

Bill No. 372
2019

By-law No. C.P.-1284(____)-____

A by-law to amend the Official Plan for the City of London, 1989 relating to 3700 Colonel Talbot Road and 3645 Bostwick Road.

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

1. Amendment No. # to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on October 1, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 1, 2019
Second Reading – October 1, 2019
Third Reading – October 1, 2019

Amendment No.
to the
Official Plan for the City of London

A. Purpose of this Amendment

The purpose of this Amendment is:

1. To change the designation of certain lands described herein by refining and reconfiguring the extent of the designations from “Low Density Residential”, and “Multi-Family, Medium Density Residential” to “Low Density Residential”, “Multi-Family, Medium Density Residential” and “Open Space” on Schedule “A”, Land Use, to the Official Plan for the City of London.
2. To change the designation from “Unevaluated Vegetation Patch” to “Significant Woodlands” and “Locally Significant Wetlands” on Schedule “B1”, Natural Heritage Features, to the Official Plan for the City of London.
3. To change the east-west “Proposed Secondary” to align with Street A, and to change the north-south “Proposed Secondary” to align with Street on Schedule “C”, Transportation Corridors, of the Official Plan for the City of London.
4. To amend Section 20.5. Southwest Area Secondary Plan by amending the following:
 - i) Realigning the Planned Route and adding a Neighbourhood Park on Schedule 2 to Southwest Area Secondary Plan - Multi-Use Pathways and Parks,
 - ii) Refining and reconfiguring the extent of the Low Density, Medium Density, and Open Space designations, by changing the designation from “Low Density Residential”, “Medium Density Residential”, and “Open Space” to “Low Density Residential”, “Medium Density Residential”, and “Open Space”, realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors) on Schedule 4 (Southwest Area Land Use Plan),
 - iii) Refining and reconfiguring the extent of the Low Density, Medium Density, and Open Space designations, by changing the designation from “Low Density Residential”, “Medium Density Residential”, and “Open Space” to “Low Density Residential”, “Medium Density Residential”, and “Open Space”, adding a Park, and to realign Street A (secondary collector) on Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations),
 - iv) Refining and reconfiguring the extent of the Low Density, Medium Density, and Open Space designations, by changing the designation from “Low Density Residential”, and “Medium Density Residential” to “Low Density Residential”, “Medium Density Residential”, and “Open Space”, realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors) on Schedule 9 (North Lambeth Residential Neighbourhood Land Use Designations).

B. Location of this Amendment

This Amendment applies to lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road in the City of London.

