> <p>f. To provide convenient services to those who work in the Heavy Industrial Place Type, small-scale retail and service uses that will not detract from the industrial operations of the surrounding lands may be permitted, up to 1,000m². Uses within these categories that generate high automobile traffic will not be permitted.</p>	Delete subpolicies a., d. and f. to clarify that Automotive body shops, Automobile service stations or gas bars, small-scale retail and service uses are not permitted in the Heavy Industrial Place Type to align with the definition in the <i>PPS 2024</i> .
16.	1115	<p>The following uses may be permitted in the Light Industrial Place Type:</p> <p>4. Small-scale service office uses may be permitted.</p> <p>6. <u>Small-scale service office</u> and General offices will not be permitted.</p>	Delete subpolicy 4 to clarify that service offices are not permitted and consolidate the list of uses that will not be permitted into one subpolicy 6 to align with the definition in the <i>PPS 2024</i> .
17.	1115	<p>9. The Province's D-series Guidelines will be implemented to ensure that industrial uses and sensitive land uses are not located inappropriately close to one another. <u>Any development within 300m shall avoid impacts, or where avoidance is not possible, minimization and mitigation of potential impacts on long-term economic viability of existing or planned employment areas.</u></p>	Require that Province's D-series Guidelines be implemented to protect Employment Areas from land use compatibility impacts from adjacent proposed development.
18.	1115	<p>10. <u>An ancillary use that supports a permitted use in the Employment Area and that is not required to be located on the same parcel of land as the industrial use it</u></p>	Add a sentence to subpolicy 10 to specify the purpose of an ancillary use in the Employment Area and requires ancillary uses to satisfy existing criteria.

No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
		<p><u>supports</u>. The following uses may be permitted only in appropriate locations, subject to a zoning by-law amendment application and full planning analysis:</p>	
19.	1116	<p>Within the Light Industrial Place Type, zoning regulations may be utilized to establish an appropriate context for Innovation Parks. In addition to the permitted use policies identified above for the Light Industrial Place Type, the following policies shall apply and prevail over the Light Industrial policies in the event of a conflict:</p> <p>3. Small amounts of <u>ancillary</u> retail and service development may be permitted to serve the employees of these parks, provided these uses do not generate high automobile traffic.</p>	Clarify that ancillary retail and service development are permitted in the Innovation Parks.
20.	New <u>1117A</u>	<p><u>CONTINUATION OF LAWFULLY ESTABLISHED USES</u> <u>Within an Employment Area (Heavy Industrial, Light Industrial and Future Industrial Growth Place Types), a lawfully established land use may be authorized to continue, and the parcels continue to constitute part of an Employment Area.</u></p>	Add a new subsection title and policy that permits lawfully established, non-conforming and continuously used uses to continue, and recognizes the parcels as form part of the Employment Area to protect the area from Place Type conversions and potential fragmentation.
21.	1118	<p>The Commercial Industrial Place Type will accommodate commercial uses that do not fit well within the context of our commercial and mixed-use Place Types. These commercial uses tend to have a quasi-industrial character, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods. They may also generate noise, vibration, emissions and other planning</p>	Clarify that the Commercial Industrial Place Type is not included in the Employment Areas and the City's inventory of industrial lands to align with the definition in the <i>PPS 2024</i> .

No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
		impacts beyond those that would be expected within a commercial or mixed-use context. <u>This Place Type will not constitute Employment Areas for the purposes of the Provincial Planning Statement, and is not included in the City's inventory of industrial lands.</u>	
22.	1122	A review of these areas may be initiated based on a planning application, a comprehensive <u>an Official Plan Review</u> , or a City Council direction to initiate a community improvement plan or secondary plan, subject to the policies of the <i>Provincial Planning Policy Statement</i> .	Clarify when the lands may be considered for redesignation from an industrial Place Type to a non-industrial Place Type.
23.	1124	INTENSITY POLICIES FOR ALL INDUSTRIAL PLACE TYPES The following intensity policies apply within all Industrial Place Types: 5. <u>In the Commercial Industrial Place Type</u> S service offices will be no larger than 2,000m ² .	Specify the industrial Place Type that permits service offices to align with the definition in the <i>PPS 2024</i> .
24.	1127	The <u>Employment Areas Industrial Place Types</u> as shown on Map <u>7-4</u> are adequate to accommodate growth for the next 20 years based on City Council's adopted growth forecasts. However, if industrial growth exceeds expectations, there may be a need to add new <u>Employment Areas industrial lands</u> to the Urban Growth Boundary. Such expansion <u>may be permitted in accordance with the Urban Growth Boundary policies of the Our City Chapter, and only where it has been demonstrated that:</u> 1. Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon.	Specify that the Employment Areas identified on Map 7 are to be used in growth forecasting. Specify that where a UGB expansion is needed to accommodate Employment Area growth, the Urban Growth Boundary policies apply and replace subpolicies 1 and 2 to ensure a consistent approach to expansion and the <i>PPS 2024</i> .

No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
		<p>2. The infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety.</p>	
25.	1129	<p>The conversion of lands in an Industrial Place Type to another Place Type <u>and the removal of lands from an Employment Area</u> shall be consistent with the <i>Provincial Planning Policy Statement</i>.</p>	<p>Specify that Employment Areas are subject to the removal policy in Section 2.8.2.5 of the <i>PPS 2024</i>. Replace Provincial Policy Statement with Provincial Planning Statement for consistent terminology throughout <i>The London Plan</i>.</p>
26.	1134	<p>920 WILTON GROVE ROAD In the Light Industrial Place Type at 920 Wilton Grove Road, the headquarter offices of a charitable organization may be permitted on the existing property. Such uses as training and conference facilities and public education programs associated with the charitable office uses, and assembly hall uses may also be permitted. The division of the land to permit the establishment of a separate charitable institution on the site shall be discouraged.</p>	<p>Delete in its entirety, pending consultation.</p>
27.	1140A	<p>BRYDGES STREET AREA Within the Brydges Street Area, as shown on Map 7, a limited amount of <u>ancillary commercial</u> uses may be permitted, through a site-specific zoning by-law amendment provided the following conditions can be met:</p> <ol style="list-style-type: none"> 1. The <u>ancillary commercial</u> use is located within an existing building. 2. Additions to or enlargement of the building to accommodate <u>ancillary commercial</u> uses will be discouraged. Substantial additions or alterations to existing buildings to accommodate commercial uses will not be permitted. 3. The <u>ancillary commercial</u> use does not fit well within the Downtown, Transit Village, 	<p>Either delete in its entirety or change references to “ancillary” uses for consistency with <i>PPS 2024</i>, pending consultation.</p>

No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
		<p>Rapid Transit Corridor, Urban Corridor, Shopping Area or Main Street Place Type due to its planning impacts.</p> <p>4. The ancillary commercial use may generate noise, vibration or emission impacts.</p> <p>5. The ancillary commercial use may generate large volumes of truck traffic.</p> <p>6. The ancillary commercial use may require large storage and/or display space.</p> <p>7. Minor variances to accommodate additional parking or minor variances that could have an impact on the industrial operations in the area will be discouraged.</p> <p>8. The ancillary commercial use would not prevent the future re-use of the building for industrial uses.</p> <p>9. The ancillary commercial use does not generate significant additional traffic that will interfere with the industrial uses or operations in the area.</p> <p>10. The ancillary commercial use does not constitute a sensitive land use which would have an impact on, or would impair or interfere with the existing or planned industrial use of the area. (OPA 21)</p>	
28.	1144	<p>Some limited <u>ancillary commercial</u> development may be permitted on portions of Bradley Avenue and Hamilton Road to provide the opportunity for business services to locate in close proximity to the various industries and employers in the business park.</p>	<p>Specify that ancillary commercial uses may be permitted.</p>
29.	1145	<p>Within the Airport Road South Innovation Park, lands in the Light Industrial Place Type, north and east of Hamilton Road and west of Veterans Memorial Parkway are expected to develop as a prestige office business park area with a high standard of building and site design that is</p>	<p>Policy is deleted in its entirety to clarify that a prestige office business park area is not a permitted use.</p>

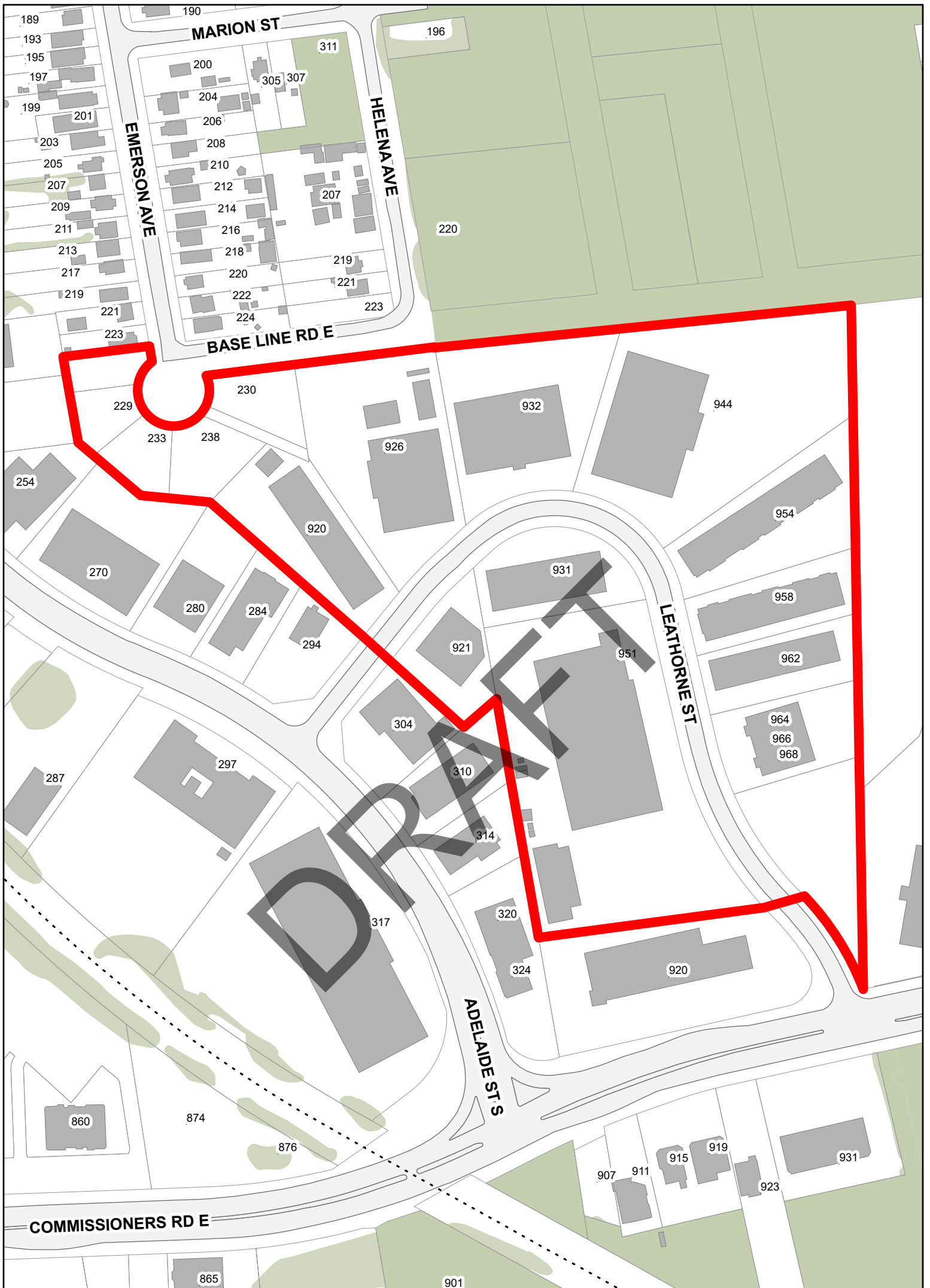
No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
		sensitive to the natural environment and promotes economic growth and energy efficiency for the City of London.	
30.	1146	Consistent with the Innovation Park policies of the Light Industrial Place Type, medium-scale <u>accessory</u> office uses up to 5,000m ² may be permitted provided that they are not general offices and where it can be shown that they are directly related to the research and development park activity. The amount of <u>accessory</u> office space allowed in this park will be of an overall aggregate floor area that will not have a negative impact on the Downtown office market. The Hamilton Road frontage within this area may be zoned for secondary commercial uses subject to the criteria below and the Planning and Development Application policies in the Our Tools part of this Plan, including:	Amend uses to clarify that associated office is permitted, and secondary commercial uses are not permitted, pending consultation.
31.	1146	1. Personal services; eat in restaurants; day care centres; medical/dental offices and clinics; and financial institutions, which cater to the employees in the business park. Such uses shall be subject to floor area restrictions in the Zoning By-law.	Subpolicy is deleted to clarify that commercial uses are not permitted, pending consultation.
32.	1146	2. Private recreational facilities that cater to the employees in the business park.	Subpolicy is deleted to clarify that commercial uses are not permitted, pending consultation.
33.	1146	3. Hotels or motels, provided that they are located on an Expressway, Urban Thoroughfare, or Civic Boulevard and are located at, or near, the periphery of a business park.	Subpolicy is deleted to clarify that commercial uses are not permitted, pending consultation.
34.	1146	4. Proposals for new drive through facilities may require an amendment to the Zoning By Law, and will require site plan approval, in conformity	Subpolicy is deleted to clarify that commercial uses are not permitted, pending consultation.

