

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee  
**From:** Gregg Barrett  
Director, City Planning and City Planner  
**Subject:** London Plan Housekeeping Amendment  
**Public Participation Meeting on:** July 15, 2020

### Recommendation

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the proposed amendment to The London Plan to correct errors and omissions and to add Council-approved, in-force amendments to the 1989 Official Plan to The London Plan:

- (a) The proposed by-law, attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 21, 2020 to amend various policies of The London Plan to correct errors and omissions and to add Council-approved amendments to the 1989 Official Plan to The London Plan.

### Executive Summary

#### Summary of Request

The requested amendment to The London Plan is of a housekeeping nature. The amendment is to correct errors and omissions in the Plan and make updates to reflect council approved amendments to the 1989 Official Plan since The London Plan's approval.

#### Purpose and the Effect of Recommended Action

The purpose and effect of the amendment is to improve clarity and consistency in policies and mapping throughout The London Plan. It will further recognize planning decisions that have been made since the approval of The London Plan but have not been implemented in the Plan due to the status of appeals, which did not allow City Council the ability to make amendments to appealed portions of the Plan.

### Analysis

#### 1.0 Background

The London Plan was adopted by City Council on June 23, 2016 and approved by the Province on December 28, 2016. After its approval The London Plan was appealed by multiple parties, which has limited the applicability of portions of the Plan. As a result, staff recommendations on planning applications have considered both the 1989 Official Plan and The London Plan. Where policies of The London Plan were subject to appeal City Council has not been able to approve amendments to the Plan and such applications, if approved, were done so by amendment to the 1989 Official Plan.

A number of these official plan amendments (OPAs) to the 1989 Official Plan that were approved by Council may now be incorporated into The London Plan as more London Plan policies have come into effect.

In addition to the OPAs, several errors and omissions in the Plan have been identified and should be corrected through the housekeeping amendment.

## **2.0 Details of the amendment**

Two categories of modifications are proposed in this amendment, both of which are necessary to ensure that The London Plan stays up to date and any issues raised with the Plan since its approval are addressed. The categories include minor errors and omissions, and modifications to be consistent with approved amendments to the 1989 Official Plan since the approval of The London Plan by Council.

### **2.1 Minor errors and omissions**

The errors and omissions include typographical, grammatical, and formatting errors, as well as inconsistencies in spacing and punctuation. Minor changes are necessary to refine wording and formatting in policies and mapping, as indicated in Appendix “B”.

### **2.2 Approved official plan amendments**

The OPAs, approved up to December 16, 2019, have been reviewed to be incorporated into The London Plan. The OPAs represent modifications to certain policies and maps, except for those that are currently subject to appeal, including Map 1 – Place Types; Map 5 – Natural Heritage; Map 6 – Hazards and Natural Resources; and Map 7 – Specific Policy Areas. Refinement to those policies and maps will be addressed through a future amendment once they come in force and effect. The OPAs primarily require new policies for specific areas in certain Place Types with related changes to Map 7.

In some cases three readings of a by-law to enact a London Plan amendment were withheld until the related London Plan policies and maps come into force. Since the majority of The London Plan is now in force and effect, most of these amendments are included in this housekeeping amendment in order to align The London Plan with Council’s recent decisions made to the 1989 Official Plan through these OPAs.

In addition, several site-specific policies to The London Plan are necessary given no by-laws for amendments to The London Plan were proposed through other OPAs.

The following are the OPAs, whose descriptions and rationales can be found in Appendix “C”:

- a) OPA No. 642 (240 Waterloo Street and 358 Horton Street East)
- b) OPA No. 646 (Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan)
- c) OPA No. 647 (21 Wharnccliffe Road South)
- d) OPA No. 650 (1577 and 1687 Wilton Grove Road)
- e) OPA No. 651 (1448 Adelaide Street North)
- f) OPA No. 653 (Outdoor patio regulations for Light Industrial Place Type)
- g) OPA No. 658 (633, 635, 637, 645, 649, 651 and 655 Base Line Road East)
- h) OPAs No. 663 and No. 664 (100, 335 and 353 Kellogg Lane, 1063, 1080, 1097 and 1127 Dundas Street, 1151 York Street)
- i) OPA No. 666 (379 Sunningdale Road West)
- j) OPA No. 669 (Brydges Street Area)
- k) OPA No. 671 (2150 Oxford Street East)
- l) OPA No. 672 (1176, 1200 and 1230 Hyde Park Road)
- m) OPA No. 674 (Hamilton Road CIP Area)
- n) OPA No. 675 (Archaeological Management Plan)

- o) OPA No. 677 (Temporary zoning for surface parking in Downtown)
- p) OPA No. 681 (335-385, 340-390 Saskatoon Street)
- q) OPA No. 683 (Expansion of Downtown CIP Area)
- r) OPA No. 691 (470 Colborne Street)
- s) OPA No. 703 (Lambeth CIP Area)
- t) OPA No. 708 (585 Third Street)
- u) OPA No. 712 (676-700 Beaverbrook Avenue and 356 Oxford Street West)

### **3.0 Public Engagement (Appendix D)**

In addition to the normal public notice procedures for a policy amendment, notice of the draft changes to The London Plan were circulated to applicants and agents for the approved amendments reflected by this amendment. Comments were received primarily from these applicants or agents, who were in general seeking to ensure that the intent of their 1989 Official Plan amendment would be captured in The London Plan. All concerns identified through the public circulation of the application have been resolved through discussions with the applicants.