C. Basis of the Amendment

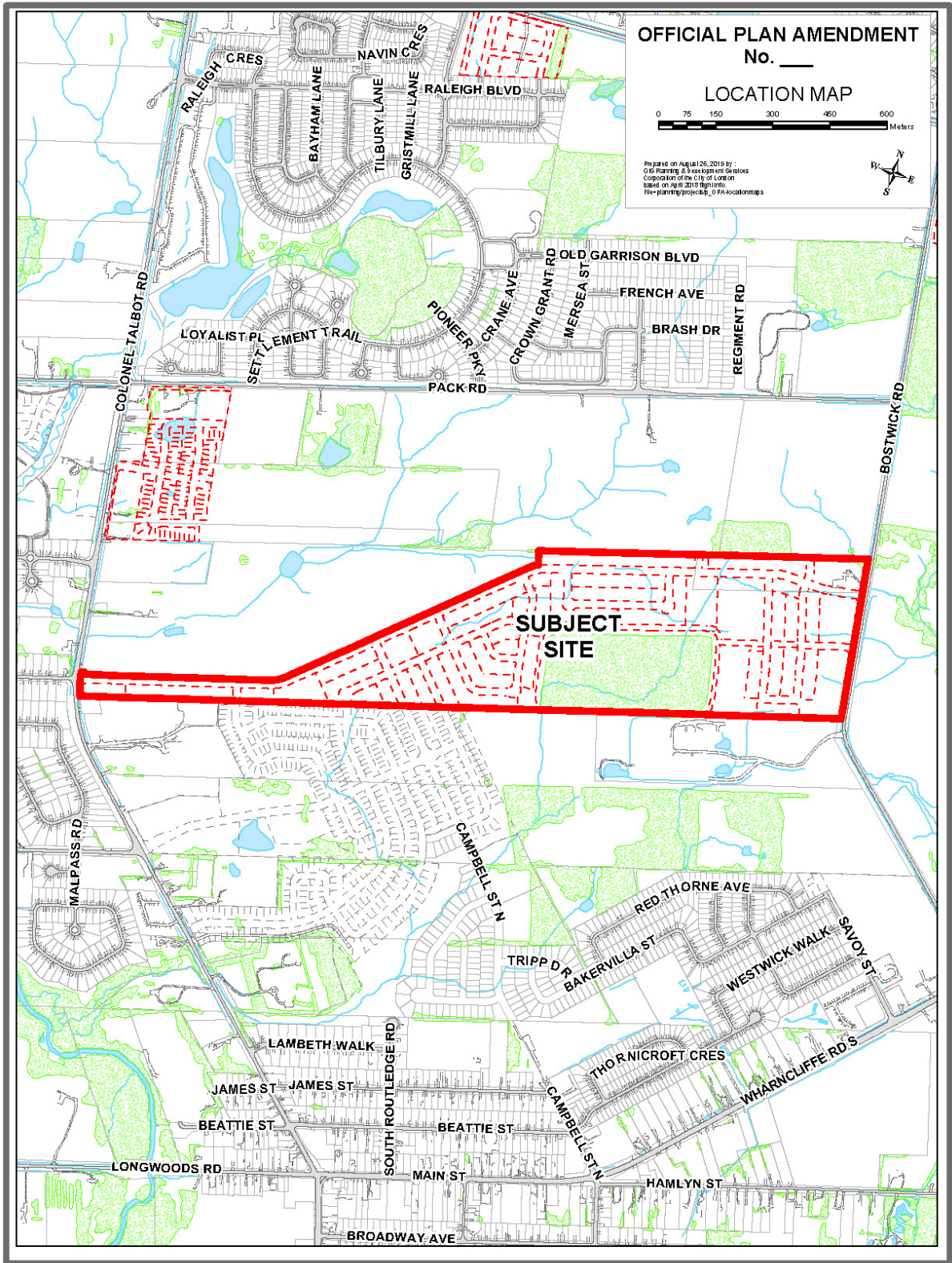
This amendment will correct land uses and facilitate the protection of a natural heritage feature, as well as facilitate additional residential development.