No.	Policy	Proposed Changes (Delete, Add)	Rationale/Summary of Changes
		with the City Design policies of this Plan.	
35.	1147	Such uses <u>Accessory offices</u> will be subject to site plan controls to achieve compatibility with the design concept for the office business park.	Specify that accessory office uses are permitted and removes reference to deleted subpolicies.
36.	1795	Accessory and ancillary means a use, building or structure that is incidental, subordinate and exclusively devoted to the main use and carried on with such main use, building or structure on the same lot.	Clarifies that Accessory and Ancillary are different terms.
37.	1795	Ancillary means subordinate use that supports a principal use or a primary function of a site or area.	Add new Ancillary term.
38.	1795	Employment area means those areas designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. <u>Employment Area</u> means those areas designated in an Official Plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An Employment Area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from Employment Areas are institutional and commercial, including retail and office not associated with the primary employment use listed above. Any definition of employment area will be consistent with the definition of 'Employment Area' in the <i>Provincial Planning Statement</i> .	Clarifies that the term is removed and replaced for consistency with the PPS 2024.

Map Changes

No.	Map	Proposed Changes	Rationale/Summary of Changes
1	Map 1 – Place Types	<p>Map 1 – Place Types, to The Official Plan, <i>The London Plan</i>, for the City of London Planning Area is amended as indicated on “Schedule 1” attached hereto, by:</p> <ol style="list-style-type: none"> 1. Changing the Place Type at 229-238 Emerson Avenue, lands legally described as PLAN 914 PT LOT 28 and PLAN NIL PT BASE LINE E, 920-968 Leathorne Street and 940 Commissioners Road East from Light Industrial Place Type to Commercial Industrial Place Type and Neighbourhoods Place Type. 2. Changing the Place Type at 6 Stanley Street and 12 Wortley Road from Light Industrial Place Type to Commercial Industrial Place Type. 3. Changing the Place Type at 10-80 Pacific Court from Heavy Industrial Place Type to Commercial Industrial Place Type. 	<p>Changes to Place Types based on an evaluation of criteria that includes, but is not limited to, existing uses, location, compatibility with surrounding uses, economic development initiatives and strategic locations, and adequate parcel size.</p>
2	Map 7 – Specific Policy Areas	<p>Map 7 – Specific Policy Areas, to The Official Plan, <i>The London Plan</i>, for the City of London Planning Area is amended to indicate Employment Areas that align with the Heavy Industrial, Light Industrial, Future Industrial Growth Place Type boundaries, as indicated on “Schedule 2” attached hereto.</p>	<p>Add Employment Areas to Map 7 to support clear delineation and implementation of Employment Areas.</p>

Schedule 1



Address: 920-968 Leathorne St & 940 Commissioners Rd E
& 229-238 Emerson Ave

File: O-25125




Planner: Christine Strupat

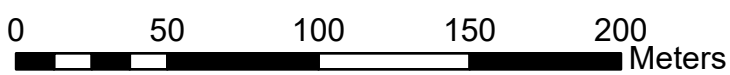
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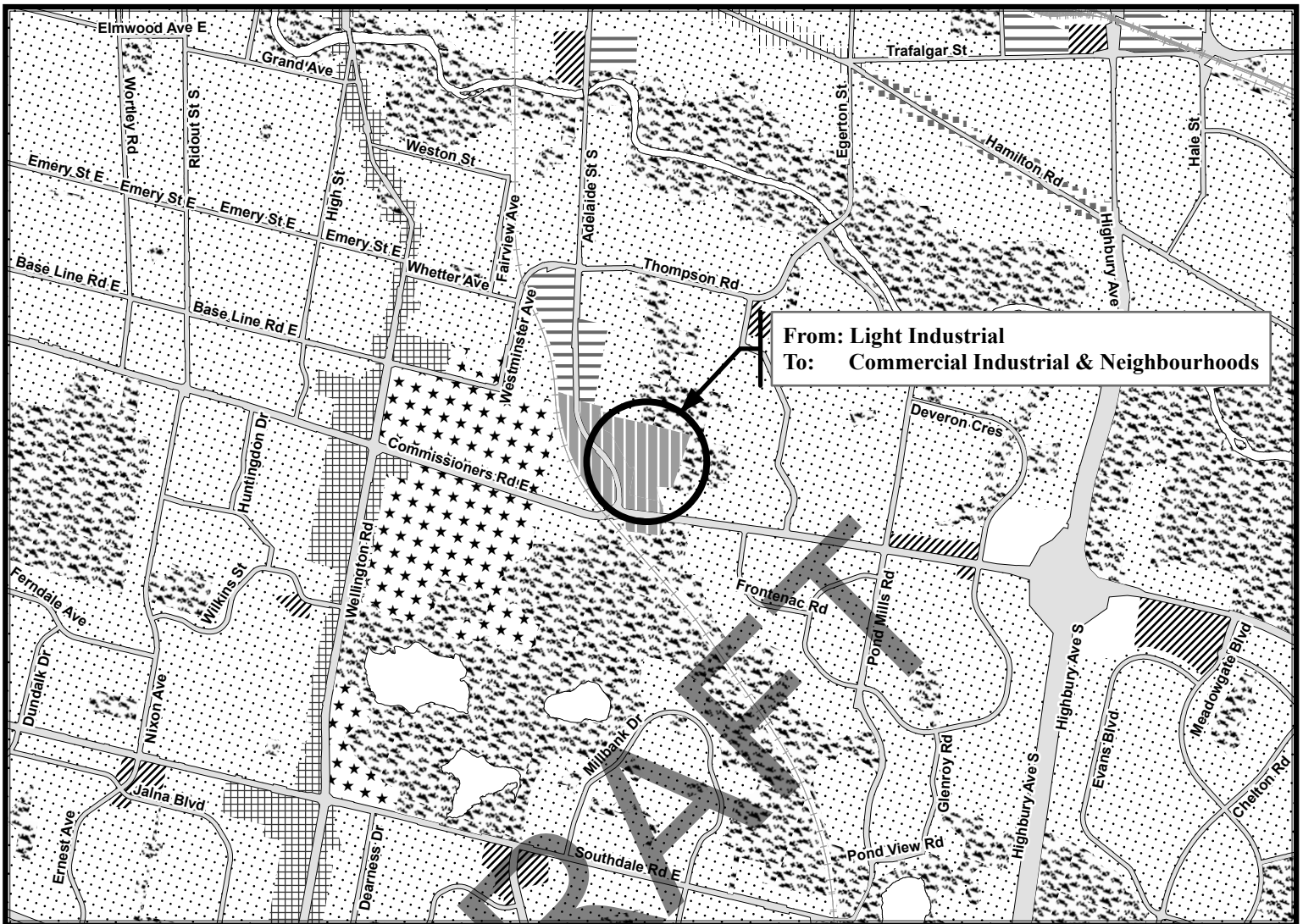
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Legend

-  Subject Site
-  Buildings
-  Vegetation





**From: Light Industrial
To: Commercial Industrial & Neighbourhoods**

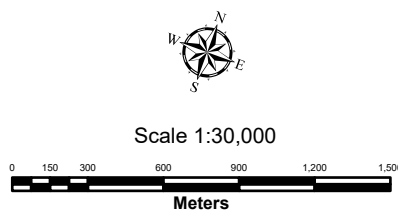
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- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit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

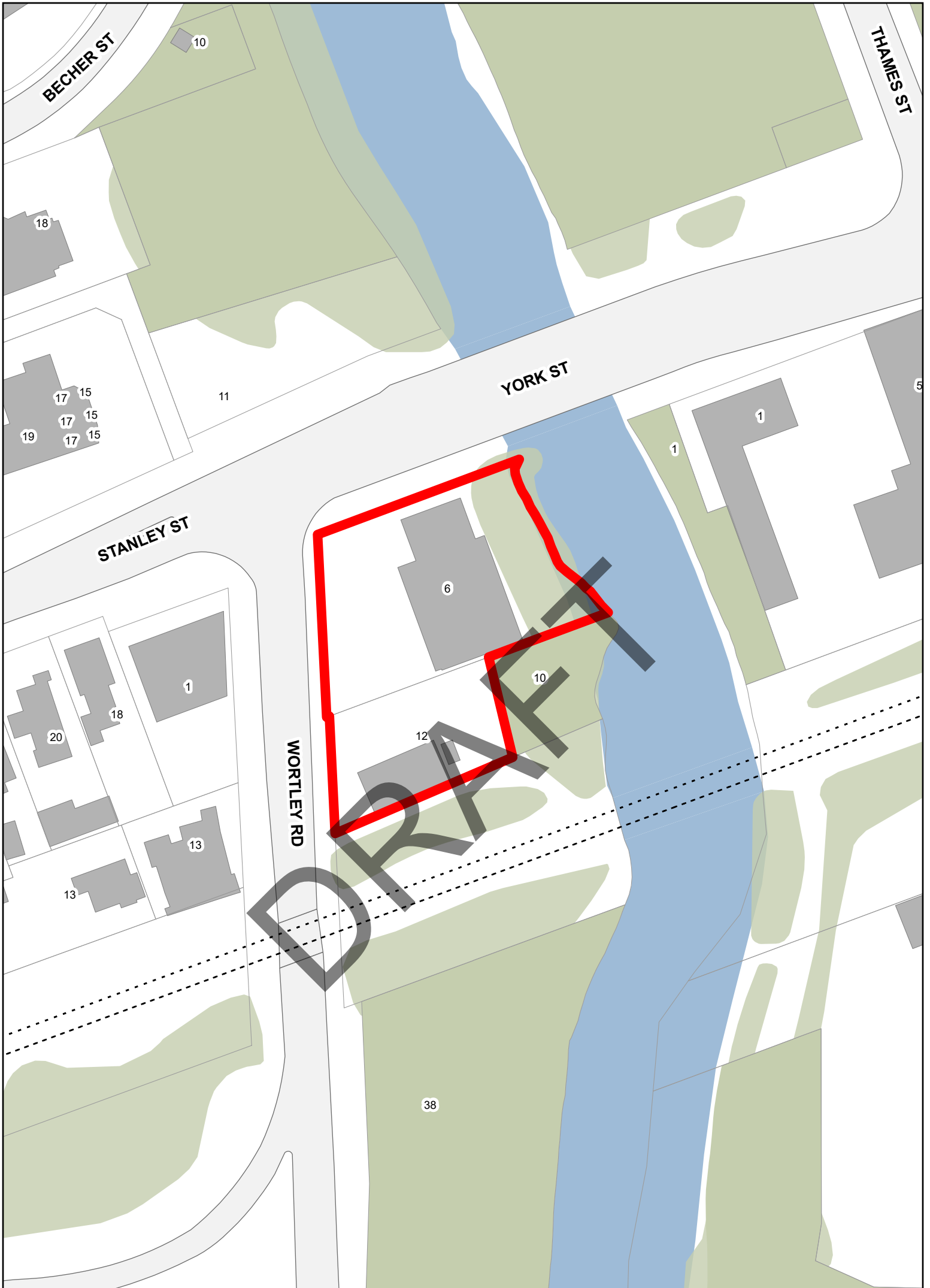
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

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

PREPARED BY: Planning & Development



FILE NUMBER: O-25125
PLANNER: CS
TECHNICIAN: RC
DATE: 2/9/2026



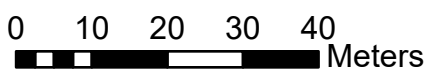
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File: O-25125