### **4.0 Conclusion**

The recommended housekeeping amendment is to refine wording, formatting and mapping throughout the Plan, thereby providing greater clarity and consistency. This amendment will improve clarity of London Plan policies and supports implementation of the Plan towards achieving overall vision for London described in The London Plan.

A future housekeeping amendment will also be required to address policies and maps that are currently subject to appeal.

<b>Prepared by:</b>	<b>Joanne Lee Planner I, Planning Policy</b>
<b>Submitted by:</b>	<b>Justin Adema, MCIP, RPP Manager, Planning Policy</b>
<b>Recommended by:</b>	<b>Gregg Barrett, AICP Director, City Planning and City Planner</b>
<p>Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services</p>	

July 3, 2020  
JL/jl

Y:\Shared\policy\2011 Official Plan Review\Housekeeping Amendment

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
2020

By-law No. C.P.-XXXX-\_\_\_\_

A by-law for a housekeeping amendment  
to The London Plan for the City of  
London, 2016.

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 Amendment shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on July 21, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 21, 2020  
Second Reading – July 21, 2020  
Third Reading – July 21, 2020

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To correct errors and omissions identified throughout The London Plan, including typographical, grammatical, and formatting errors.
2. To incorporate official plan amendments to the 1989 Official Plan that have been approved since The London Plan's approval.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands within the City of London.

C. BASIS OF THE AMENDMENT

This housekeeping amendment will refine wording, formatting, and mapping in The London Plan and will be read and implemented in conjunction with the coverall policies in the Plan.

D. THE AMENDMENT

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

*The London Plan* is hereby amended as follows:

1. Policy 26 – Our Challenge of The London Plan for the City of London is amended by deleting the word “for” and replacing it with the word “to” as follows:

26\_ While changes may be made to the Plan, any such changes shall be consistent with the policy framework that has been established to evaluate such proposals for change, the Provincial Policy Statement and provincial legislation. It is important to recognize that the Plan may be modified over time, but it is equally as important to ensure that such change does not undermine the purpose and intent of the policy framework ~~for~~ of this Plan.

2. Policy 64 – Our City of The London Plan for the City of London is amended by deleting the word “forecasted” and replacing it with the word “forecast” as follows:

64\_ Our city is ~~forecasted~~ forecast to grow by more than 77,000 people and 41,000 housing units over the life of this Plan. In addition, our commercial uses, offices, institutions, and industries will all grow over the next 20 years. Our economy will expand and the number of people employed in our city will increase significantly.

3. Policy 410 – Parks and Recreation of The London Plan for the City of London is amended by adding the word “an” in existing Policy 410\_9.

9. Where a school site is declared surplus by a school board the City may undertake an analysis to determine neighbourhood need and explore opportunities for acquiring the site for park and/or community facility purposes if required.

4. Policy 427 – City Building Policies of The London Plan for the City of London is amended by deleting it in its entirety and replacing it with the words “Policy Deleted”.

~~427\_ All plans, planning and development applications, civic investments and by-laws shall conform with the following policies: Policy Deleted~~

5. Policy 448 – City Building Policies of The London Plan for the City of London is

amended by adding periods at the end of each listed item, as follows:

448\_ Infrastructure is made up of the below-ground and above-ground systems that provide important drinking water, waste disposal, drainage, and electrical services to Londoners. This infrastructure includes:

1. Sanitary sewerage – sewers, pumping stations, and wastewater treatment plants\_
2. Stormwater sewerage – drainage systems, flood control systems, sewers, and stormwater management facilities\_
3. Drinking water treatment and distribution\_
4. Electrical services and other utilities\_
5. Landfill sites and other solid waste treatment facilities\_

6. Policy 762 – Green Space Place Type of The London Plan for the City of London is amended by deleting the word “will” and replacing it with the word “may” as follows:

762\_ The following uses ~~will~~ may be permitted within the Green Space Place Type:

7. Policy 810 – Transit Village Place Type of The London Plan for the City of London is amended by deleting the word “commercial” in existing Policy 810\_7.

7. Plan for retail and service ~~commercial~~ uses, plaza spaces and attractive outdoor seating areas, accessible to the public, located adjacent to transit stations.

8. Policy 853 – Specific-Segment Policies for Rapid Transit and Urban Corridor Place Types of The London Plan for the City of London is amended by deleting the reference to “Veterans Memorial Parkway” and replacing it with the reference to “Crumlin Sideroad” in existing Policy 853\_1.

1. Dundas Street - from First Street to ~~Veterans Memorial Parkway~~ Crumlin Sideroad

9. Specific Policies for the Rapid Transit and Urban Corridor Place Types of The London Plan for the City of London are amended by adding new Policy 864D as follows:

676-700 BEAVERBROOK AVENUE AND 356 OXFORD STREET WEST

864D\_ In the Rapid Transit Corridor Place Type located at 676-700 Beaverbrook Avenue and 356 Oxford Street West, a maximum height of 18 storeys (62 metres) will be permitted only in combination with the approved regulations and elevations tied to the approved bonus zone.

10. Specific Policies for the Rapid Transit and Urban Corridor Place Types of The London Plan for the City of London are amended by adding new Policy 864E as follows:

100 KELLOGG LANE AND 1063, 1080, 1097 AND 1127 DUNDAS STREET

864E\_ In the Rapid Transit Corridor Place Type located at 100 Kellogg Lane and 1097 and 1127 Dundas Street, self-storage establishments may also be permitted in the basement of the existing buildings. Office uses may be permitted at 100 Kellogg Lane up to a total maximum gross floor area of 8,361m<sup>2</sup> (within the existing building) in combination with the Light Industrial Place Type portion of the site to the south. Accessory parking in favour of the uses located at 100 Kellogg Lane may be permitted at 1063, 1080, 1097 and 1127 Dundas Street.