D. The Amendment

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

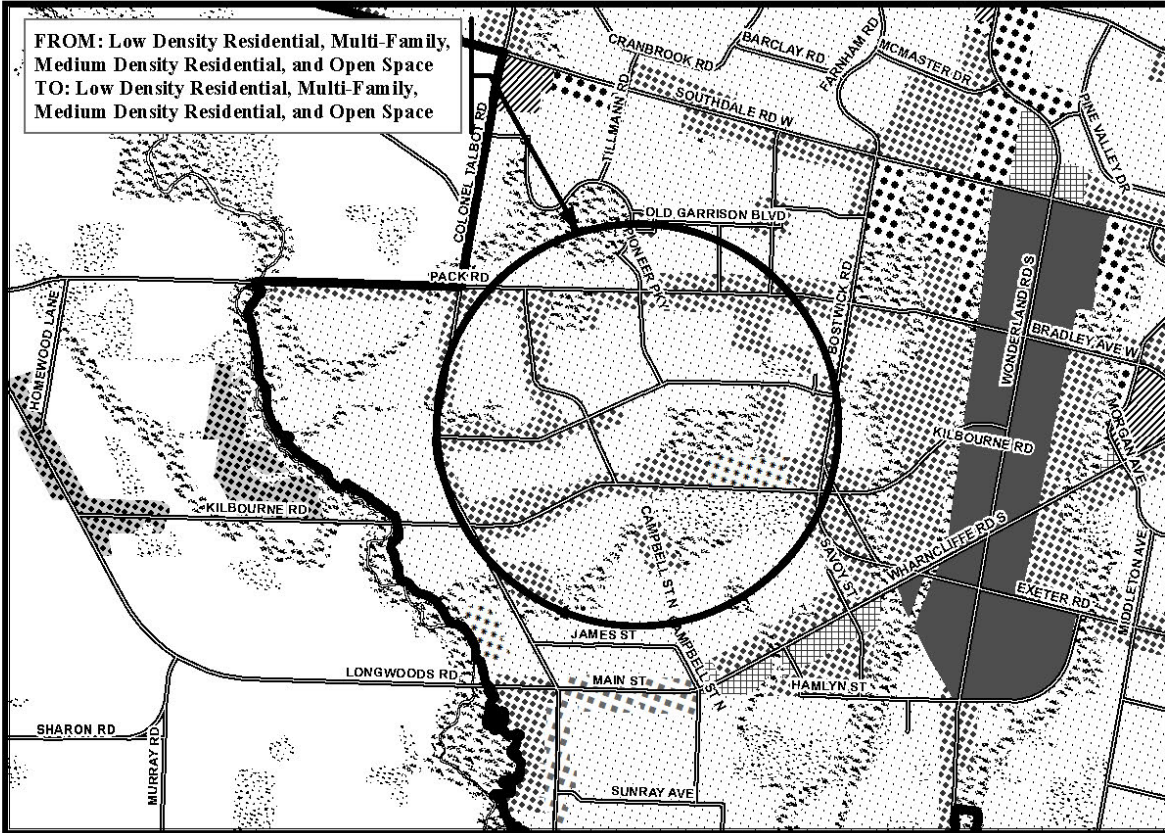
1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road in the City of London, as indicated on "Schedule 1" attached hereto, by refining and reconfiguring the designations from "Low Density Residential", and "Multi-Family, Medium Density Residential" to "Low Density Residential", "Multi-Family, Medium Density Residential" and "Open Space".
2. Schedule "B1", Natural Heritage Features to the Official Plan for the City of London Planning Area is amended by designating those lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road in the City of London, as indicated on "Schedule 2" attached hereto by changing the designation from "Unevaluated Vegetation Patch" to "Significant Woodlands" and "Locally Significant Wetlands".
3. Schedule "C", Transportation Corridors to the Official Plan for the City of London Planning Area is amended by designating those lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road in the City of London, as indicated on "Schedule 3" attached hereto by changing the east-west "Proposed Secondary" to align with Street A, and to change the north-south "Proposed Secondary" to align with Street D.
4. Section 20.5. Southwest Area Secondary Plan to the Official Plan for the City of London Planning Area is amended by designating those lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road in the City of London by changing the following:
 - i) Schedule 2 to Southwest Area Secondary Plan (Multi-Use Pathways and Parks) - Realigning the Planned Route and adding a Neighbourhood Park;
 - ii) Schedule 4 to Southwest Area Secondary Plan (Southwest Area Land Use Plan) - Refining and reconfiguring the extent of the designations, from "Low Density Residential", "Medium Density Residential", and "Open Space" to "Low Density Residential", "Medium Density Residential", and "Open Space";
 - iii) Schedule 8 to Southwest Area Secondary Plan (Bostwick Residential Neighbourhood Land Use Designations) - Refining and reconfiguring the extent of the designations, from "Low Density Residential", "Medium Density Residential", and "Open Space" to "Low Density Residential", "Medium Density Residential", and "Open Space", adding a Park, and to realign Street A (secondary collector), and,
 - iv) Schedule 9 to Southwest Area Secondary Plan (North Lambeth Residential Neighbourhood Land Use Designations) - Refining and reconfiguring the extent of the designations, from "Low Density Residential", and "Medium Density Residential" to "Low Density Residential", "Medium Density Residential", and "Open Space", realigning the location of the Neighbourhood Central Activity Node, and to realign Street A and D (secondary collectors).