Planner: Christine Strupat

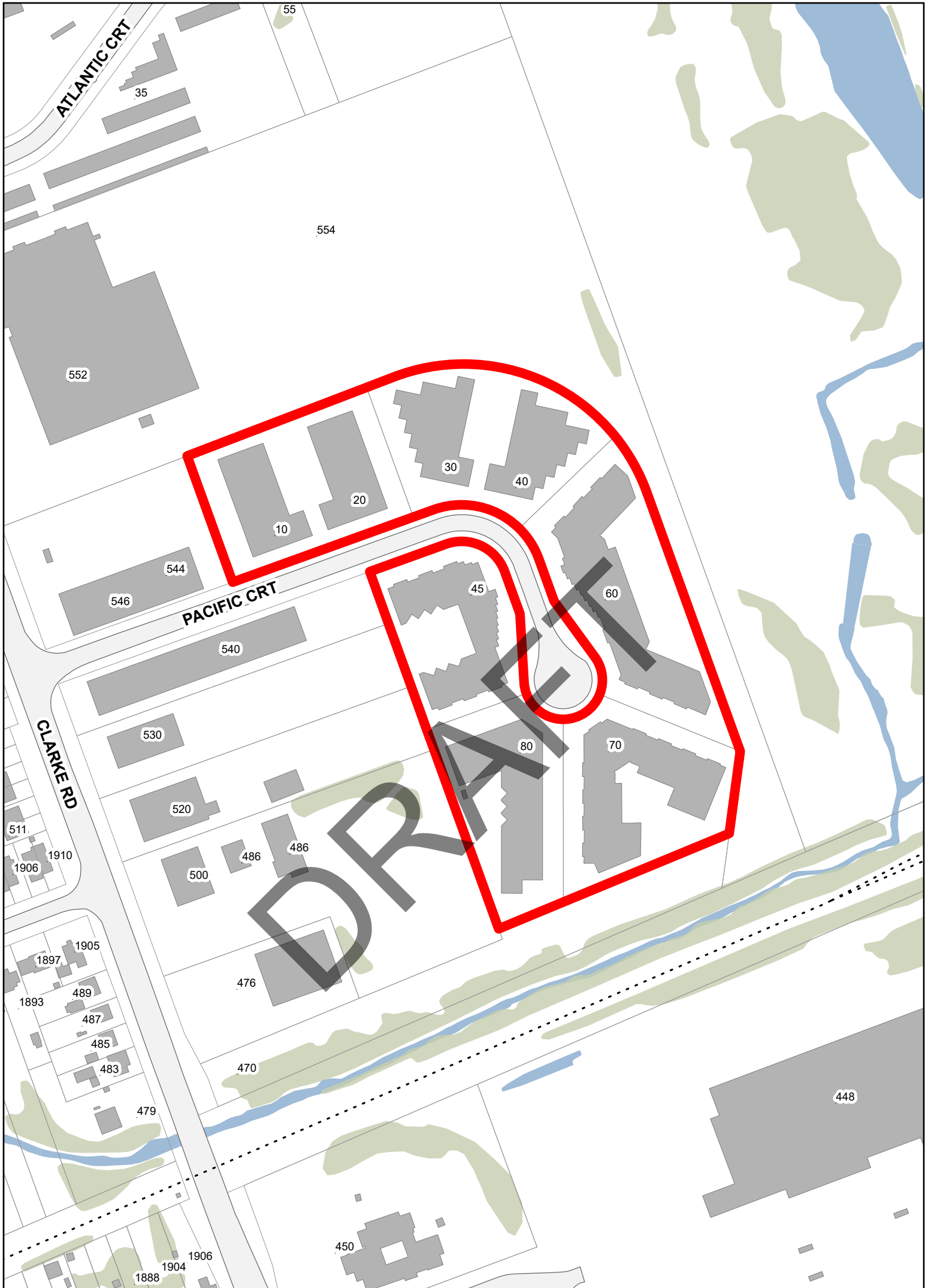
Date: 2026/02/09

Scale: 1:1,000



Legend

-  Subject Site
-  Buildings
-  Vegetation



Address: 10 - 80 Pacific Court

File: O-25125

Planner: Christine Strupat

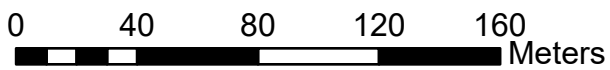
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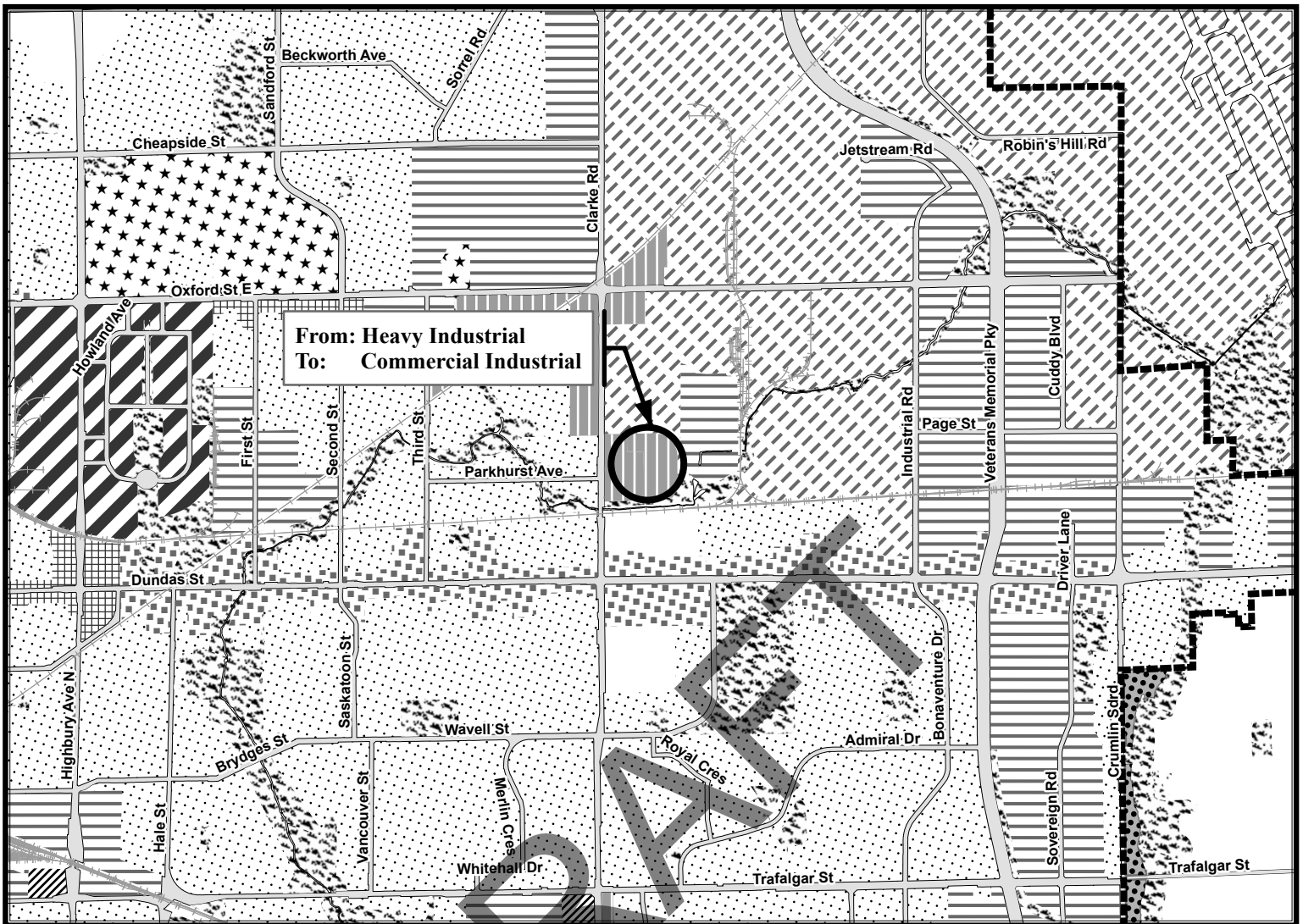
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Legend

-  Subject Site
-  Buildings
-  Vegetation





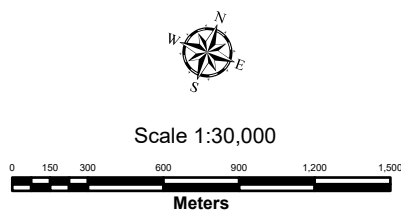
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- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit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

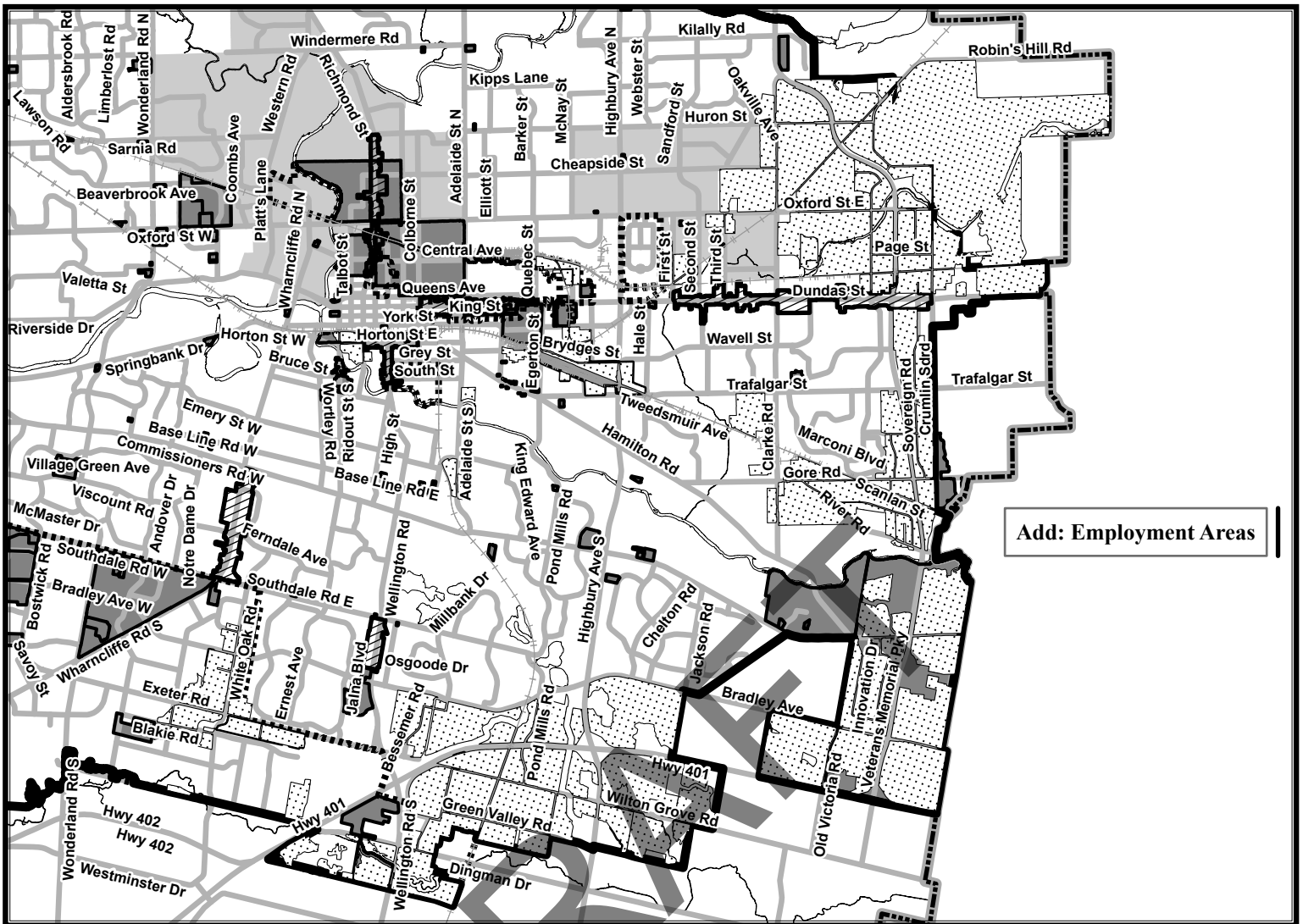
**SCHEDULE #
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development







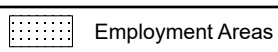
FILE NUMBER: O-25125
PLANNER: CS
TECHNICIAN: RC
DATE: 2/9/2026

Schedule 2







Add: Employment Areas

LEGEND

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

BASE MAP FEATURES

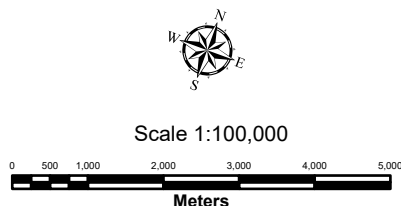
-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

Add: Employment Areas

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-25125
PLANNER: CS
TECHNICIAN: RC
DATE: 2/9/2026