11. Specific Policies for the Urban Corridor Place Type of The London Plan for the City of London are amended by adding new Policy 865B:

240 WATERLOO STREET AND 358 HORTON STREET EAST

865B\_ In the Urban Corridor Place Type at 240 Waterloo Street and 358 Horton Street East, office uses may be permitted up to a maximum gross floor area of 3,000m<sup>2</sup> (32,291 sq. ft.).

12. Policy 877 – Shopping Area Place Type of The London Plan for the City of London is amended by deleting the word “will” and replacing it with the word “may”.

877\_ The following uses ~~will~~ may be permitted within the Shopping Area Place Type:

13. Policy 908 – Main Street Place Type of The London Plan for the City of London is amended by amending existing Policy 908\_1 as follows:

1. A broad range of residential, retail, service, ~~and office, and institutional~~ uses may be permitted within the Main Street Place Type.

14. Policy 1023 – Neighbourhoods Place Type of The London Plan for the City of London is amended by deleting it in its entirety and replacing it with the following:

~~1023\_ Office conversions will be permitted within the area along Richmond Street, between Grosvenor Street and Oxford Street East, and along Oxford Street East, between the Thames River and Adelaide Street North. Notwithstanding the provisions of the applicable underlying place type policies, office conversions will not be permitted in any other area of the neighbourhood. Office conversions will be permitted within the St. George/Grosvenor Neighbourhood.~~

15. Specific Policy 1034 for the Neighbourhoods Place Type of The London Plan for the City of London is amended by adding the following:

7. 470 Colborne Street.

16. The Woodfield Neighbourhood Specific Policies of The London Plan for the City of London are amended by adding new Policy 1038A immediately after Policy 1038 and renumbering existing Policy 1038A to Policy 1038C immediately after new policy 1038B (17) as follows:

1038A In addition to the uses permitted in the Neighbourhoods Place Type, new office uses may be permitted within the existing building at 470 Colborne Street, provided there is little alteration to the external residential character of the original residential structure and at least one above-grade residential dwelling unit is provided and maintained within the building. These new office uses may be established with other permitted uses in a mixed-use format. Residential intensification and conversions to non-residential uses shall be permitted only where it is compatible with the character, scale and intensity of the surrounding low-rise residential neighbourhood and where the intent of the Near-Campus Neighbourhoods policies is met. Site-specific zoning regulations such as, but not limited to, maximum number of converted dwelling units, maximum number of parking spaces, minimum landscaped open space and limiting the range and mix of uses within the building such that they do not exceed the available parking may be applied to ensure that the future re-use of the existing structure meets this objective.

175-199 ANN STREET AND 84-86 ST. GEORGE STREET

1038A-C In the Neighbourhoods Place Type at 175-199 Ann Street and 84-86 St. George Street, the lands located within the High Density Residential Overlay (from 1989 Official Plan) are appropriate for a greater intensity of development. Heights in excess of 12 storeys may be permitted on these lands through a bonus zone, where the Evaluation Criteria for Planning and Development Applications and the Bonus Zoning policies of this Plan can be met. Development along the St. George Street frontage will include a significant step back to provide a low-rise character that is consistent with the streetscape.



17. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London are amended by adding new Policy 1038B immediately before Policy 1038C (16) as follows:

1448 ADELAIDE STREET NORTH

1038B\_ In the Neighbourhoods Place Type at 1448 Adelaide Street North, in addition to the uses permitted in the Neighbourhoods Place Type, a personal service establishment may also be permitted within the existing building.

18. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London are amended by adding new Policy 1039A as follows:

633, 635, 637, 645, 649, 651 AND 655 BASE LINE ROAD EAST

1039A\_ In the Neighbourhoods Place Type at 633, 635, 637, 645, 649, 651 and 655 Base Line Road East, the proposed continuum of care facility may have a building height of 8 storeys (38.5m) as implemented through a bonus zone.

19. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London is amended by adding Policy 1041A, as following:

3725 BOSTWICK ROAD

1041A\_ In the Neighbourhoods Place Type at the north-easterly quadrant of the lands at 3725 Bostwick Road, a church use on a lot comprising approximately 12 hectares, and on a private septic system may also be permitted until such time as municipal sanitary and storm water services are available to the subject property, at which time the church use will be required to connect to municipal services.

20. Policy 1045 – Neighbourhoods Place Type of The London Plan for the City of London is amended by deleting it in its entirety and replacing it with the following:

~~3924 COLONEL TALBOT ROAD~~

~~1045\_ In the Neighbourhoods Place Type at the north-easterly quadrant of the lands described as 3924 Colonel Talbot Road Pt. Lt. 73, a church use on a lot comprising approximately 12 hectares, and on a private septic system may also be permitted until such time as municipal sanitary and storm water services are available to the subject property, at which time the church use will be required to connect to municipal services. Policy Deleted~~

21. Policy 1061 – Neighbourhoods Place Type of The London Plan for the City of London is amended by adding a period at the end of the policy.

1061\_ In the Neighbourhoods Place Type applied to the lands located at 1192 Highbury Avenue and 3 Mark Street, retail and services uses may be permitted.