Location Map



Schedule "1"

AMENDMENT NO:



FROM: Low Density Residential, Multi-Family, Medium Density Residential, and Open Space
TO: Low Density Residential, Multi-Family, Medium Density Residential, and Open Space

Legend

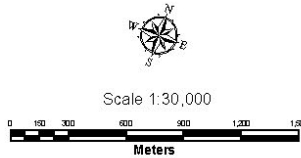
- | | | |
|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Office Business Park |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | General Industrial |
| Enclosed Regional Commercial Node | Office Area | Light Industrial |
| New Format Regional Commercial Node | Office/Residential | Commercial Industrial |
| Community Commercial Node | Regional Facility | Transitional Industrial |
| Neighbourhood Commercial Node | Community Facility | Rural Settlement |
| Main Street Commercial Corridor | Open Space | Environmental Review |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth | Agriculture |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth | Urban Growth Boundary |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

SCHEDULE 1 TO OFFICIAL PLAN

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8838 & 39T-17503

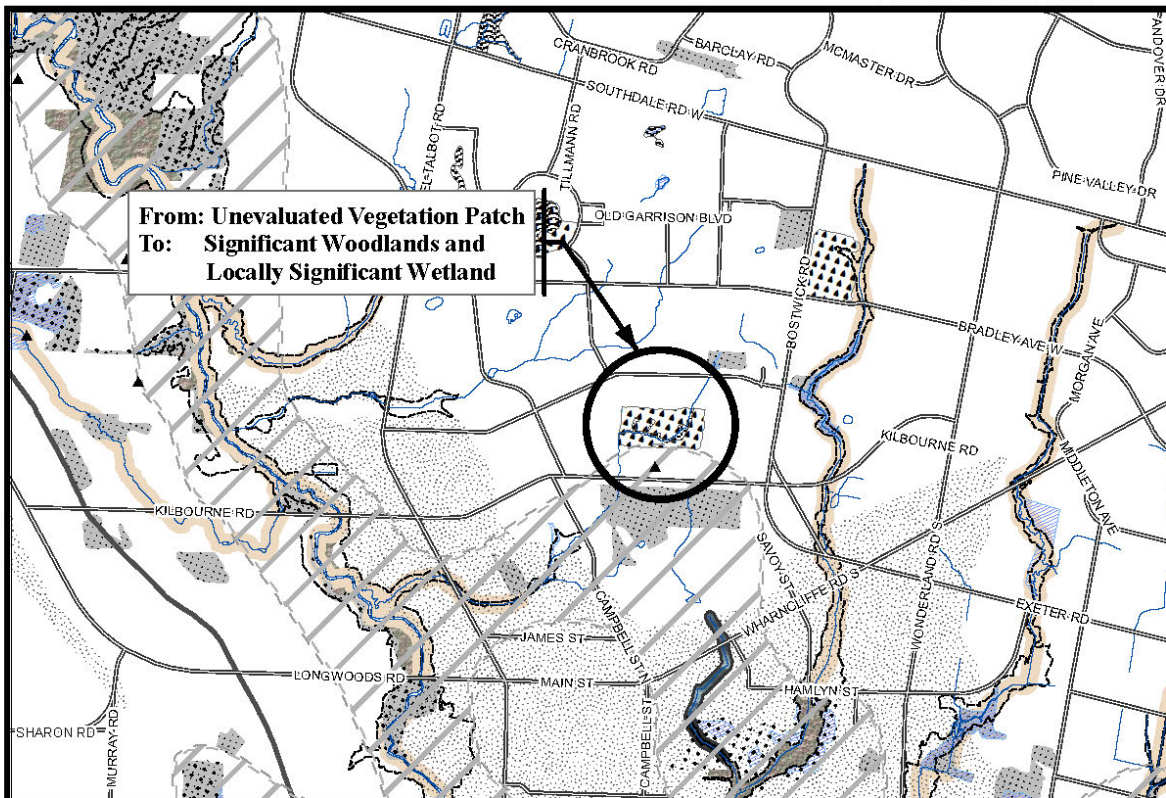
PLANNER: NP

TECHNICIAN: RC

DATE: 2019/09/03

Schedule "2"

AMENDMENT NO:



**From: Unevaluated Vegetation Patch
To: Significant Woodlands and
Locally Significant Wetland**

NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

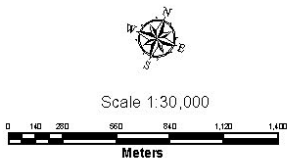
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8838 & 39T-17503

