

Bill No. 373  
2019

By-law No. C.P.-1512(\_)-\_\_

A by-law to amend The London Plan for the  
City of London, 2016 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 be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This 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**  
**The London Plan for the City of London**

**A. Purpose of this Amendment**

1. To change the Place Types from Neighbourhoods and Environmental Review to Green Space, and to change the alignment of the Neighbourhood Connectors on Map 1 - Place Types.
2. To change the east-west Neighbourhood Connector to align with Street A, and to change the north-south Neighbourhood Connector to align with Street D on Map 3 - Street Classifications.
3. To change the designation from Unevaluated Vegetation Patch to Significant Woodlands and Wetlands on Map 5 - Natural Heritage.
4. To change Policy 1565\_ List of Secondary Plans, 5. Southwest Area Secondary Plan, 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**

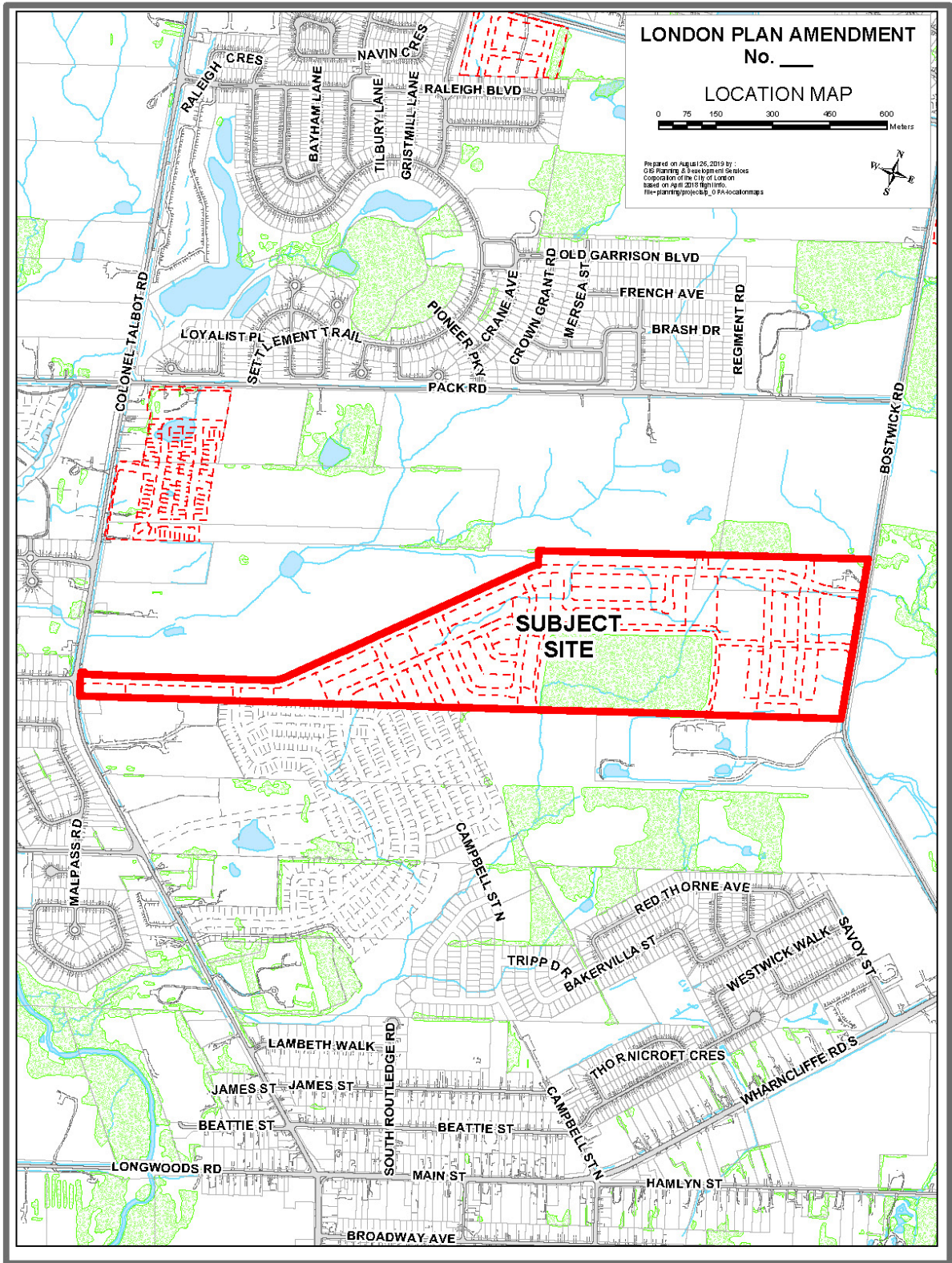
This amendment will correct land uses and facilitate the protection of a natural heritage feature, as well as facilitate additional residential development.