22. Specific Policies for the Neighbourhoods Place Types of The London Plan for the City of London are amended by adding new Policy 1062A as follows:

1176, 1200 AND 1230 HYDE PARK ROAD

1062A\_ In the Neighbourhoods Place Type located greater than 100 metres from the widened Hyde Park Road right-of-way and east of the westerly limit of the new public street and south of the southerly limit of the new public street, staked townhouses, triplexes, fourplexes and low-rise apartments will be permitted fronting onto a Neighbourhood Street up to 4-storeys in height.

In the Neighbourhoods Place Type located west of the westerly limit of the new public street and north of the northerly limit of the new public street, stacked townhouses, triplexes, fourplexes, and low-rise apartments will be permitted

fronting onto a Neighbourhood Street up to 3-storeys in height.

Development shall not be permitted in the Neighbourhoods Place Type unless through a zoning by-law amendment and/or plan of subdivision:

1. An environmental impact study, geotechnical report, and hydrogeological assessment have demonstrated that the permitted land uses and form of development will not have a negative impact on adjacent natural hazards and natural heritage features and their functions to the satisfaction of the City of London and the UTRCA.
2. A noise and vibration study has demonstrated that railway corridors will not have an adverse impact on new sensitive land uses, or mitigative measures provided, to the satisfaction of the City of London.
3. A compatibility study has demonstrated that Ministry of the Environment and Climate Change D-6 Guidelines: Compatibility Between Industrial Facilities and Sensitive Land Uses can be met, or mitigative measures provided, to the satisfaction of the City of London.
4. A new public street is created west of Hyde Park Road.

23. Specific Policies for the Neighbourhoods Place Types of The London Plan for the City of London are amended by adding new Policy 1063A as follows:

**335 AND 353 KELLOGG LANE**

1063A\_ In the Neighbourhoods Place Type located at 335 and 353 Kellogg Lane, accessory parking in favour of the uses at 100 Kellogg Lane will be permitted.

24. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London are amended by adding new Policy 1070A as follows:

**335-385 SASKATOON STREET**

1070A\_ In the Neighbourhoods Place Type at 335-385 Saskatoon Street, automobile repair garages, charitable organization offices, and support offices may be permitted in the existing buildings.

25. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London are amended by adding new Policy 1070B as follows:

**340-390 SASKATOON STREET**

1070B\_ In the Neighbourhoods Place Type at 340-390 Saskatoon Street, support offices, studios, and warehouse establishments may be permitted in the existing buildings.

26. Specific Policy 1072 for the Neighbourhoods Place Type of The London Plan for the City of London is amended by amending existing Policy 1072\_1 as follows:

1. High density residential development may be permitted in this area that can accommodate increased height and densities which provide a transition from the residential uses to the Thames Valley Corridor. ~~While providing for e~~Enhanced recreational uses and ~~providing~~ areas for community activities along the Thames Valley Corridor will be provided through the application of Urban Design principles approved for the SoHo Community Improvement Plan and as provided for in the City Design chapter and the Our Tools part of this Plan.

27. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London are amended by adding new Policy 1073A as follows:

**379 SUNNINGDALE ROAD WEST**

1073A\_ The following policies apply to the lands at 379 Sunningdale Road West, Blocks 1-6 which form part of the Sunningdale Subdivision (39T-16504).

1. Blocks 1, 2 and 6 may be permitted to develop at a maximum density of 35 units per hectare.
2. Blocks 3 and 4 may be permitted to develop at a maximum density of 150 units per hectare and a maximum height of 10 storeys.
3. Street-oriented development will be encouraged in order to provide a strong street edge and to eliminate the need for continuous noise walls in this area.
4. A graduated “step down” of building height will be encouraged between any proposed buildings on Block 3 that implement the maximum height provision of policy 2 above and the interface of Sunningdale Road.
5. Surface parking will be discouraged along the Sunningdale Road street frontages in order to establish a strong building/street interface in this area. Should surface parking be considered necessary, the parking area must be appropriately screened from the street.
6. Holding provisions will be applied to all zones in this area to guide site layout and building form.

28. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London are amended by adding new Policy 1073B as follows:

#### 585 THIRD STREET

1073B\_ In the Neighbourhoods Place Type at 585 Third Street, in addition to the uses permitted in the Neighbourhoods Place Type, a building or contracting establishment, service trade, and support office may be permitted as well as a warehouse in association with a permitted use with no outdoor storage for the permitted uses.

29. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London is amended by adding new Policy 1076A as follows:

#### 21 WHARNCLIFFE ROAD SOUTH

1076A\_ In the Neighbourhoods Place Type at 21 Wharncliffe Road South, the existing building may be entirely adaptively re-used for an office conversion up to a maximum gross floor area of 2,750m<sup>2</sup> (29,596 sq. ft.). New construction shall be compliant with the relevant policies.

30. Policy 1114 – Industrial Place Type of The London Plan for the City of London is amended by deleting the word “commercial” in existing Policy 1114\_10.f as follows:

10.f. To provide convenient services to those who work in the Heavy Industrial Place Type, small-scale retail and service ~~commercial~~ uses that will not detract from the industrial operations of the surrounding lands may be permitted, up to 1,000m<sup>2</sup>.

31. Policy 1115 – Industrial Place Type of The London Plan for the City of London is amended by amending existing Policy 1115\_10.c; adding new Policy 1115.12; and renumbering existing Policy 1115\_12 to Policy 1115\_13 as follows:

10.c. To provide convenient services to those who work in the Light Industrial Place Type, small-scale retail and service ~~commercial~~ uses that will not detract from the industrial operations of the surrounding lands may be permitted, up to 1,000m<sup>2</sup>. Uses within these categories that generate high automobile traffic will not be permitted.