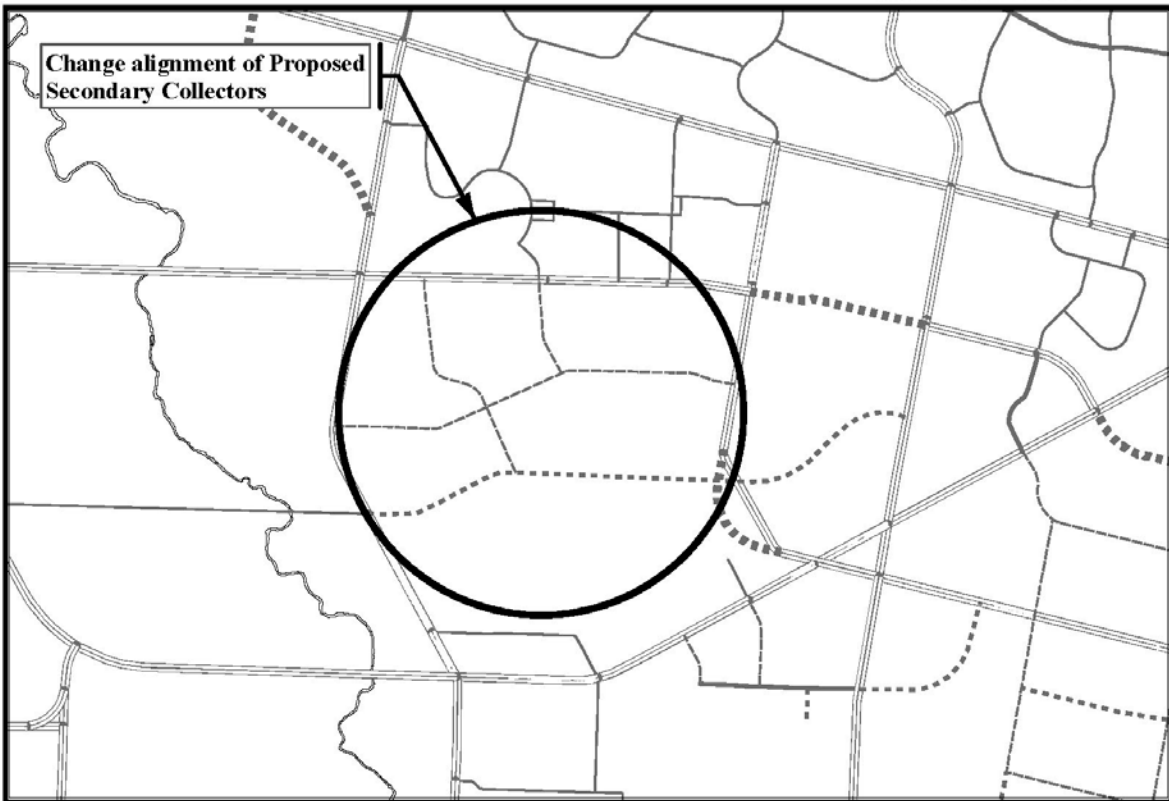
PLANNER: NP

TECHNICIAN: RC

DATE: 2019/09/03

Schedule "3"

AMENDMENT NO:









Legend



ROAD CLASSIFICATION

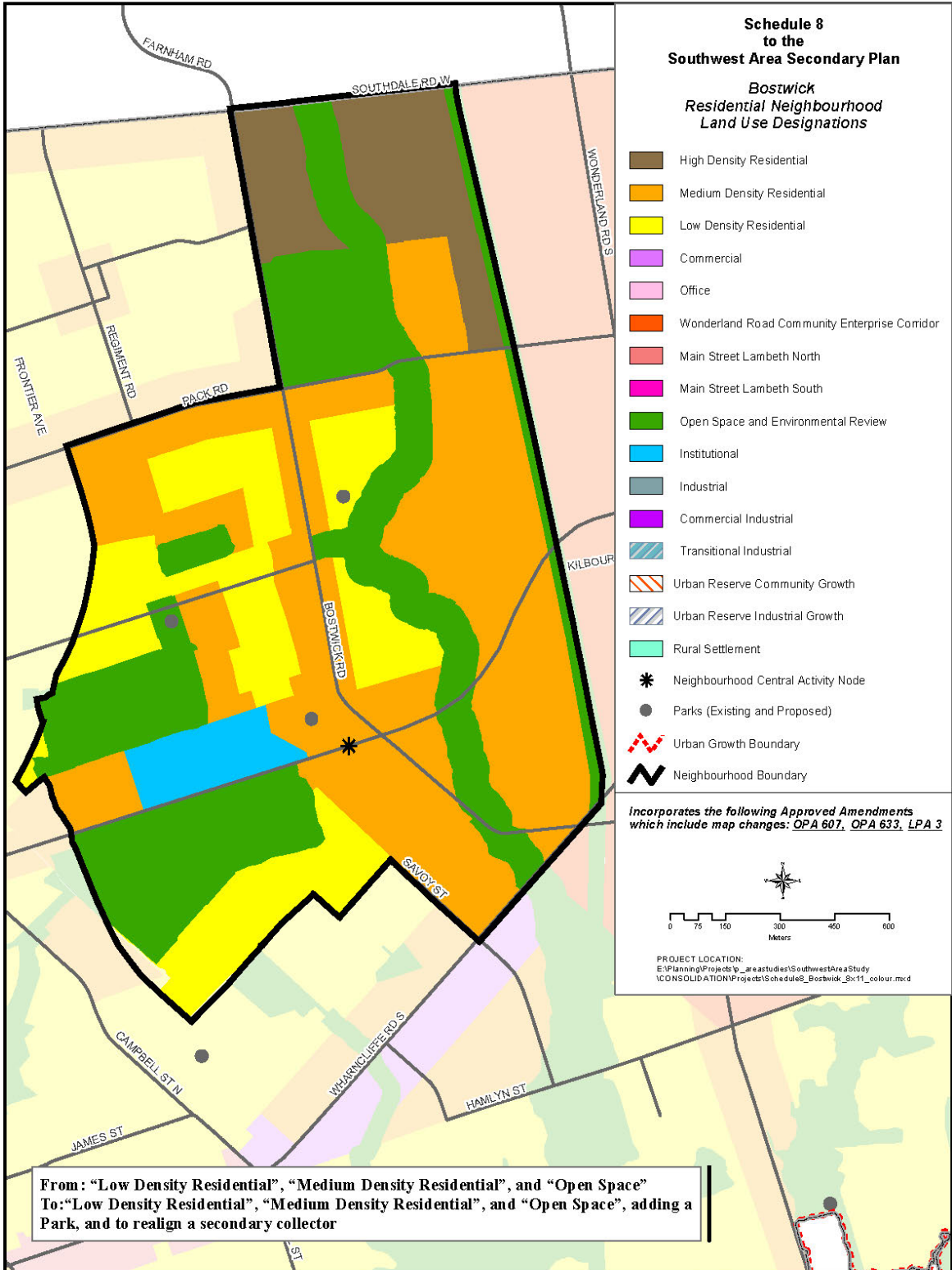
-  Secondary Collector
-  Primary Collector
-  Arterial
-  Freeway
-  Expressway

PROPOSED ROAD CORRIDOR

-  Proposed Secondary Collector
-  Proposed Primary Collector
-  Proposed Arterial
-  Proposed Freeway
-  Proposed Expressway
-  Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