## D. The Amendment

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

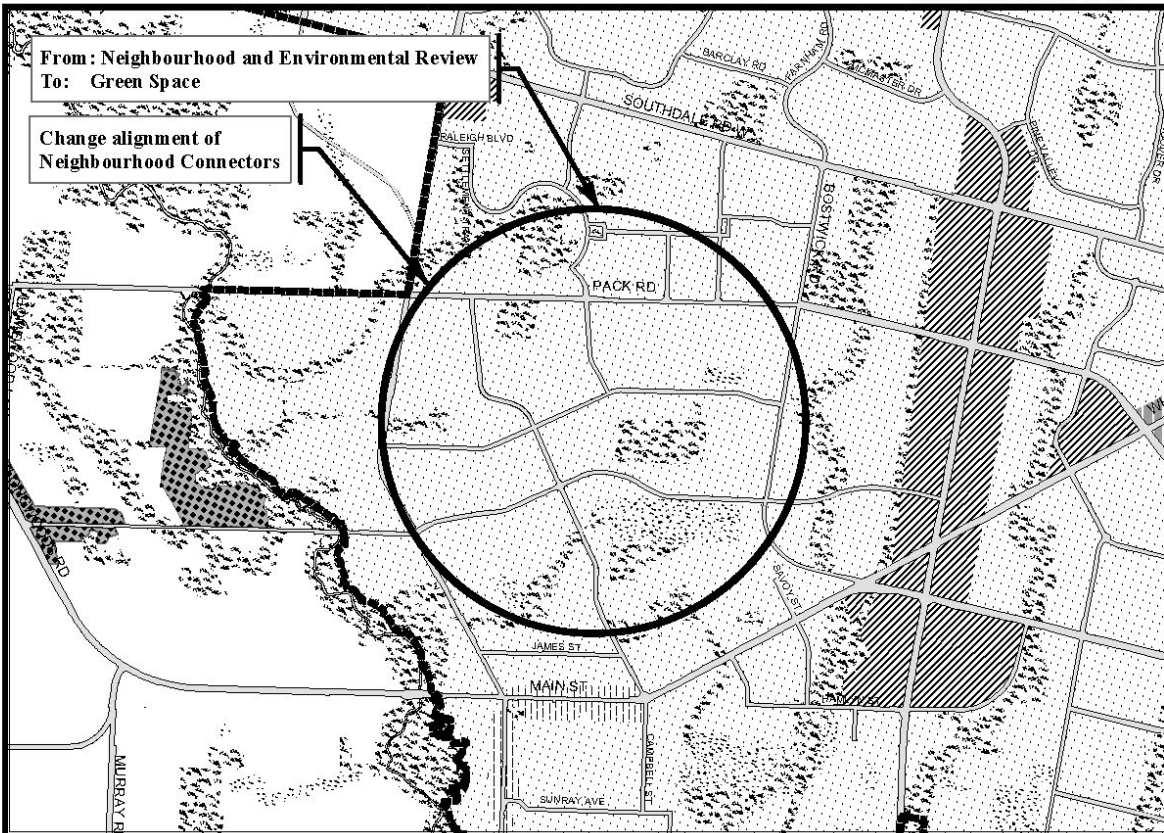
1. Map 1 - Place Types, to the London Plan for the City of London Planning Area is amended by designating those lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road in the City of London, as indicated on "Schedule 1" attached hereto from Neighbourhoods and Environmental Review to Green Space, and to change the alignment of the Neighbourhood Connectors.
2. Map 3 - Street Classifications, to the London 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 to change the east-west Neighbourhood Connector to align with Street A, and to change the north-south Neighbourhood Connector to align with Street D.
3. Map 5 - Natural Heritage, to the London 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 to change the designation from Unevaluated Vegetation Patch to Significant Woodlands and Wetlands.
4. To change Policy 1535\_5. Southwest Area Secondary Plan to the London Plan for the City of London Planning Area is amended for 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:



### Legend

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

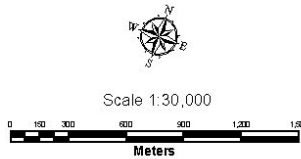
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

## SCHEDULE 1 TO THE LONDON PLAN

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Planning Services



FILE NUMBER: OZ-8838 & 39T-17503

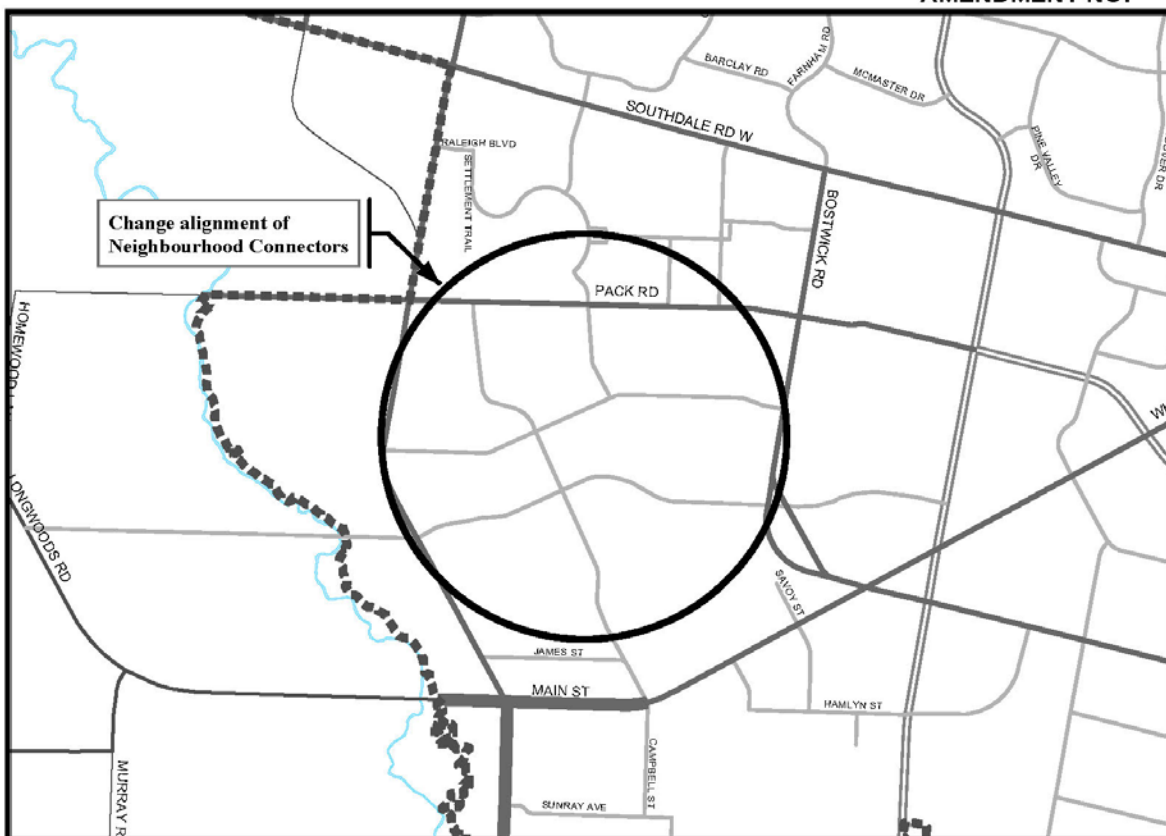
PLANNER: NP

TECHNICIAN: RC

DATE: 9/3/2019

# Schedule "2"

AMENDMENT NO:

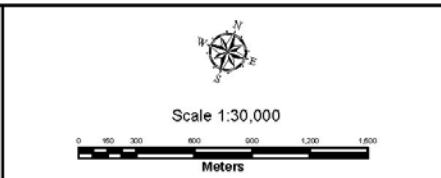


### Legend

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

*This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations. At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Boulevards and Urban Thoroughfares to recognize potential alignments. These Street Classifications will be modified to align with the results of the EA process for the final version of The London Plan.*

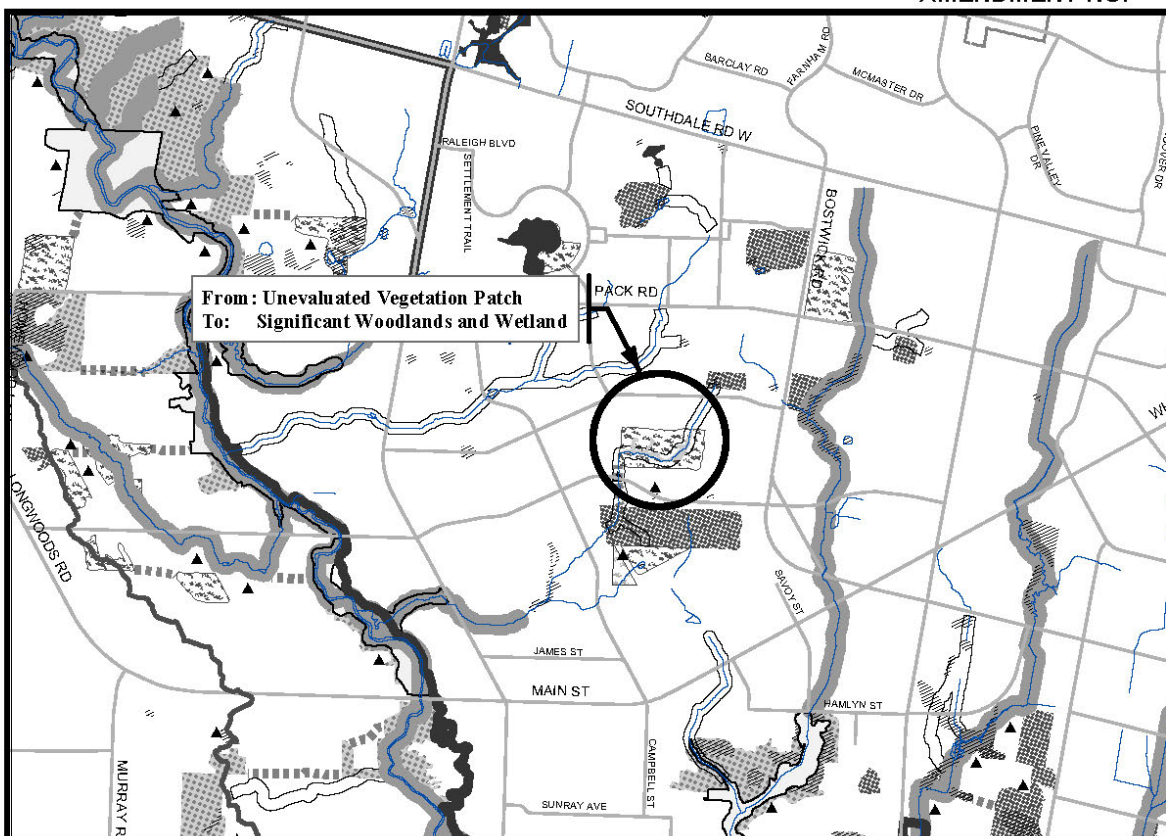
**SCHEDULE 2  
TO  
THE LONDON PLAN**  
AMENDMENT NO. \_\_\_\_\_  
PREPARED BY: Planning Services



FILE NUMBER: OZ-8838 & 39T-17503  
PLANNER: NP  
TECHNICIAN: RC  
DATE: 9/3/2019

# Schedule "3"

AMENDMENT NO:



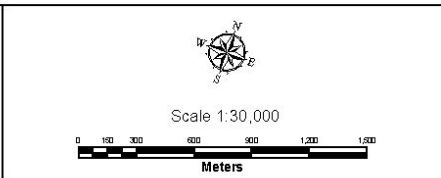
<b>NATURAL HERITAGE SYSTEM</b>		<b>Base Map Features</b>
Provincially Significant Wetlands	Areas of Natural and Scientific Interest	Railways
Wetlands	Environmentally Significant Areas (ESA)	Water Courses/Ponds
Unevaluated Wetlands	Potential ESAs	Streets (see Map 3)
Significant Woodlands	Upland Corridors	Conservation Authority Boundary
Woodlands	Potential Naturalization Areas	Subwatershed Boundary
Significant Valley Lands	Unevaluated Vegetation Patches	
Valley Lands		

*This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.*

**SCHEDULE 3  
TO  
THE LONDON PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Planning Services

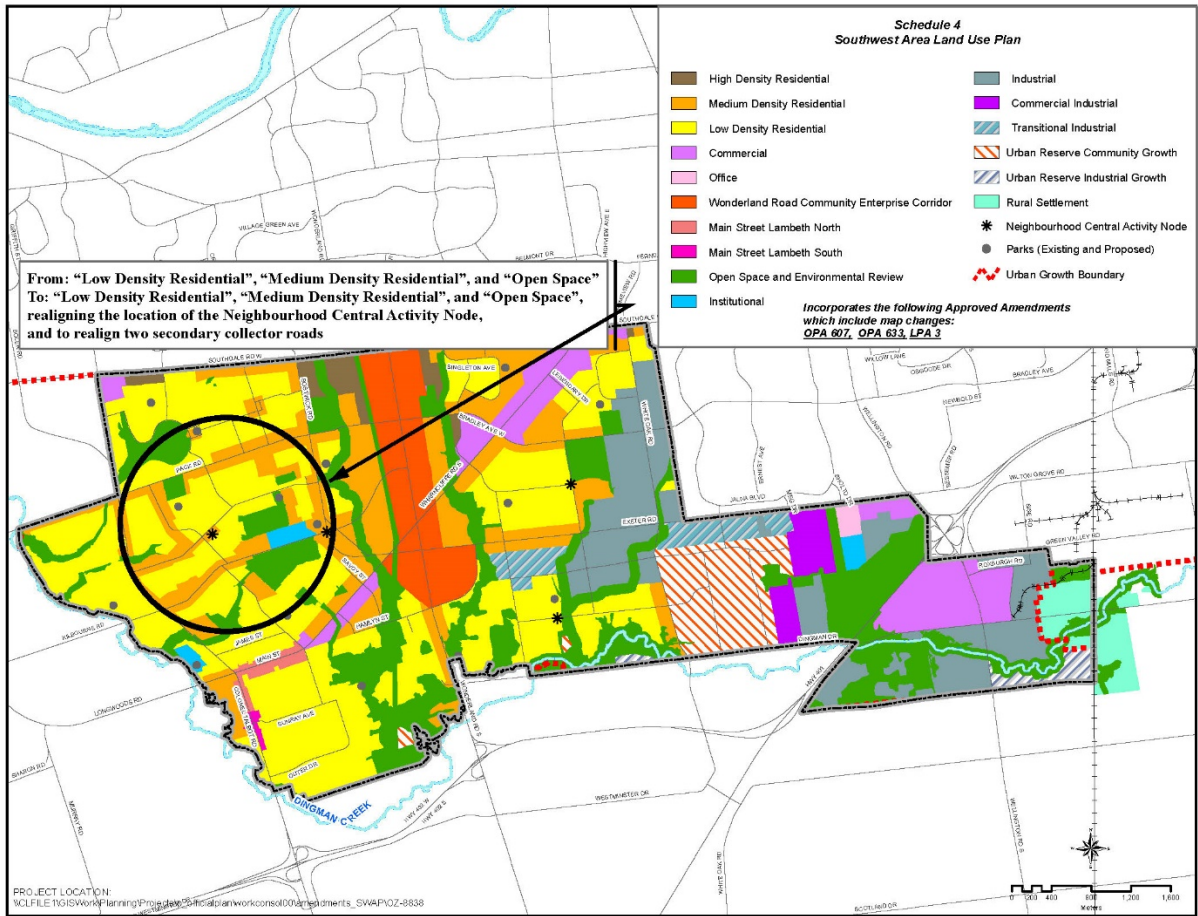
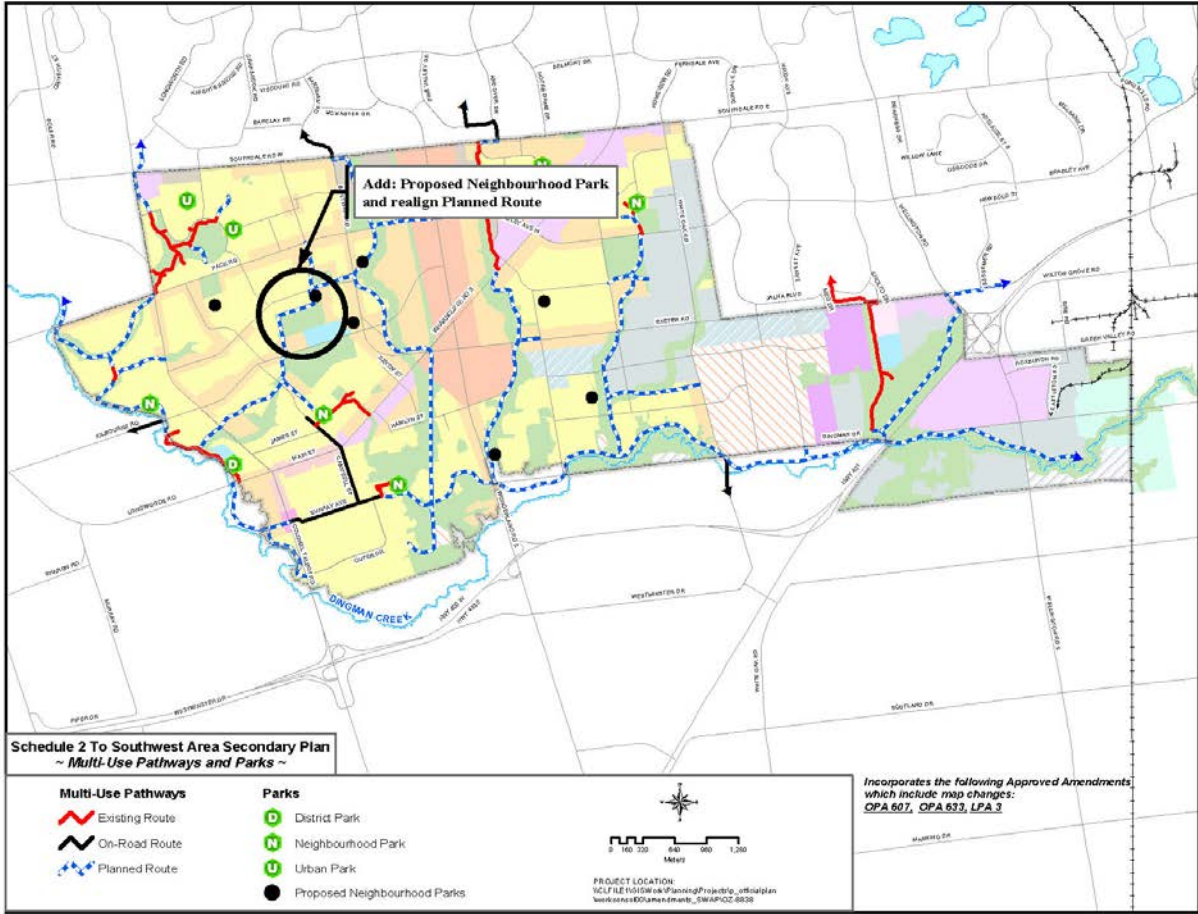