12. Outdoor patios in association with craft brewery and artisan workshop establishments may be permitted subject to a minor variance, provided they meet the following criteria:

- a. A craft brewery or artisan workshop establishment is permitted through zoning.
- b. The location and operation of the proposed outdoor patio will not impose inappropriate impacts on the industrial operations or residential uses in the surrounding area. Where necessary, conditions of the minor variance will be required to mitigate impacts.
- c. The outdoor patio capacity, location with respect to residential uses, outdoor lighting, loading, and parking criteria outlined in Section 4.18 of the *Zoning By-law* are addressed.
- d. Site-specific issues relating to the context and site layout of the outdoor patio are addressed.

4213. The full range of uses described above will not necessarily be permitted on all sites within the Light Industrial Place Type.

32. Policy 1116 – Industrial Place Type of The London Plan for the City of London is amended by deleting the word “commercial” in existing Policy 1116\_3 as follows:

3. Small amounts of retail and service ~~commercial~~ development may be permitted to serve the employees of these parks, provided these uses do not generate high automobile traffic.

33. Specific Policies for the Light Industrial Place Type of The London Plan for the City of London are amended by adding new Policy 1132A.

100 KELLOGG LANE AND 1151 YORK STREET

1132A\_ In the Light Industrial Place Type located at 100 Kellogg Lane, self-storage establishments and offices (within the existing building) will also be permitted. Office uses within the existing building may be permitted up to a total maximum gross floor area of 8,361m<sup>2</sup> in combination with the Rapid Transit Corridor Place Type portion of the site to the north. Accessory parking in favour of the uses at 100 Kellogg Lane may be permitted at 1151 York Street.

34. Specific Policies for the Light Industrial Place Type of The London Plan for the City of London are amended by adding new Policy 1132B as follows:

2150 OXFORD STREET EAST

1132B\_ In the Light Industrial Place Type at 2150 Oxford Street East, in addition to the uses permitted in the Light Industrial Place Type, offices will be permitted in Phase 2 of the development up to a maximum gross floor area of 2,200m<sup>2</sup> (23,680.6 sq. ft.).

35. Specific Policies for the Light Industrial Place Type of The London Plan for the City of London is amended by adding new Policy 1134A as follows:

1577 AND 1687 WILTON GROVE ROAD

1134A\_ In the Light Industrial Place Type at 1577 and 1687 Wilton Grove Road, in addition to the uses permitted in the Light Industrial Place Type, food, tobacco, and beverage processing industries may also be permitted.

36. Policy 1137 – Industrial Place Type of The London Plan for the City of London is replacing the single reference to “contractor’s shops” with the plural reference to “contractors’ shops”.

1137\_ [...] These may include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and ~~contractor's shops~~ contractors' shops that do not involve open storage.

37. Specific Policies for the Light Industrial Place Type of The London Plan for the City of London are amended by adding new Policy 1140A as follows:

> BRYDGES STREET AREA

1140A\_ Within the Brydges Street Area, as shown on Map 7, a limited amount of commercial uses may be permitted, through a site-specific zoning by-law amendment provided the following conditions can be met:

1. The commercial use is located within an existing building.
2. Additions to or enlargement of the building to accommodate commercial uses will be discouraged. Substantial additions or alterations to existing buildings to accommodate commercial uses will not be permitted.
3. The commercial use does not fit well within the Downtown, Transit Village, Rapid Transit Corridor, Urban Corridor, Shopping Area or Main Street Place Type due to its planning impacts.
4. The commercial use may generate noise, vibration or emission impacts.
5. The commercial use may generate large volumes of truck traffic.
6. The commercial use may require large storage and/or display space.
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.
8. The commercial use would not prevent the future re-use of the building for industrial uses.
9. The commercial use does not generate significant additional traffic that will interfere with the industrial uses or operations in the area.
10. The 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.

38. Farmland Place Type of The London Plan for the City of London is amended by amending existing Policies 1206 and 1206\_4 as follows:

1206\_ Green Space uses may include public or private outdoor recreational activities, golf courses and conservation areas, as well as associated ancillary facilities, consistent with the *Provincial Policy Statement* and in conformity with the Green Space Place Type policies of this Plan, as well as the following: [...]

4. Green space and conservation uses shall only be permitted through an amendment to this Plan.

39. Natural and Human-made Hazards of The London Plan for the City of London is amended by amending existing Policy 1451 as follows:

1451\_ Detailed flood line mapping studies have been completed for most of the tributaries in the Upper Thames and Kettle Creek watersheds. Due to limited

development pressure in ~~these areas~~ the Lower Thames Valley Conservation Authority area of jurisdiction within the City of London, studies have not been completed. ~~For the Kettle Creek and Lower Thames Valley Conservation Authority areas of jurisdiction within the City of London.~~ The approximate boundaries of the flood plain, which contain those lands below the Regulatory Flood Standard, are identified on Map 6.

40. Policy 1452 – Natural and Human-made Hazards of The London Plan for the City of London is amended by deleting the words “Kettle/Dodd Creek or” and the letter “s” at the end of the word “subwatersheds” in existing Policy 1452\_3 as follows:

3. Flood plain mapping has not been prepared for the ~~Kettle/Dodd Creek or Sharon Creek~~ subwatersheds. Any proposal for development within, or partly within, regulated areas in the ~~Kettle/Dodd Creek or Sharon Creek~~ subwatersheds, as identified on Map 6, will be required to fulfill the requirements of the conservation authority having jurisdiction and applicants may be required to undertake studies necessary to delineate flood prone lands.