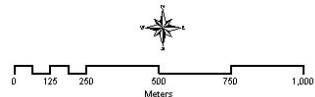
<p align="center">SCHEDULE 3 TO OFFICIAL PLAN</p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p align="center">  Scale 1:30,000  Meters </p>	<p>FILE NUMBER: OZ-8838 & 39T-17503</p> <p>PLANNER: NP</p> <p>TECHNICIAN: RC</p> <p>DATE: 2019/09/03</p>
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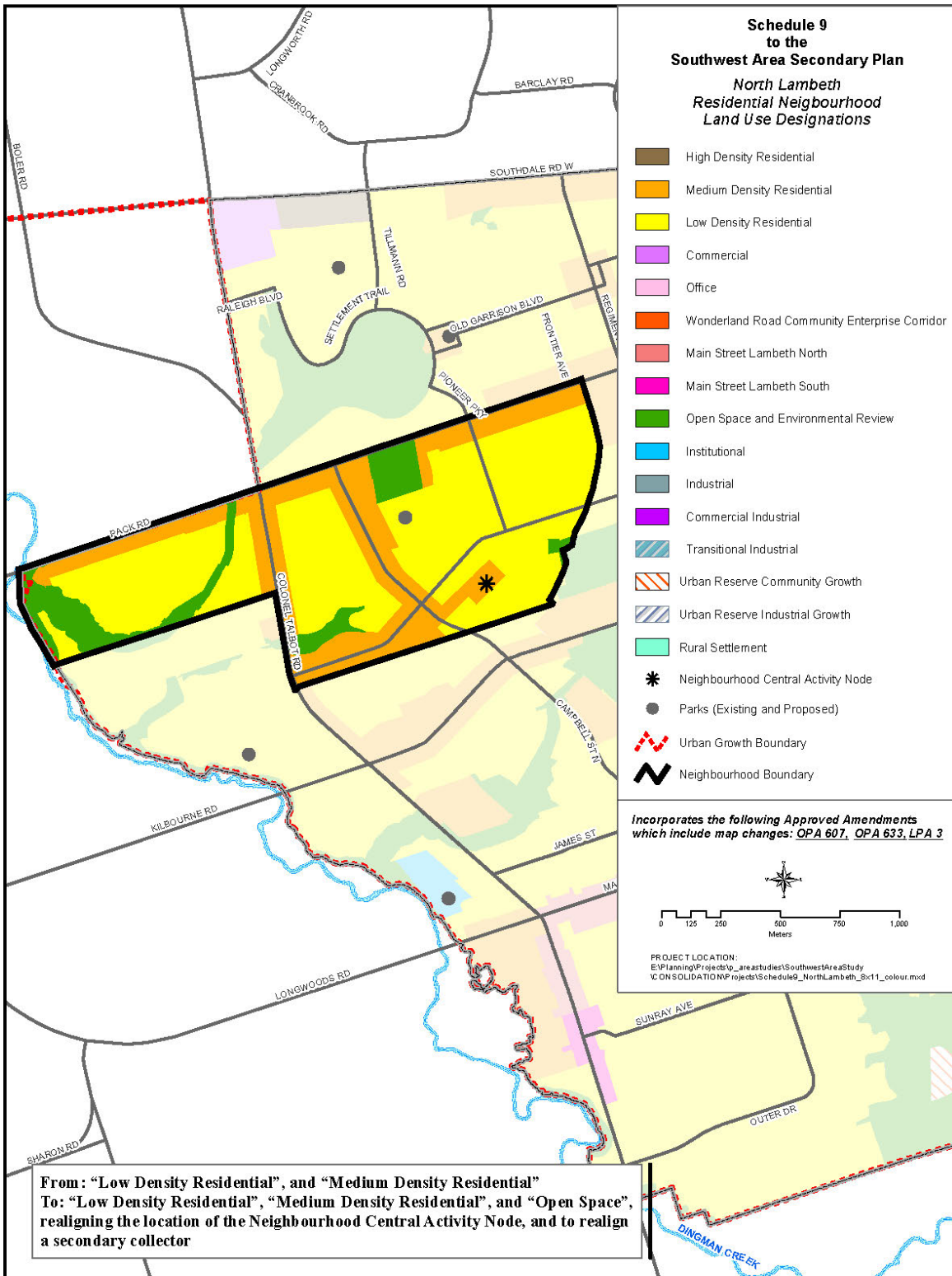
**Schedule 9
to the
Southwest Area Secondary Plan
North Lambeth
Residential Neighbourhood
Land Use Designations**

-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Commercial Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary

**Incorporates the following Approved Amendments
which include map changes: OPA 607, OPA 633, LPA 3**



PROJECT LOCATION:
E:\Planning\Projects\p_area\studies\SouthwestAreaStudy
V:\CONSOLIDATION\Projects\Schedule9_NorthLambeth_Sv11_colour.mxd



**From: "Low Density Residential", and "Medium Density Residential"
To: "Low Density Residential", "Medium Density Residential", and "Open Space",
realigning the location of the Neighbourhood Central Activity Node, and to realign
a secondary collector**