MAP 7 - SPECIFIC POLICY AREAS



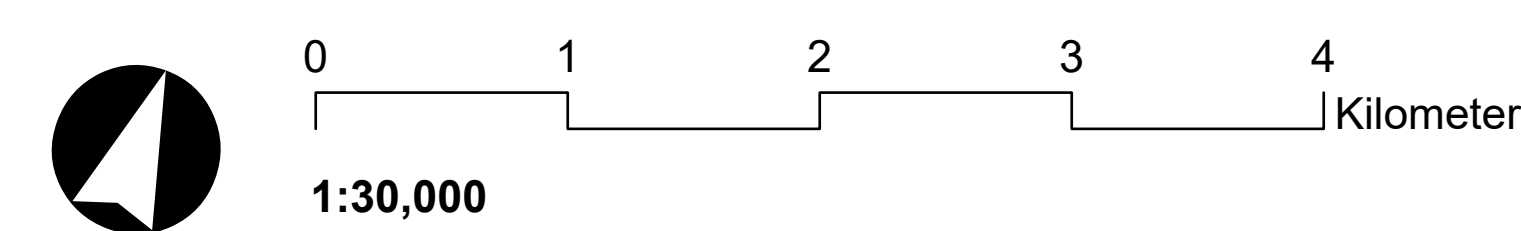
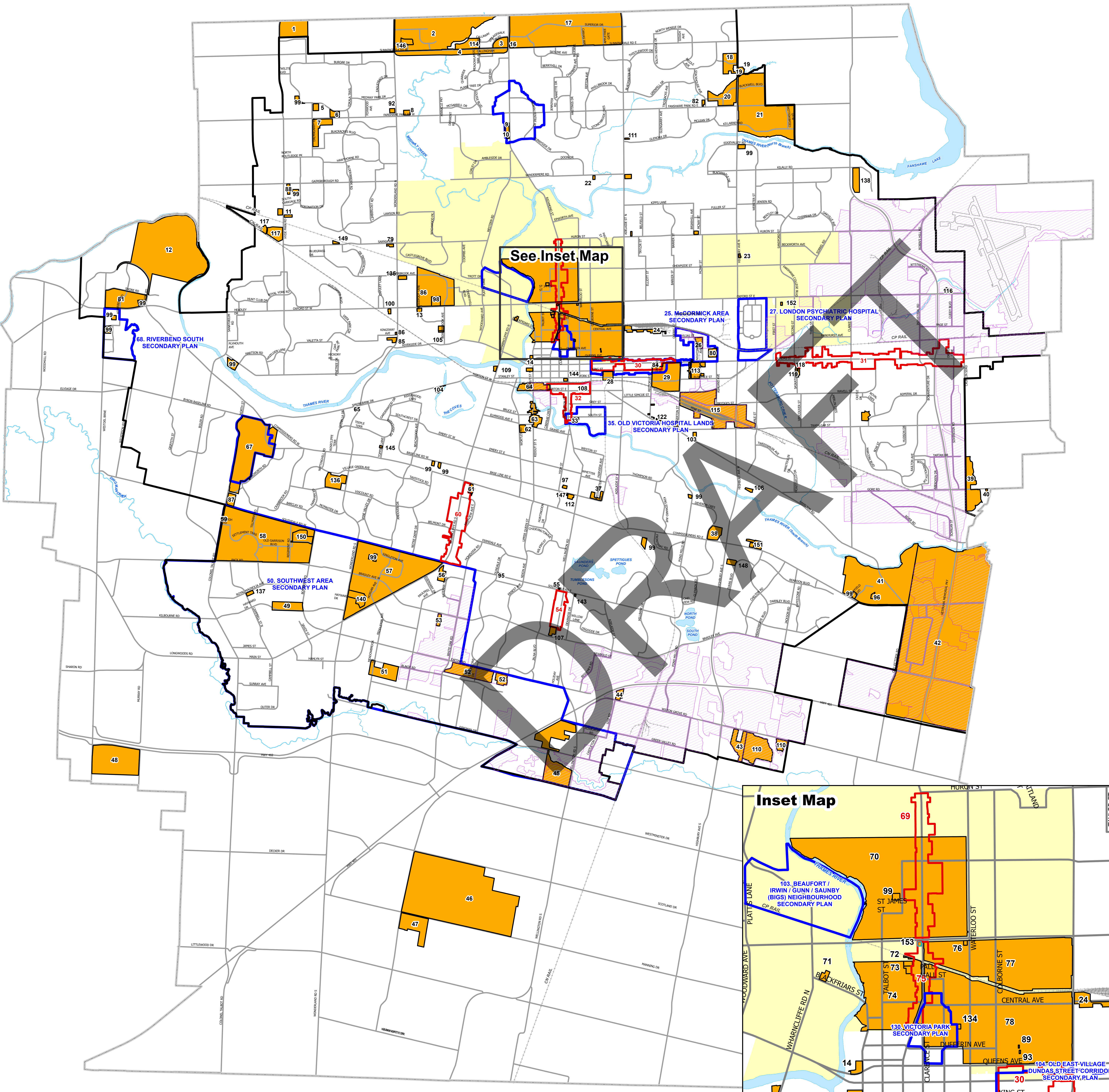
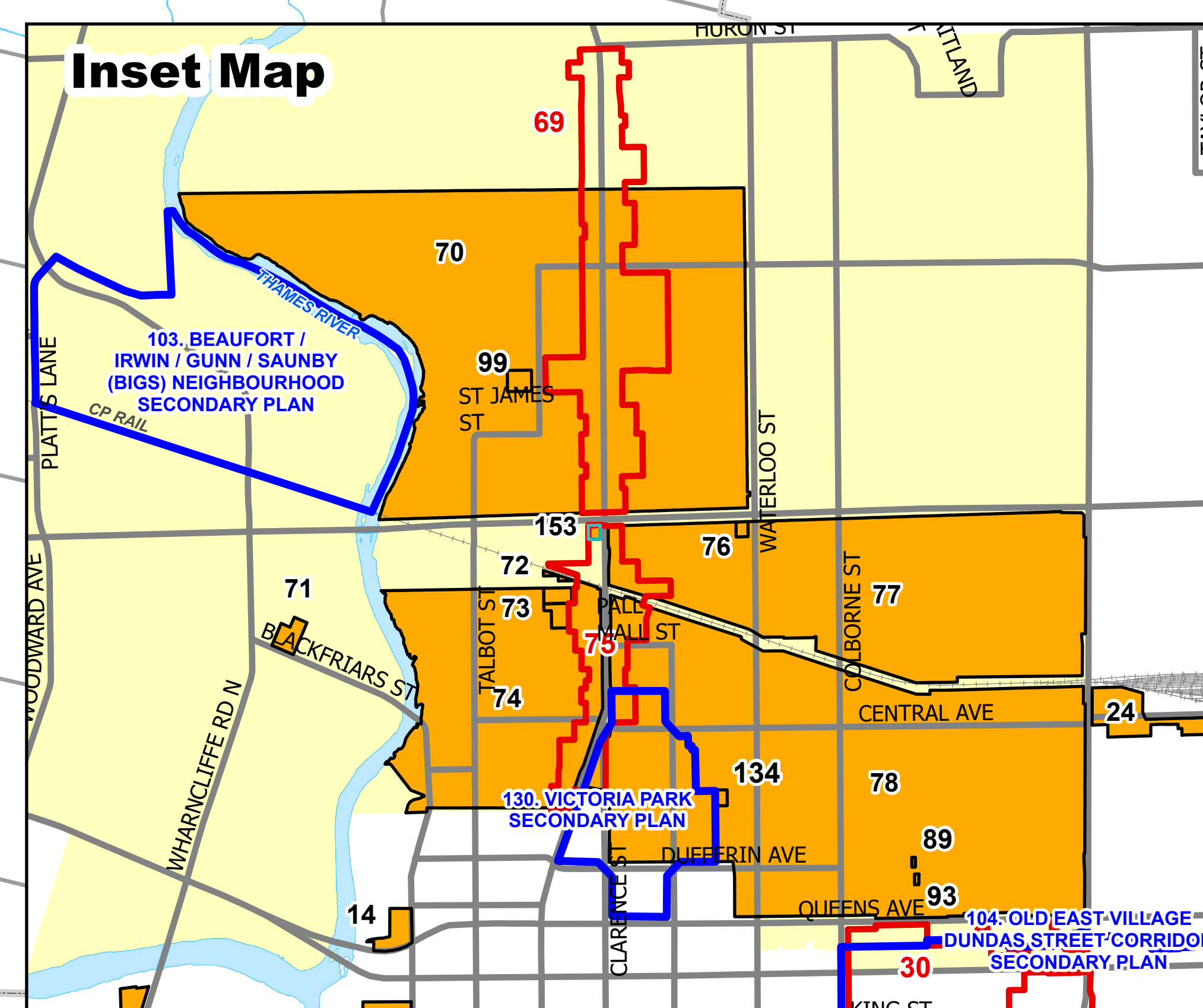
London
CANADA

LEGEND

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

SPECIFIC POLICIES

Map Number	Policy Name	London Plan Chapter
1	2701 Hyde Park Road	Landmark
2	Ardenwood North	Neighbourhood
3	Ardenwood North	Neighbourhood
4	Ardenwood North	Neighbourhood
5	Ardenwood North	Neighbourhood
6	Ardenwood North	Neighbourhood
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8	Ardenwood North	Neighbourhood
9	Ardenwood North	Neighbourhood
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159	Ardenwood North	Neighbourhood
160	Ardenwood North	Neighbourhood



ADOPTED BY COUNCIL ON JUNE 23, 2016
 APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS ON DECEMBER 28, 2016
 LONDON PLAN CONSOLIDATED AUGUST 8, 2025
 THIS MAP MUST BE READ IN CONJUNCTION WITH THE TEXT OF THE LONDON PLAN
 While every effort has been made to ensure that the mapping is accurate, a reader should verify all information contained in this map before acting upon it by contacting the City Clerk's Office, Suite 308, 300 Dufferin Avenue, London, Ontario, N6B 1Z2 or by calling (519) 661-2500 extension 4939

Appendix C – Unsuitable and Ineligible Industrial Land as Identified in the Industrial Land Needs Assessment

x	Criteria applicable to site.
	Criteria not applicable to site.
/	Criteria not considered – underutilized sites were not evaluated for their eligibility or suitability; ineligible sites were not evaluated for their suitability.
Ineligible 1	Place Type is not industrial.
Ineligible 2	Place Type has been converted and is no longer industrial.
Ineligible 3	Within the Regulatory Flood Line.
Ineligible 4	Within the Dingman Creek Screening Area.
Ineligible 5	No access to developable area due to environmental features.
Ineligible 6	Does not conform with the Light Industrial zoning requirements for size (0.25 ac) and / or frontage (30 m).
Unsuitable 1	Adjacent to Residential Place Type.
Unsuitable 2	More than 1 km from a Transportation Corridor.
Unsuitable 3	Lack of readily available water or sewer infrastructure.

Map ID	Area (ha)	ILVI Criteria	Ineligible 1	Ineligible 2	Ineligible 3	Ineligible 4	Ineligible 5	Ineligible 6	Unsuitable 1	Unsuitable 2	Unsuitable 3
Map 1 - 1	5.59	Unsuitable									x
Map 1 - 2	0.34	Ineligible	x						/	/	/
Map 1 - 3	12.46	Unsuitable									x
Map 1 - 4	22.82	Vacant									
Map 1 - 5	0.41	Ineligible	x						/	/	/
Map 1 - 6	0.41	Ineligible			x				/	/	/

Map ID	Area (ha)	ILVI Criteria	Ineligible 1	Ineligible 2	Ineligible 3	Ineligible 4	Ineligible 5	Ineligible 6	Unsuitable 1	Unsuitable 2	Unsuitable 3
Map 8 - 92	0.15	Underutilized									
Map 8 - 93	0.06	Ineligible						X			
Map 8 - 94	0.52	Unsuitable								X	
Map 8 - 95	0.37	Unsuitable								X	
Map 8 - 96	0.24	Unsuitable								X	
Map 8 - 97	0.05	Unsuitable								X	
Map 8 - 98	0.05	Unsuitable								X	
Map 8 - 99	0.17	Unsuitable								X	
Map 8 - 100	0.76	Unsuitable								X	
Map 8 - 101	0.14	Unsuitable								X	
Map 8 - 102	0.12	Unsuitable								X	
Map 8 - 103	0.04	Ineligible		X							
Map 8 - 104	0.30	Ineligible		X							
Map 8 - 105	0.03	Ineligible		X							
Map 8 - 106	0.45	Ineligible		X							
Map 8 - 107	0.30	Ineligible		X							
Map 8 - 108	0.21	Ineligible		X							

Map ID	Area (ha)	ILVI Criteria	Ineligible 1	Ineligible 2	Ineligible 3	Ineligible 4	Ineligible 5	Ineligible 6	Unsuitable 1	Unsuitable 2	Unsuitable 3
Map 2 - 160	2.00	Unsuitable								X	
Map 2 - 161	0.15	Unsuitable								X	
Map 2 - 162	2.81	Underutilized									
Map 3 - 163	0.56	Vacant									
Map 3 - 164	0.12	Underutilized									
Map 3 - 165	0.16	Underutilized									
Map 3 - 166	0.09	Underutilized									
Map 3 - 167	0.19	Underutilized									
Map 3 - 168	1.94	Unsuitable									X
Map 3 - 169	3.08	Underutilized									
Map 3 - 170	0.54	Vacant									
Map 3 - 171	1.58	Unsuitable							X		
Map 3 - 172	1.05	Underutilized									
Map 3 - 173	1.95	Unsuitable							X		
Map 3 - 174	3.24	Unsuitable							X		
Map 3 - 175	0.22	Underutilized									
Map 3 - 176	13.43	Unsuitable							X		

Map ID	Area (ha)	ILVI Criteria	Ineligible 1	Ineligible 2	Ineligible 3	Ineligible 4	Ineligible 5	Ineligible 6	Unsuitable 1	Unsuitable 2	Unsuitable 3
Map 4 - 211	0.98	Underutilized									
Map 4 - 212	2.00	Underutilized									
Map 4 - 213	0.15	Unsuitable							X		
Map 4 - 214	0.21	Unsuitable							X		
Map 4 - 215	0.11	Underutilized									
Map 4 - 216	0.21	Underutilized									
Map 4 - 217	0.10	Underutilized									
Map 4 - 218	0.08	Underutilized									
Map 4 - 219	0.44	Vacant									
Map 4 - 220	0.18	Underutilized									
Map 4 - 221	0.23	Underutilized									
Map 4 - 222	0.99	Unsuitable							X		
Map 4 - 223	1.32	Unsuitable							X		
Map 4 - 224	1.35	Unsuitable							X		
Map 4 - 225	1.36	Unsuitable							X		
Map 4 - 226	1.18	Unsuitable							X		
Map 4 - 227	1.07	Unsuitable							X		

Map ID	Area (ha)	ILVI Criteria	Ineligible 1	Ineligible 2	Ineligible 3	Ineligible 4	Ineligible 5	Ineligible 6	Unsuitable 1	Unsuitable 2	Unsuitable 3
Map 5 - 262	0.20	Underutilized									
Map 5 - 263	0.20	Underutilized									
Map 5 - 264	0.71	Underutilized									
Map 5 - 265	1.84	Unsuitable							X		
Map 5 - 266	0.81	Unsuitable							X		
Map 5 - 267	0.81	Unsuitable								X	
Map 5 - 268	0.19	Unsuitable								X	
Map 5 - 269	0.54	Unsuitable								X	
Map 5 - 270	3.33	Underutilized									
Map 5 - 271	1.54	Unsuitable								X	
Map 5 - 272	3.45	Unsuitable								X	
Map 5 - 273	1.51	Underutilized									
Map 5 - 274	0.23	Vacant									
Map 5 - 275	0.42	Unsuitable								X	
Map 5 - 276	0.44	Unsuitable								X	
Map 5 - 277	2.28	Unsuitable									X
Map 8 - 278	0.57	Unsuitable							X		