41. Policy 1565 – Secondary Plans of The London Plan for the City of London is amended by adding a new secondary plan as follows:

6. Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan

42. Policy 1587 – Our Tools of The London Plan for the City of London is amended by deleting the words “that will” and adding the word “to” as follows:

1587\_ A Planning and Design Report shall be required ~~that will~~ to address the Evaluation Criteria for Planning and Development Application policies in the Our Tools part of this Plan. Such reports will clearly articulate and address matters relating to the use, intensity and form of the proposal.

43. Policy 1611 – Our Tools of The London Plan for the City of London is amended by replacing the reference to “Municipal Staff” with the reference to “City Staff”.

1611\_ City Council may, by by-law, require a Pre-application Consultation Meeting. The purpose of the Consultation Meeting is to allow the applicant to discuss with ~~Municipal Staff~~ City Staff matters pertaining to the application. Through these discussions, ~~Municipal Staff~~ City Staff will have the opportunity, in consultation with the applicant, to outline the information and materials that the applicant will be required to submit concurrently with the application. [...]

44. Policy 1614A – Our Tools of The London Plan for the City of London is amended by adding the following:

#### STRATEGY FOR CONSULTING WITH THE PUBLIC

1614A\_ For any application for an official plan amendment or zoning by-law amendment, a proposed strategy for consulting with the public with respect to the application may be required as part of a complete application.

45. Our Tools of The London Plan for The City of London is amended by adding new Policy 1673A as follows:

1673A\_ For lands within the Downtown Place Type, the following criteria will be used to evaluate both applications for temporary zoning to permit surface commercial parking lots and applications for extensions to temporary zoning to permit surface commercial parking lots, in the Downtown:

1. The demonstrated need for surface parking in the area surrounding the subject site. Utilization rates for sub-areas of the Downtown may be used to evaluate this need.

2. The importance of any pedestrian streetscapes that are impacted by the surface commercial parking lot and the degree to which these streetscapes are impacted.
3. The size of the parking lot, recognizing a goal of avoiding the underutilization of Downtown lands.
4. The length of time that the surface commercial parking lot has been in place, recognizing it is not intended that temporary uses will be permitted on a long-term basis.
5. Applicable guideline documents may be used to provide further, more detailed, guidance in applying these policies.
6. Site plan approval will be required for all temporary surface commercial parking lots in the Downtown.
7. Where Council does not wish to extend the temporary zoning for a surface commercial parking lot a short-term extension of the temporary zone may be permitted for the purpose of allowing users of the lot to find alternative parking arrangements.

46. Policy 1721\_1 – Our Tools of The London Plan for the City of London is amended by deleting it in its entirety and replacing it with the reference to “Archaeological Management Plan” as follows:

1. ~~Archaeological Master Plan~~ Archaeological Management Plan

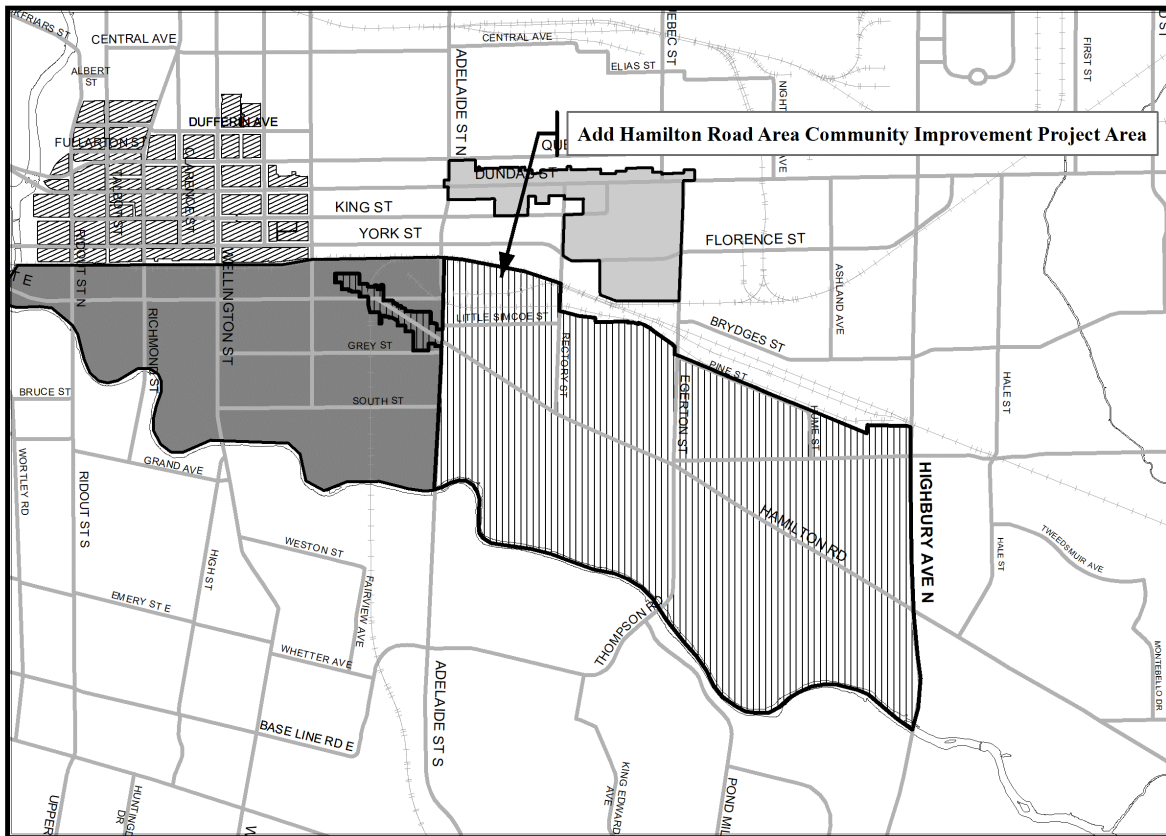
47. Map 8 – Community Improvement Project Areas, to The London Plan for the City of London Planning Area is amended, as indicated on “Schedule 1” attached hereto, by:

- 1) Adding the Hamilton Road Area Community Improvement Project Area;
- 2) Revising the existing boundary of the Downtown Community Improvement Project Area; and
- 3) Adding the Lambeth Community Improvement Project Area.

48. Figure 3 – of The London Plan for the City of London Planning Area is amended by adding a water layer feature, as indicated on “Schedule 2” attached hereto.

SCHEDULE 1

AMENDMENT NO. 674

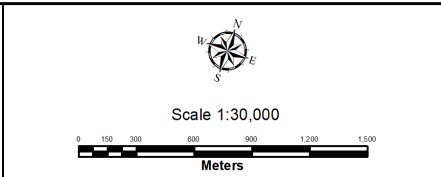


<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> Airport Community Improvement Project Area</li> <li> Downtown Community Improvement Project Area</li> <li> Old East Village Community Improvement Project Area</li> <li> SoHo Community Improvement Project Area</li> <li> Hamilton Road Area Community Improvement Project Area</li> </ul> <p><i>NOTE: The Brownfields CIP, Heritage CIP, and Industrial CIP Project Areas include all lands within the municipal boundary</i></p> <p><i>This is an excerpt from the Planning Division's working consolidation of Map 8 - Community Improvement Project Areas of the London Plan, with added notations.</i></p>	<p><b>BASE MAP FEATURES</b></p> <ul style="list-style-type: none"> <li> Streets (See Map 3)</li> <li> Railways</li> <li> Urban Growth Boundary</li> <li> Water Courses/Ponds</li> </ul>
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**SCHEDULE 1  
TO  
THE LONDON PLAN**