FILE NUMBER: OZ-8838 & 39T-17503

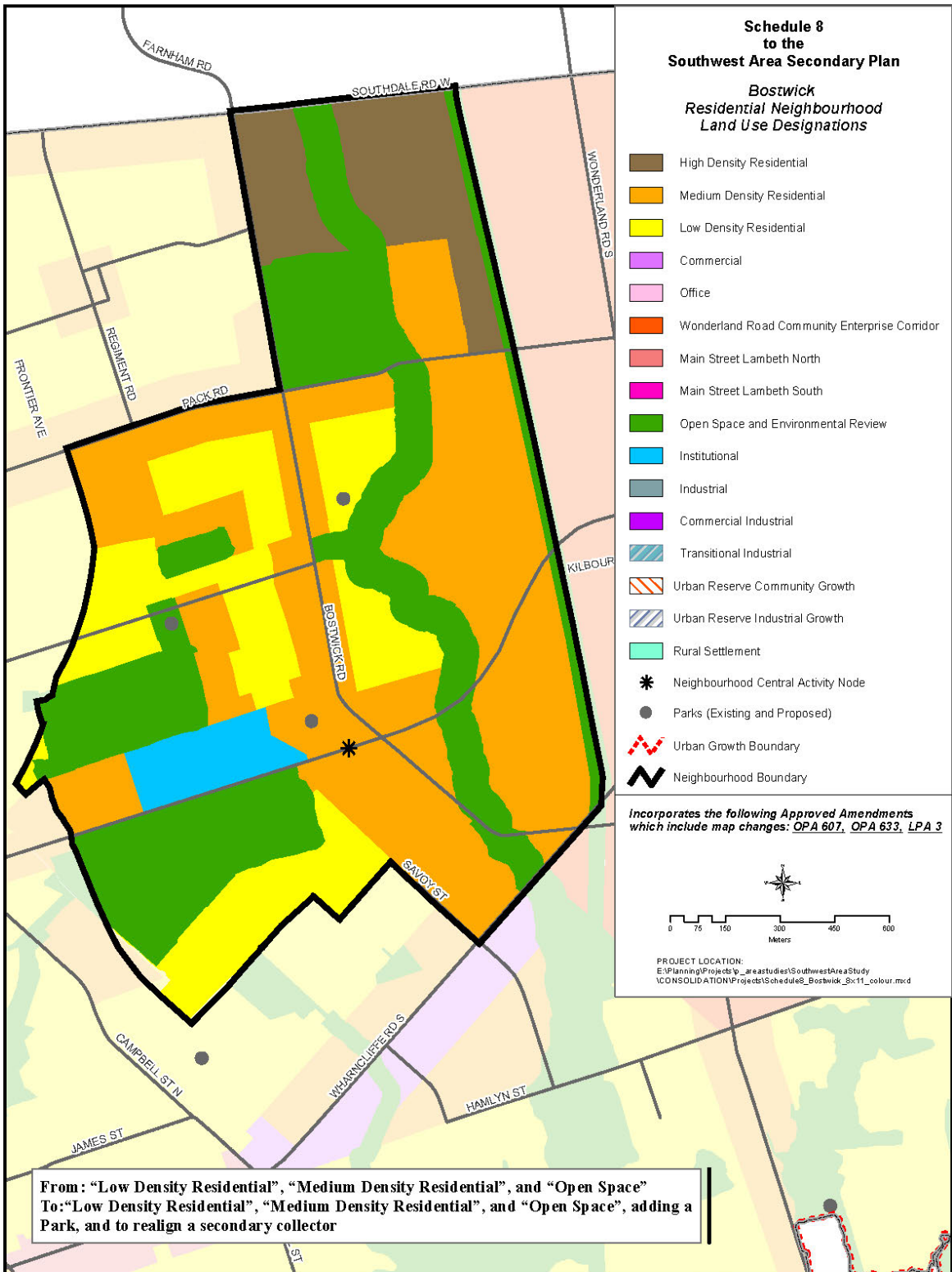
PLANNER: NP

TECHNICIAN: RC

DATE: 9/9/2019



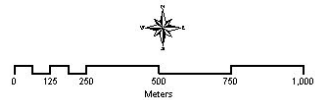




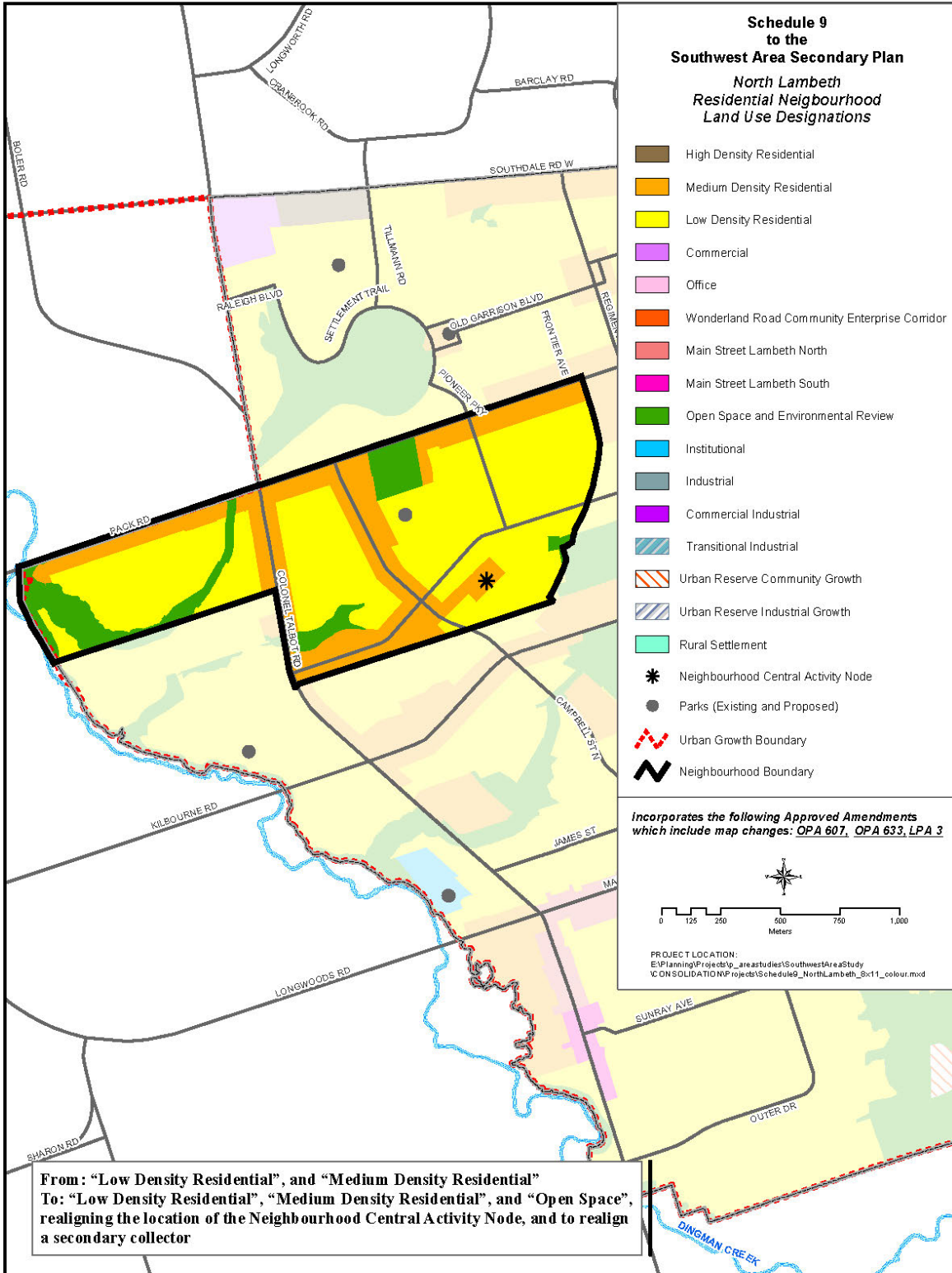
**Schedule 9  
to the  
Southwest Area Secondary Plan  
North Lambeth  
Residential Neighbourhood  
Land Use Designations**

-  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**