Map ID	Area (ha)	ILVI Criteria	Ineligible 1	Ineligible 2	Ineligible 3	Ineligible 4	Ineligible 5	Ineligible 6	Unsuitable 1	Unsuitable 2	Unsuitable 3
Map 7 - 330	11.35	Vacant									
Map 7 - 331	19.69	Vacant									
Map 7 - 332	13.34	Vacant									
Map 7 - 333	6.45	Vacant									
Map 7 - 334	7.33	Vacant									
Map 7 - 335	0.15	Ineligible				X					
Map 7 - 336	5.66	Vacant									
Map 7 - 337	0.49	Ineligible				X					
Map 7 - 338	4.04	Vacant									
Map 7 - 339	3.98	Vacant									
Map 7 - 340	2.07	Underutilized									
Map 7 - 341	0.64	Unsuitable									X
Map 7 - 342	0.18	Unsuitable									X
Map 7 - 343	0.29	Unsuitable									X
Map 7 - 344	16.66	Unsuitable									X
Map 7 - 345	5.68	Ineligible				X					
Map 7 - 346	13.21	Ineligible				X					

Map ID	Area (ha)	ILVI Criteria	Ineligible 1	Ineligible 2	Ineligible 3	Ineligible 4	Ineligible 5	Ineligible 6	Unsuitable 1	Unsuitable 2	Unsuitable 3
Map 9 - 364	1.30	Unsuitable									X
Map 9 - 365	0.03	Ineligible				X					
Map 9 - 366	3.92	Unsuitable									X
Map 9 - 367	0.33	Ineligible				X					
Map 9 - 368	0.05	Unsuitable									X
Map 9 - 369	0.18	Ineligible				X					
Map 9 - 370	7.73	Ineligible						X			
Map 9 - 371	1.21	Ineligible				X					
Map 9 - 372	2.13	Ineligible						X			
Map 9 - 373	2.73	Ineligible						X			
Map 9 - 374	1.35	Ineligible						X			
Map 9 - 375	0.10	Ineligible				X					
Map 9 - 376	0.13	Ineligible				X					
Map 9 - 377	10.40	Vacant									
Map 9 - 378	3.29	Ineligible				X					
Map 9 - 379	0.10	Ineligible			X						
Map 9 - 380	1.98	Ineligible				X					

Map ID	Area (ha)	ILVI Criteria	Ineligible 1	Ineligible 2	Ineligible 3	Ineligible 4	Ineligible 5	Ineligible 6	Unsuitable 1	Unsuitable 2	Unsuitable 3
Map 9 - 449	8.29	Ineligible				X					
Map 9 - 450	0.13	Vacant									
Map 10 - 451	2.91	Ineligible				X					
Map 10 - 452	0.68	Underutilized									
Map 10 - 453	3.19	Underutilized									
Map 10 - 454	2.06	Underutilized									
Map 10 - 455	1.31	Underutilized									
Map 10 - 456	0.59	Underutilized									
Map 10 - 457	0.71	Underutilized									
Map 10 - 458	0.95	Underutilized									
Map 10 - 459	4.91	Ineligible				X					
Map 10 - 460	1.32	Ineligible				X					
Map 10 - 461	0.45	Underutilized									
Map 10 - 462	0.12	Underutilized									
Map 10 - 463	0.15	Underutilized									
Map 10 - 464	1.61	Ineligible				X					
Map 10 - 465	4.96	Ineligible				X					

Map ID	Area (ha)	ILVI Criteria	Ineligible 1	Ineligible 2	Ineligible 3	Ineligible 4	Ineligible 5	Ineligible 6	Unsuitable 1	Unsuitable 2	Unsuitable 3
Map 10 - 466	0.43	Ineligible	X								
Map 10 - 467	21.09	Ineligible				X					
Map 10 - 468	11.61	Ineligible				X					
Map 10 - 469	6.32	Unsuitable								X	
Map 10 - 470	0.04	Ineligible			X						
Map 10 - 471	6.37	Ineligible				X					
Map 10 - 472	0.91	Ineligible	X								
Map 10 - 473	1.70	Underutilized									
Map 10 - 474	1.11	Ineligible				X					
Map 10 - 475	1.56	Ineligible				X					
Map 10 - 476	1.32	Ineligible				X					
Map 10 - 477	0.15	Ineligible					X				
Map 10 - 478	0.02	Ineligible				X					
Map 10 - 479	0.94	Ineligible					X				
Map 10 - 480	0.18	Ineligible				X					
Map 10 - 481	1.51	Ineligible				X					
Map 10 - 482	2.38	Ineligible					X				

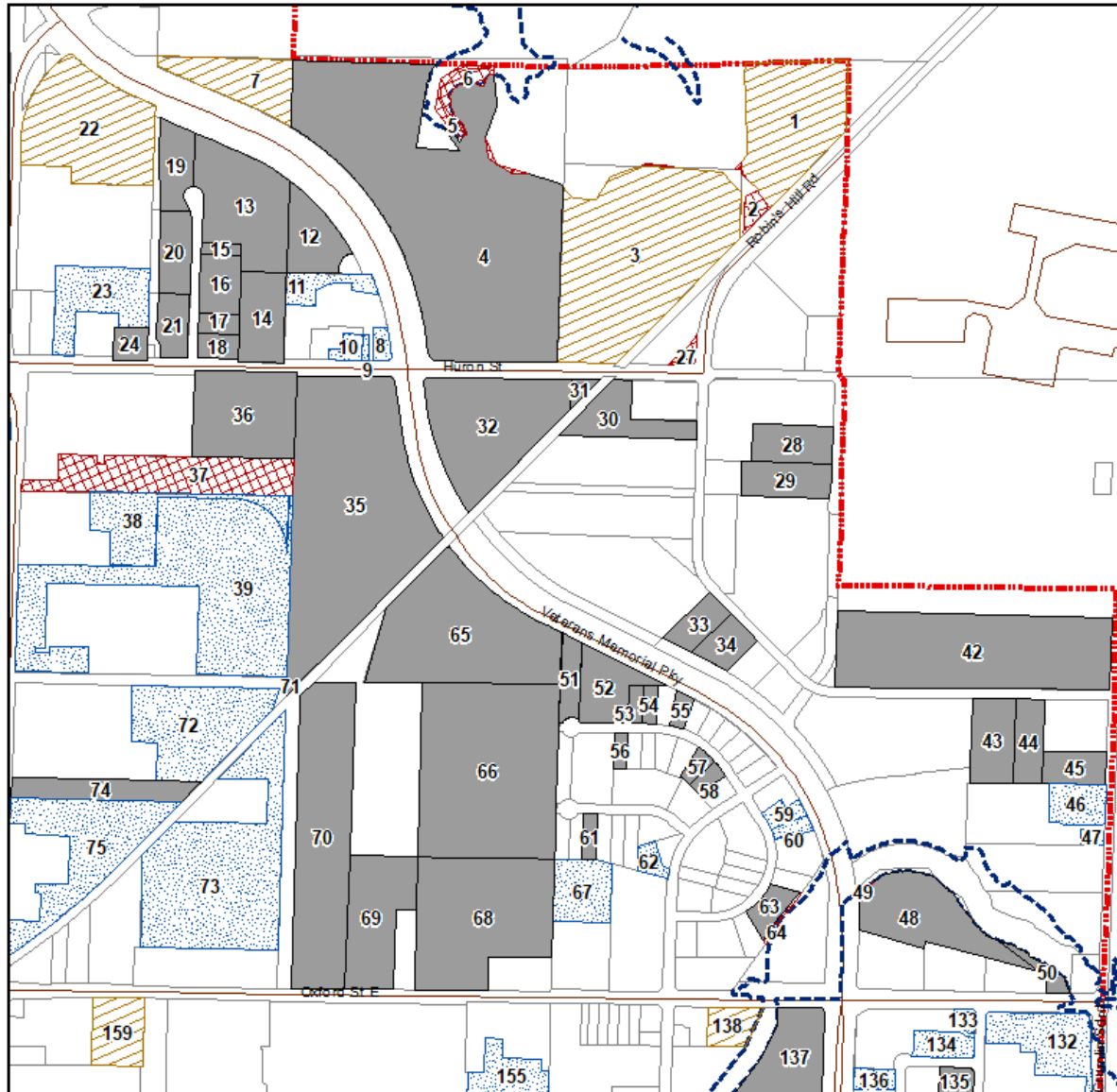
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Map 10 - 500	0.12	Underutilized									
Map 10 - 501	0.28	Vacant									
Map 10 - 502	0.13	Underutilized									
Map 10 - 503	0.47	Underutilized									
Map 10 - 504	0.34	Ineligible				X					
Map 10 - 505	1.05	Ineligible				X					
Map 10 - 506	4.56	Ineligible			X						
Map 10 - 507	2.39	Ineligible				X					
Map 10 - 508	2.10	Ineligible	X								
Map 10 - 509	0.07	Ineligible	X								
Map 10 - 510	0.06	Ineligible	X								
Map 10 - 511	0.02	Ineligible	X								
Map 11 - 512	0.06	Underutilized									
Map 11 - 513	0.77	Underutilized									
Map 11 - 514	2.61	Unsuitable							X		
Map 11 - 515	1.40	Unsuitable							X		
Map 11 - 516	1.10	Unsuitable							X		









Map ID	Area (ha)	ILVI Criteria	Ineligible 1	Ineligible 2	Ineligible 3	Ineligible 4	Ineligible 5	Ineligible 6	Unsuitable 1	Unsuitable 2	Unsuitable 3
Map 11 - 534	0.02	Ineligible	X								
Map 11 - 535	1.03	Ineligible				X					
Map 11 - 536	0.53	Ineligible				X					
Map 11 - 537	1.95	Ineligible				X					
Map 11 - 538	2.57	Ineligible				X					
Map 11 - 539	0.05	Underutilized									
Map 11 - 540	0.04	Underutilized									
Map 11 - 541	2.66	Underutilized									
Map 11 - 542	0.51	Underutilized									
Map 11 - 543	0.06	Underutilized									
Map 11 - 544	0.07	Unsuitable								X	
Map 11 - 545	0.34	Unsuitable								X	
Map 11 - 546	0.54	Underutilized									
Map 11 - 547	0.23	Unsuitable								X	
Map 11 - 548	0.06	Ineligible				X					
Map 11 - 549	1.00	Unsuitable								X	
Map 11 - 550	0.25	Ineligible				X					

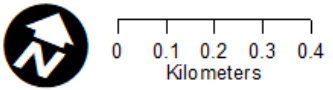
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Map 11 - 551	0.15	Underutilized									
Map 11 - 552	1.33	Underutilized									
Map 11 - 553	3.48	Unsuitable								X	
Map 11 - 554	0.53	Ineligible				X					
Map 11 - 555	0.66	Unsuitable								X	
Map 11 - 556	0.69	Unsuitable								X	
Map 11 - 557	0.26	Unsuitable								X	
Map 11 - 558	0.55	Unsuitable							X		
Map 11 - 559	2.98	Underutilized									
Map 11 - 560	3.07	Ineligible				X					
Map 11 - 561	0.07	Ineligible			X						

City of London Industrial Vacant Land Inventory

MAP 1

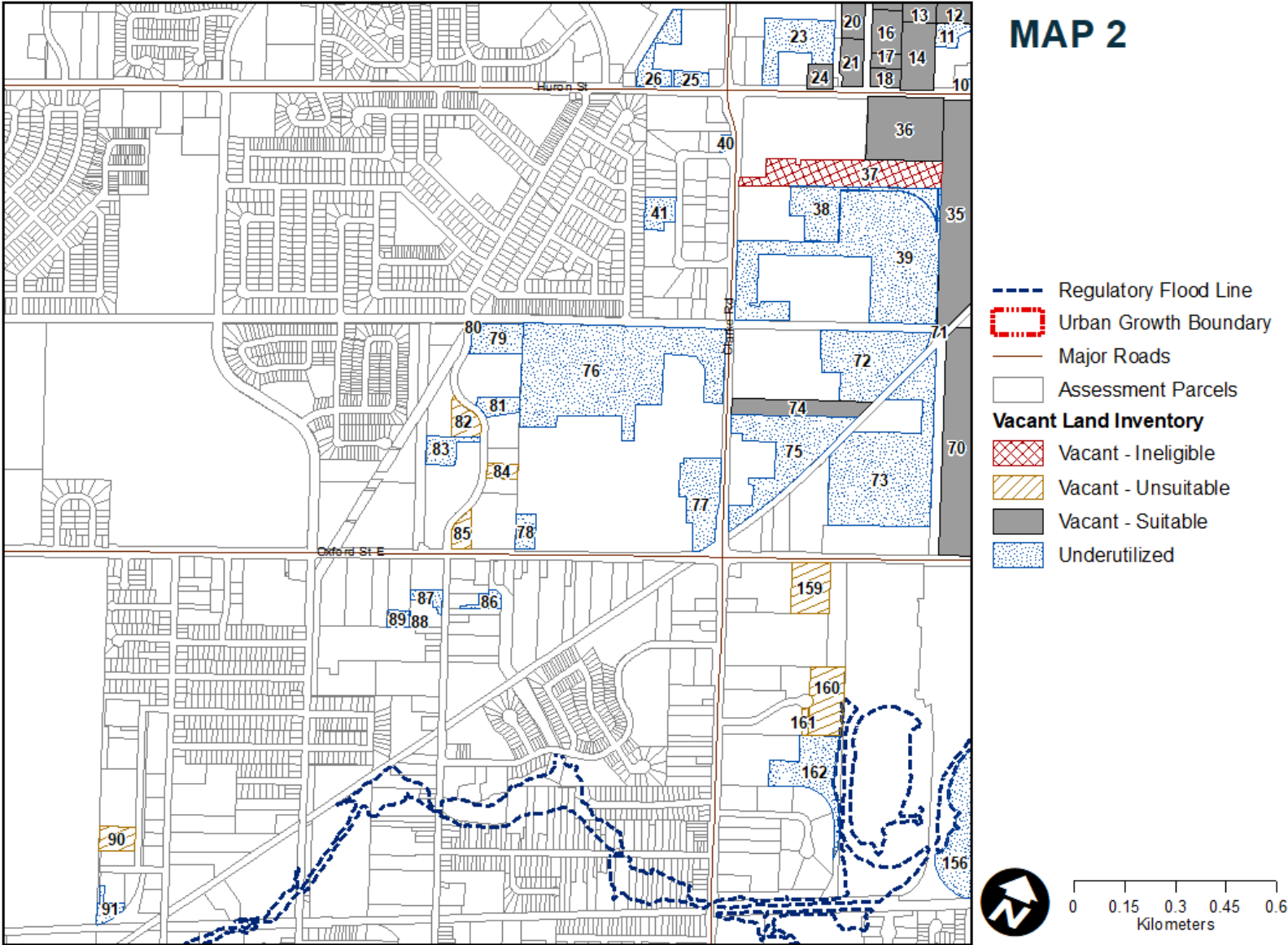


-  Regulatory Flood Line
-  Urban Growth Boundary
-  Major Roads
-  Assessment Parcels
- Vacant Land Inventory**
-  Vacant - Ineligible
-  Vacant - Unsuitable
-  Vacant - Suitable
-  Underutilized



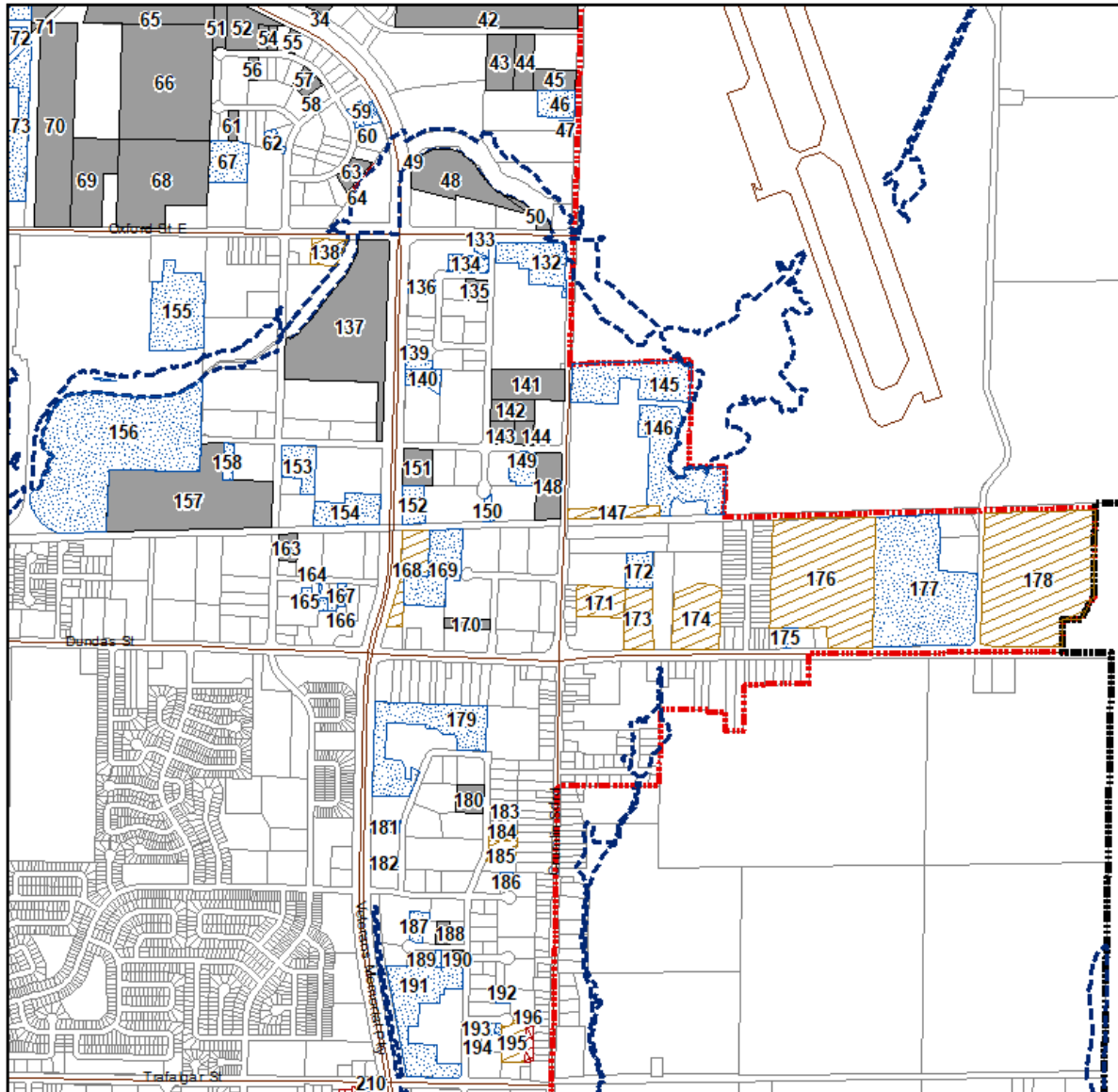
City of London Industrial Vacant Land Inventory

MAP 2



City of London Industrial Vacant Land Inventory

MAP 3



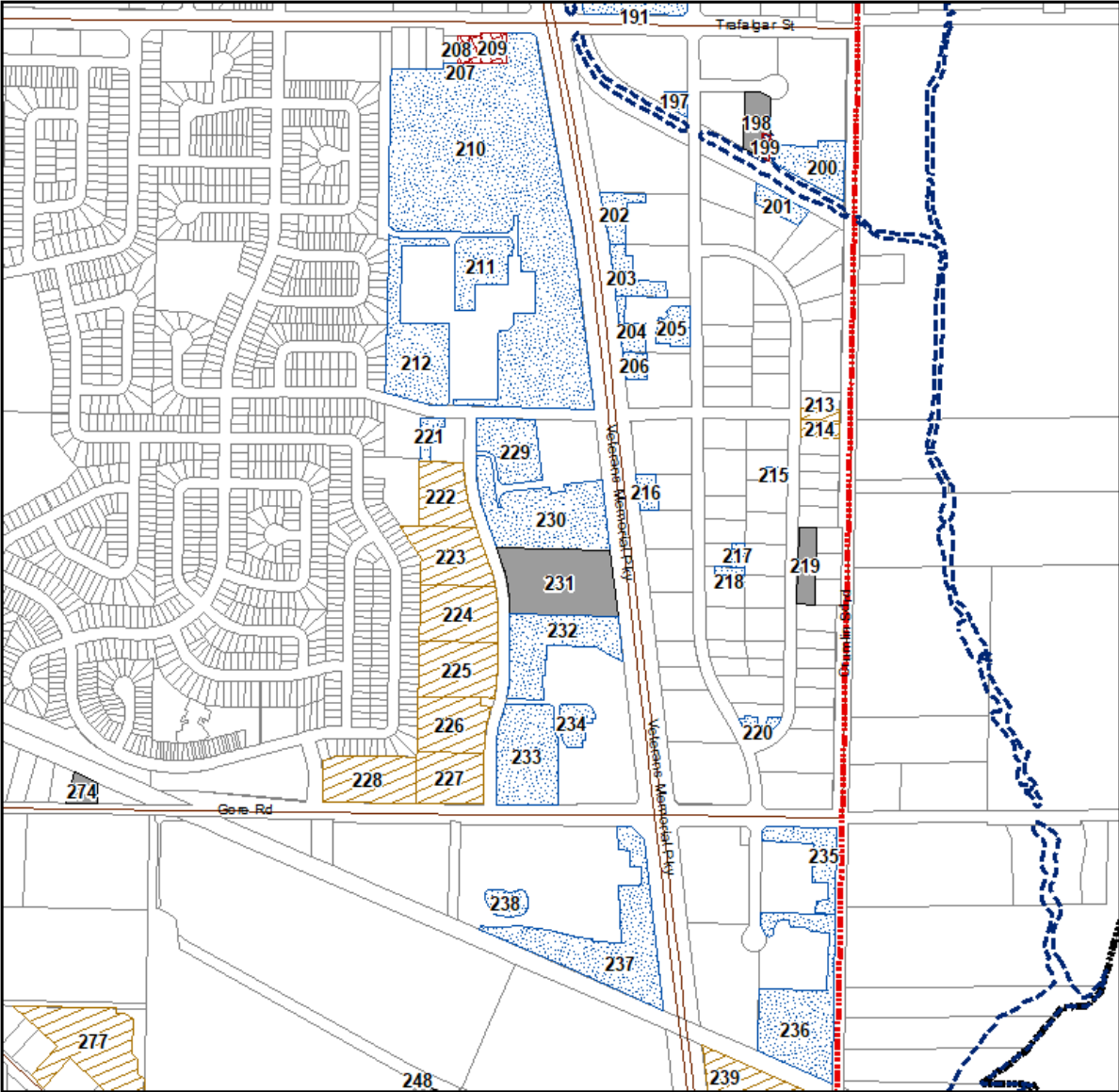
- Regulatory Flood Line
 - Urban Growth Boundary
 - City Boundary
 - Major Roads
 - Assessment Parcels
- Vacant Land Inventory**
- Vacant - Ineligible
 - Vacant - Unsuitable
 - Vacant - Suitable
 - Underutilized



0 0.15 0.3 0.45 0.6
Kilometers

City of London Industrial Vacant Land Inventory

MAP 4



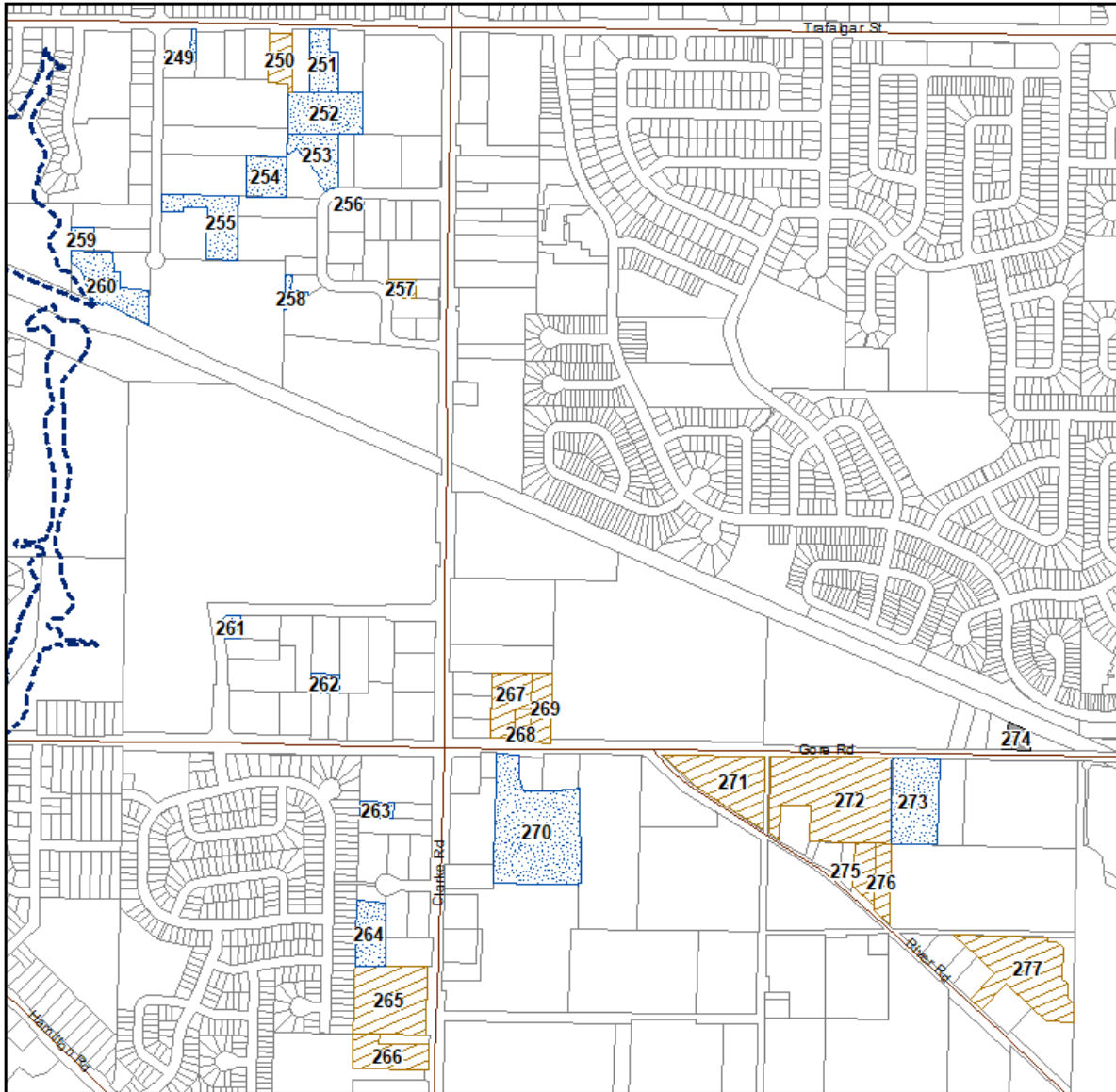
- Regulatory Flood Line
- Urban Growth Boundary
- City Boundary
- Major Roads
- Assessment Parcels
- Vacant Land Inventory**
- Vacant - Ineligible
- Vacant - Unsuitable
- Vacant - Suitable
- Underutilized










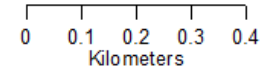
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Kilometers

City of London Industrial Vacant Land Inventory

MAP 5

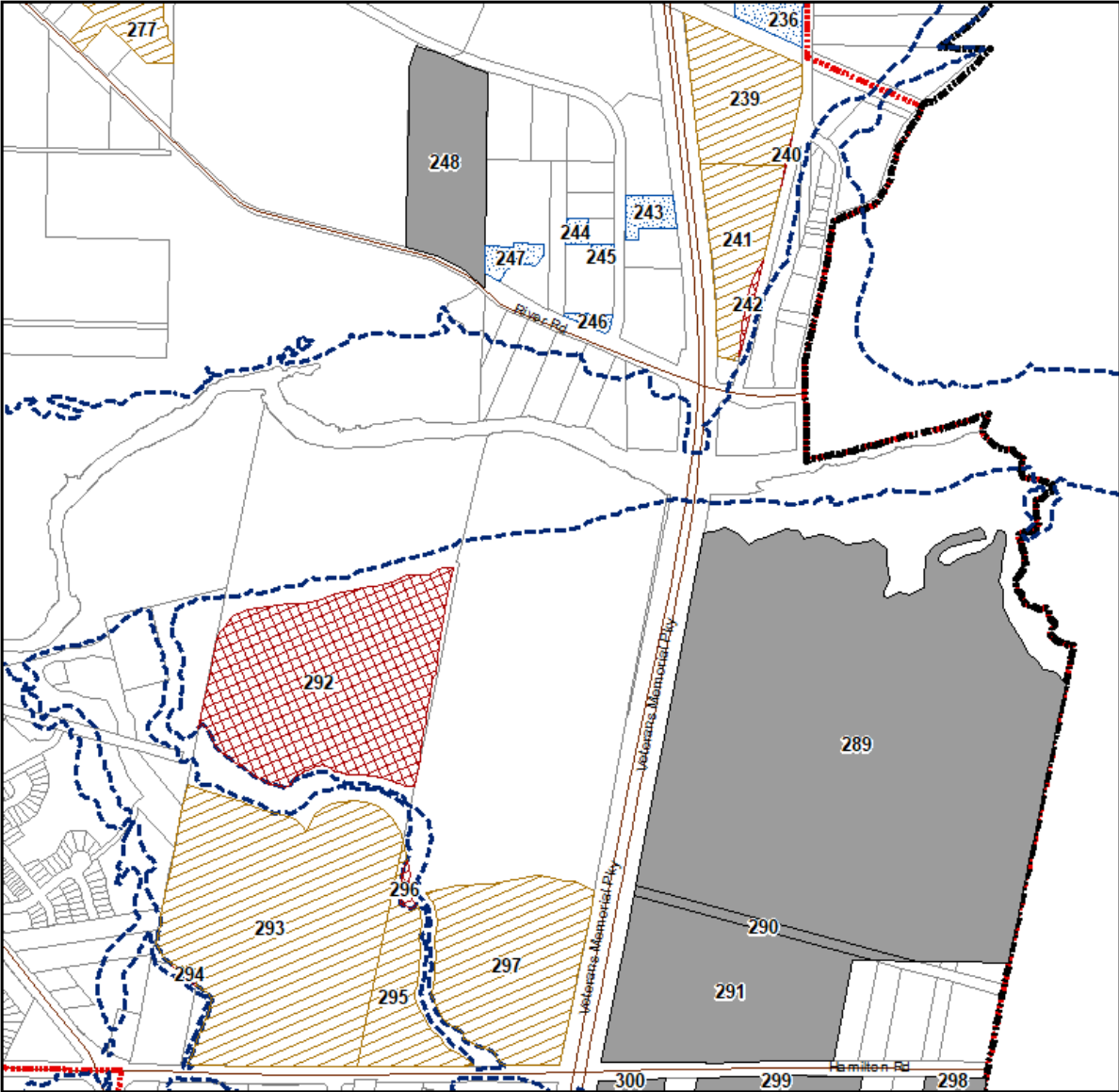


-  Regulatory Flood Line
-  Urban Growth Boundary
-  Major Roads
-  Assessment Parcels
- Vacant Land Inventory**
-  Vacant - Unsuitable
-  Vacant - Suitable
-  Underutilized



City of London Industrial Vacant Land Inventory

MAP 6



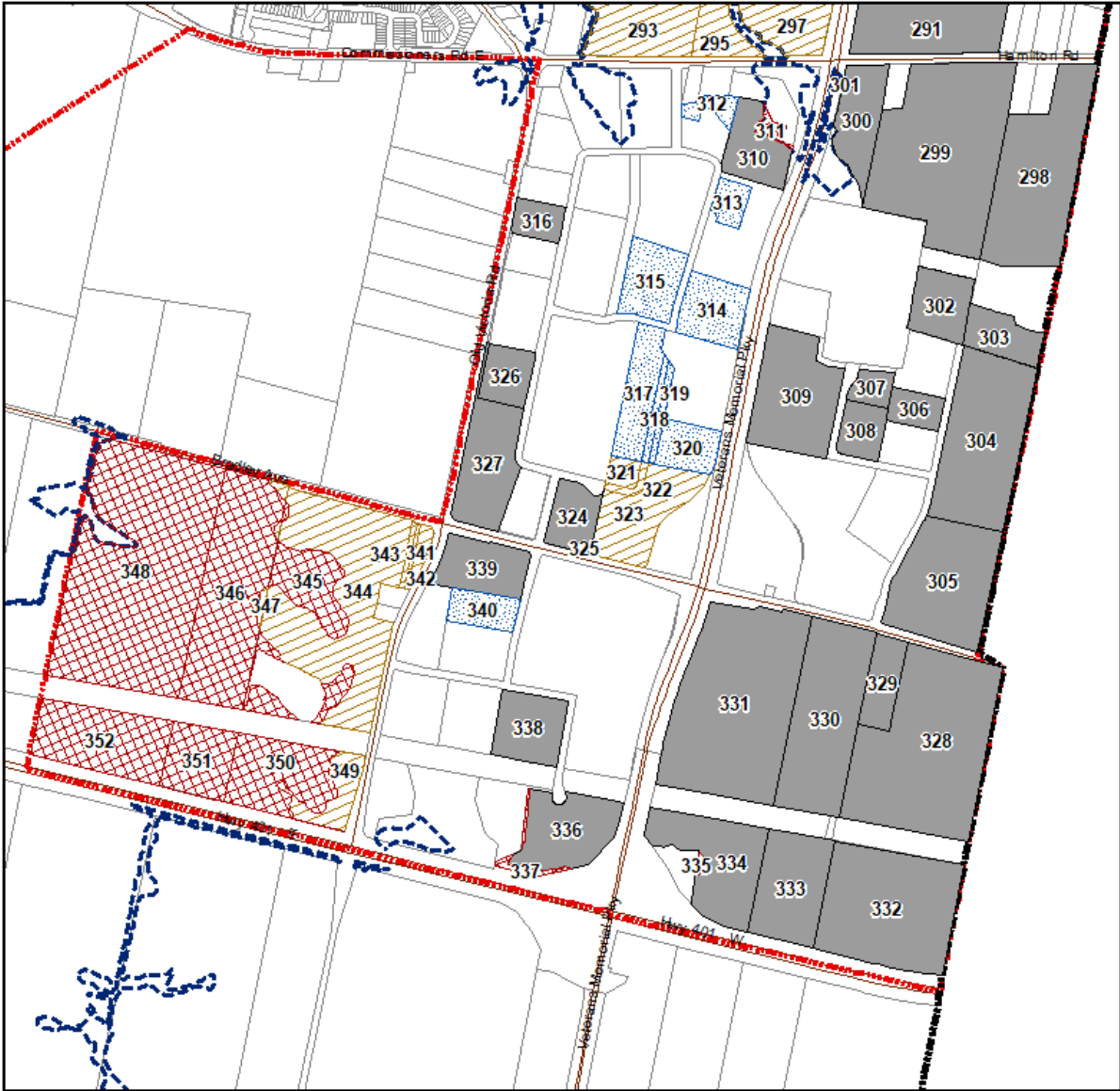
- Regulatory Flood Line
- Urban Growth Boundary
- City Boundary
- Major Roads
- Assessment Parcels
- Vacant Land Inventory**
- Vacant - Ineligible
- Vacant - Unsuitable
- Vacant - Suitable
- Underutilized











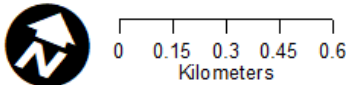
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Kilometers

City of London Industrial Vacant Land Inventory

MAP 7

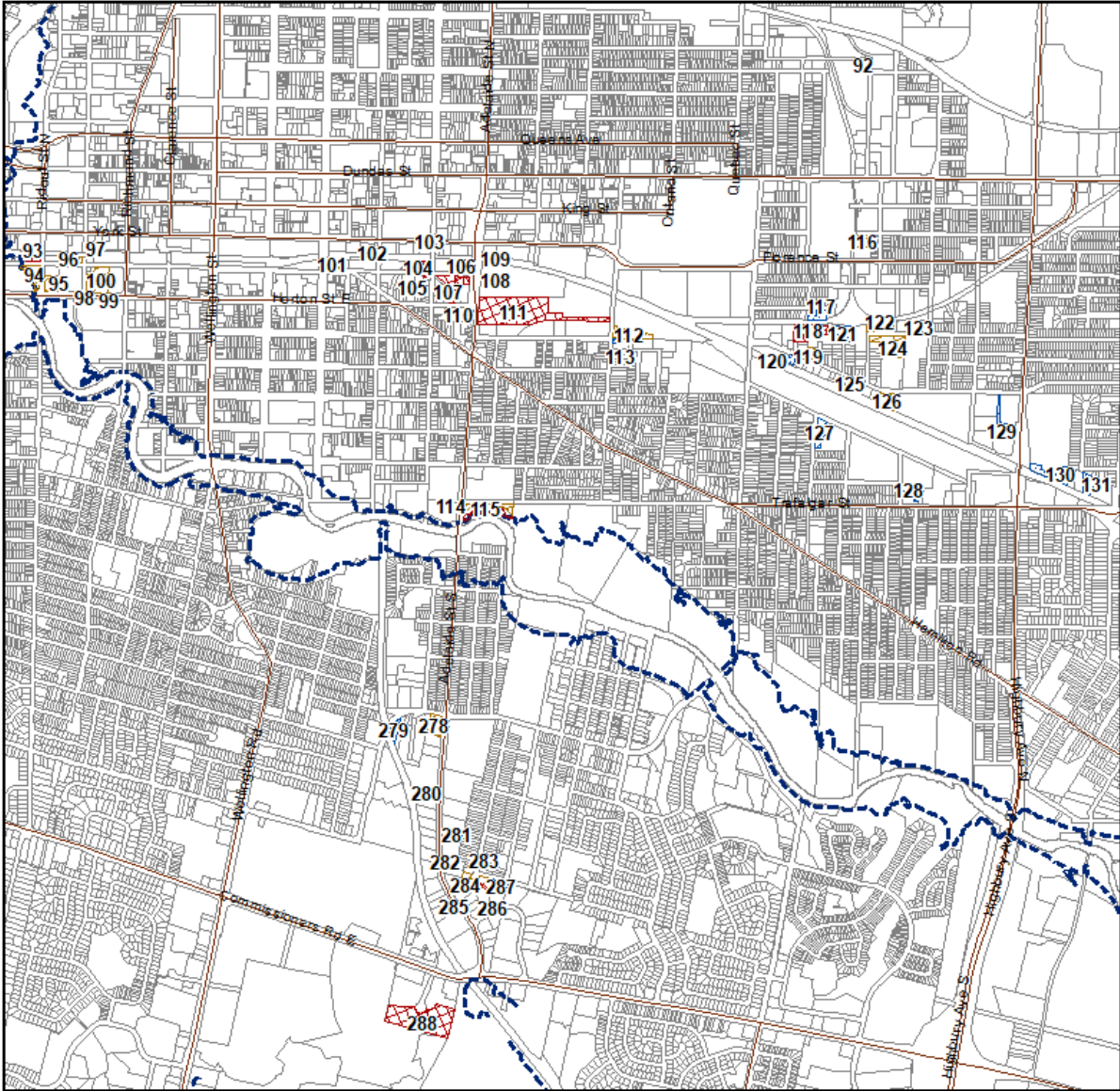








-  Regulatory Flood Line
 -  Urban Growth Boundary
 -  City Boundary
 -  Major Roads
 -  Assessment Parcels
- Vacant Land Inventory**
-  Vacant - Ineligible
 -  Vacant - Unsuitable
 -  Vacant - Suitable
 -  Underutilized

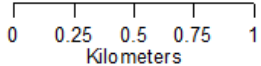


City of London Industrial Vacant Land Inventory

MAP 8

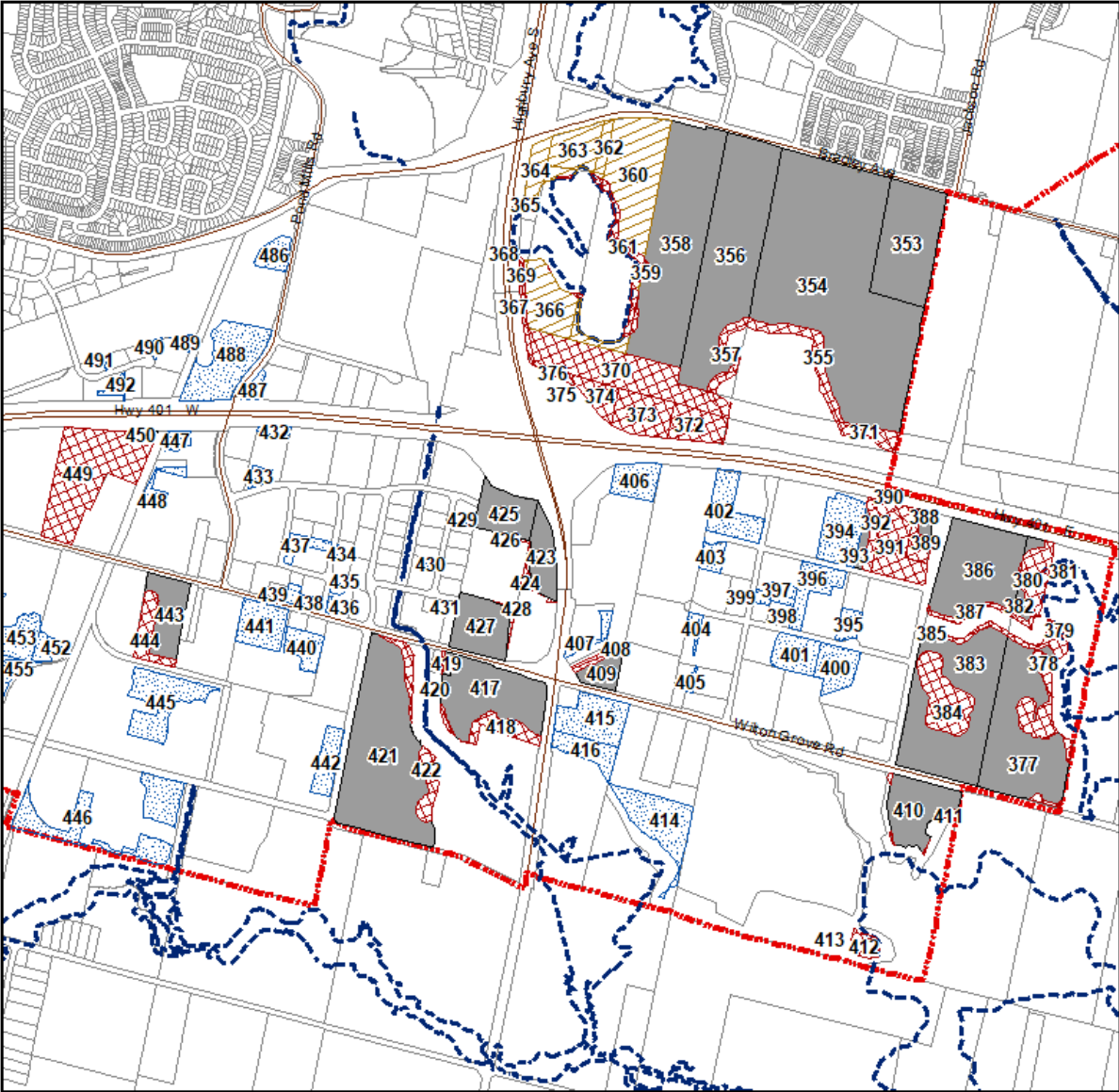


-  Regulatory Flood Line
-  Urban Growth Boundary
-  Major Roads
-  Assessment Parcels
- Vacant Land Inventory**
-  Vacant - Ineligible
-  Vacant - Unsuitable
-  Underutilized



City of London Industrial Vacant Land Inventory

MAP 9



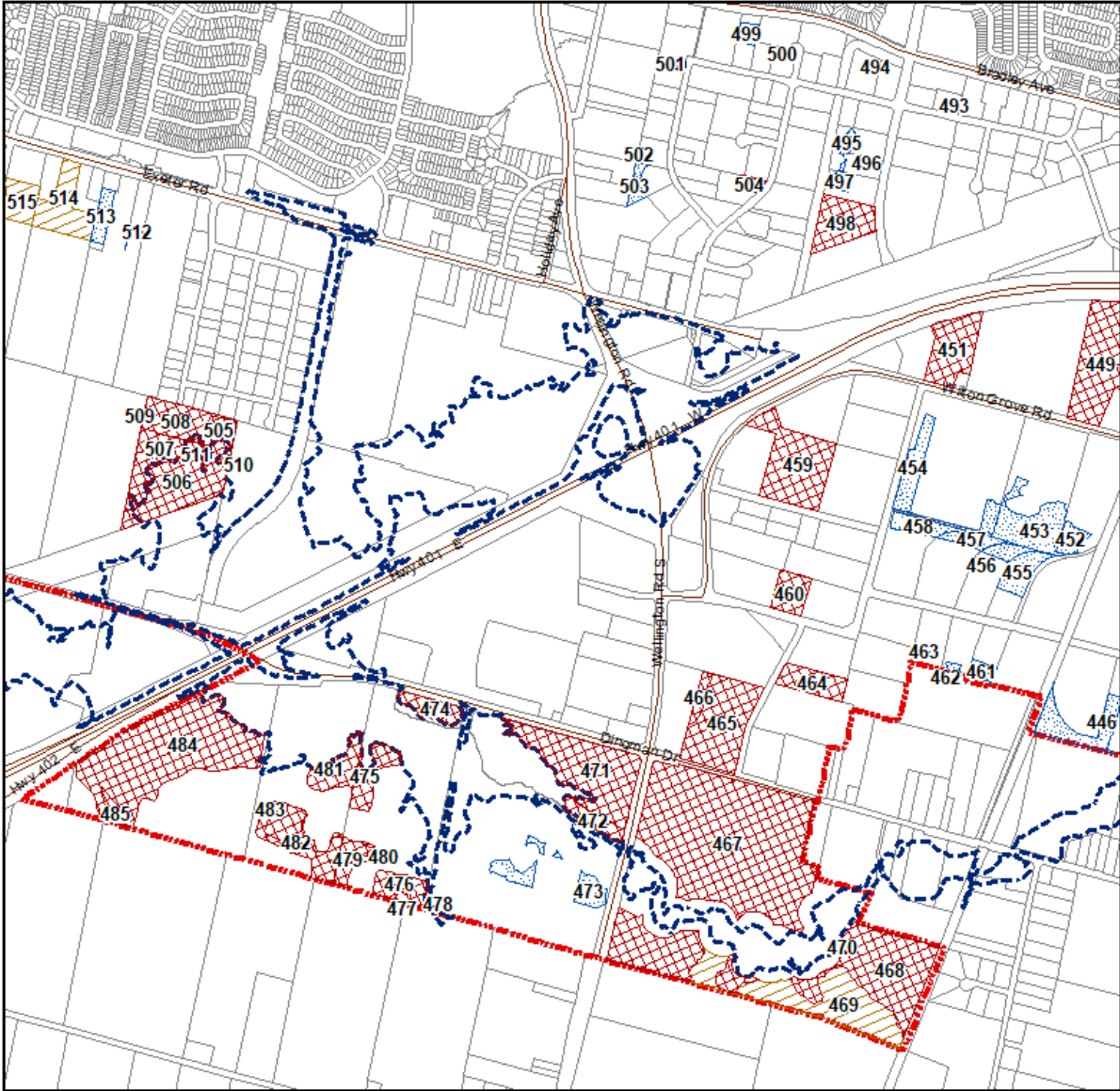
- Regulatory Flood Line
 - Urban Growth Boundary
 - Major Roads
 - Assessment Parcels
- Vacant Land Inventory**
- Vacant - Ineligible
 - Vacant - Unsuitable
 - Vacant - Suitable
 - Underutilized











0 0.2 0.4 0.6 0.8
Kilometers

City of London Industrial Vacant Land Inventory

MAP 10



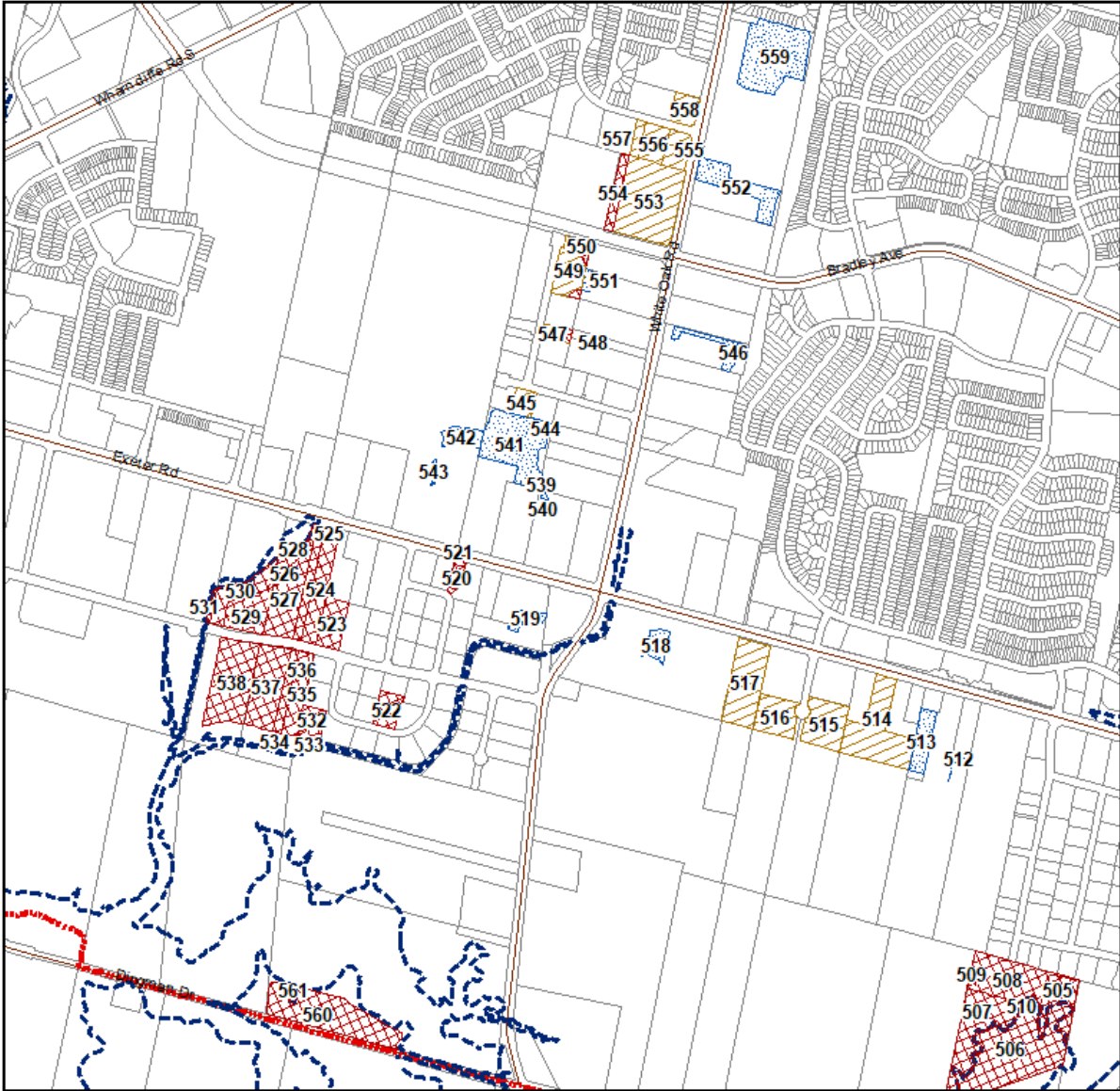
-  Regulatory Flood Line
-  Urban Growth Boundary
-  Major Roads
-  Assessment Parcels
- Vacant Land Inventory**
-  Vacant - Ineligible
-  Vacant - Unsuitable
-  Vacant - Suitable
-  Underutilized









0 0.15 0.3 0.45 0.6
Kilometers

City of London Industrial Vacant Land Inventory

MAP 11



-  Regulatory Flood Line
-  Urban Growth Boundary
-  Major Roads
-  Assessment Parcels
- Vacant Land Inventory**
-  Vacant - Ineligible
-  Vacant - Unsuitable
-  Underutilized



0 0.15 0.3 0.45 0.6
Kilometers