**AMENDMENT NO. 674**

PREPARED BY: Planning Services



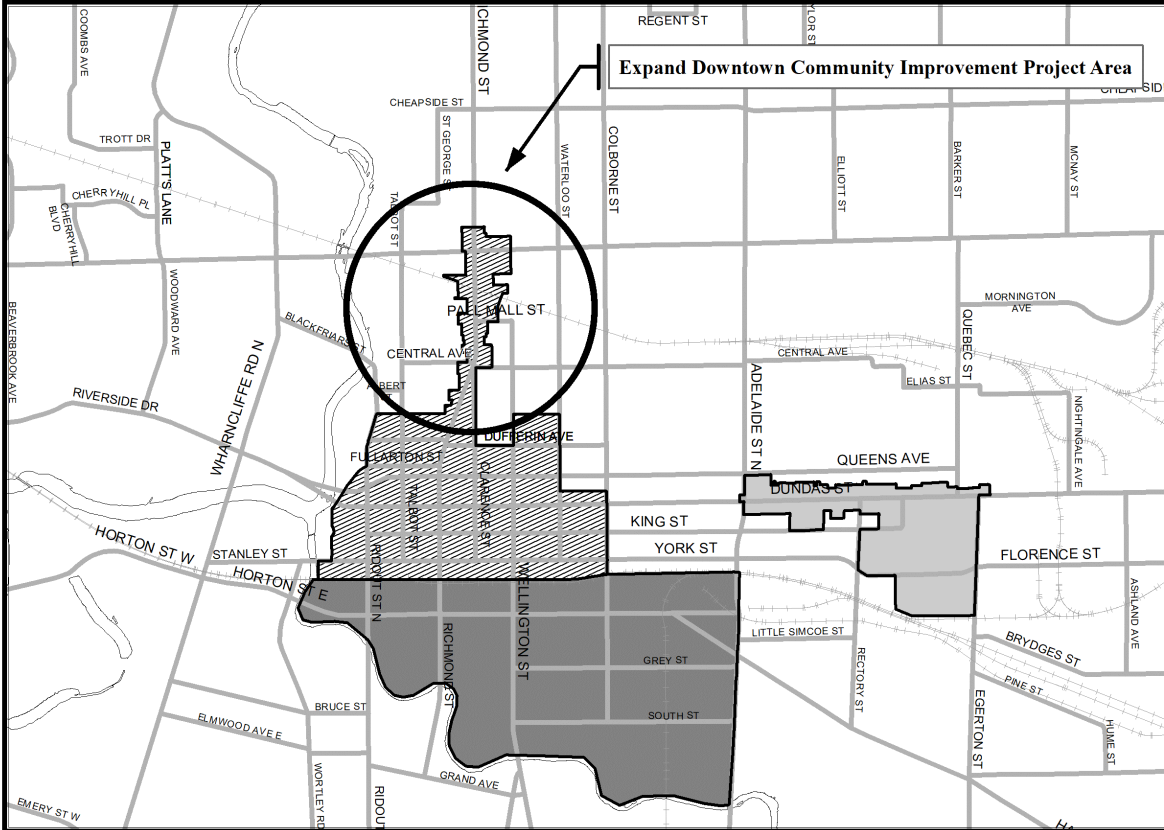
**FILE NUMBER:** O-8866

**PLANNER:** JL

**TECHNICIAN:** MB

**DATE:** 2/26/2020





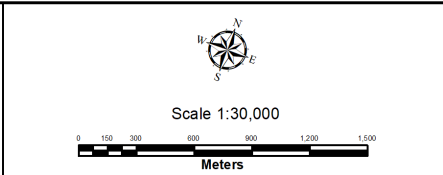
<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> Airport Community Improvement Project Area</li> <li> Downtown Community Improvement Project Area</li> <li> Old East Village Community Improvement Project Area</li> <li> SoHo Community Improvement Project Area</li> </ul> <p><i>NOTE: The Brownfields CIP, Heritage CIP, and Industrial CIP Project Areas include all lands within the municipal boundary</i></p>	<p><b>BASE MAP FEATURES</b></p> <ul style="list-style-type: none"> <li> Streets (See Map 3)</li> <li> Railways</li> <li> Urban Growth Boundary</li> <li> Water Courses/Ponds</li> </ul>
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*This is an excerpt from the Planning Division's working consolidation of Map 8 - Community Improvement Project Areas of the London Plan, with added notations.*

**SCHEDULE 1  
TO  
THE LONDON PLAN**

**AMENDMENT NO. 683**

PREPARED BY: Planning Services

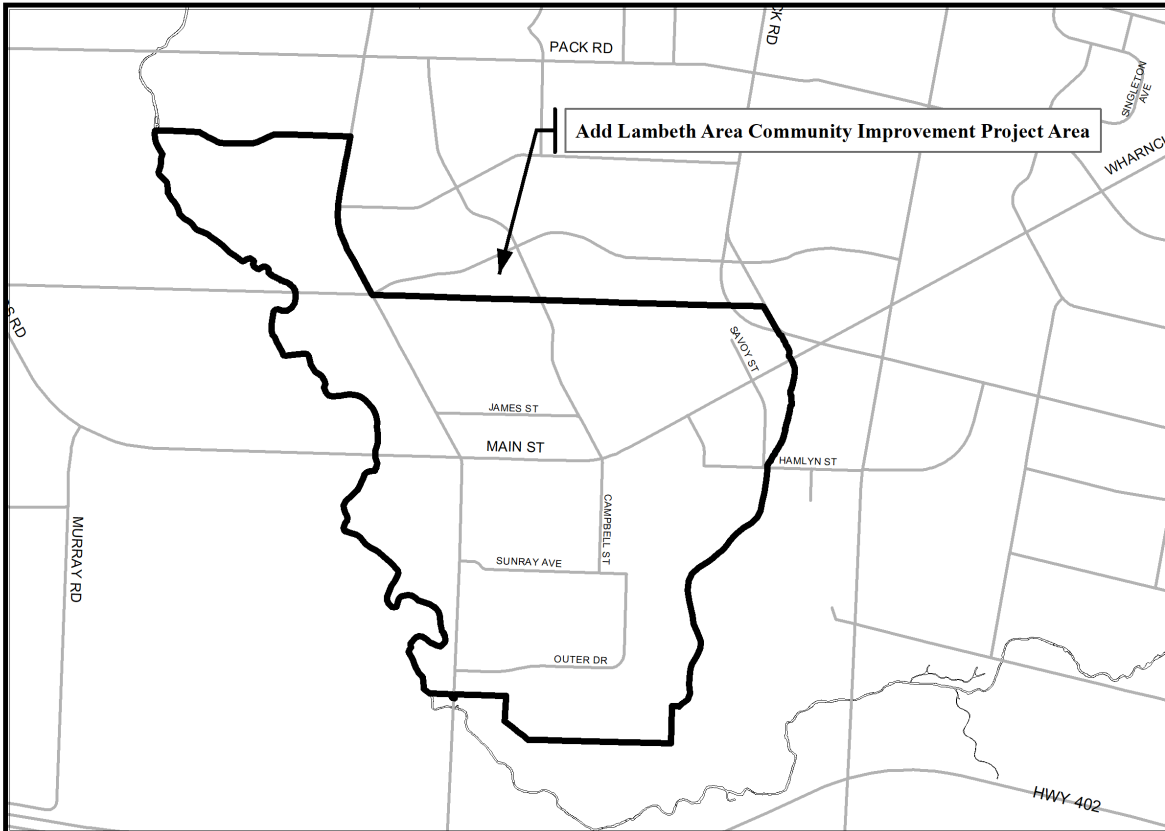


**FILE NUMBER:** O-8788

**PLANNER:** JL

**TECHNICIAN:** MB

**DATE:** 2/26/2020







**LEGEND**

-  Airport Community Improvement Project Area
-  Downtown Community Improvement Project Area
-  Old East Village Community Improvement Project Area
-  SoHo Community Improvement Project Area
-  Lambeth Community Improvement Project Area

**NOTE:** The Brownfields CIP, Heritage CIP, and Industrial CIP Project Areas include all lands within the municipal boundary

*This is an excerpt from the Planning Division's working consolidation of Map 8 - Community Improvement Project Areas of the London Plan, with added notations.*

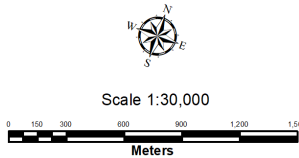
**BASE MAP FEATURES**

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

**SCHEDULE 1  
TO  
THE LONDON PLAN**

**AMENDMENT NO. 703**

PREPARED BY: Planning Services



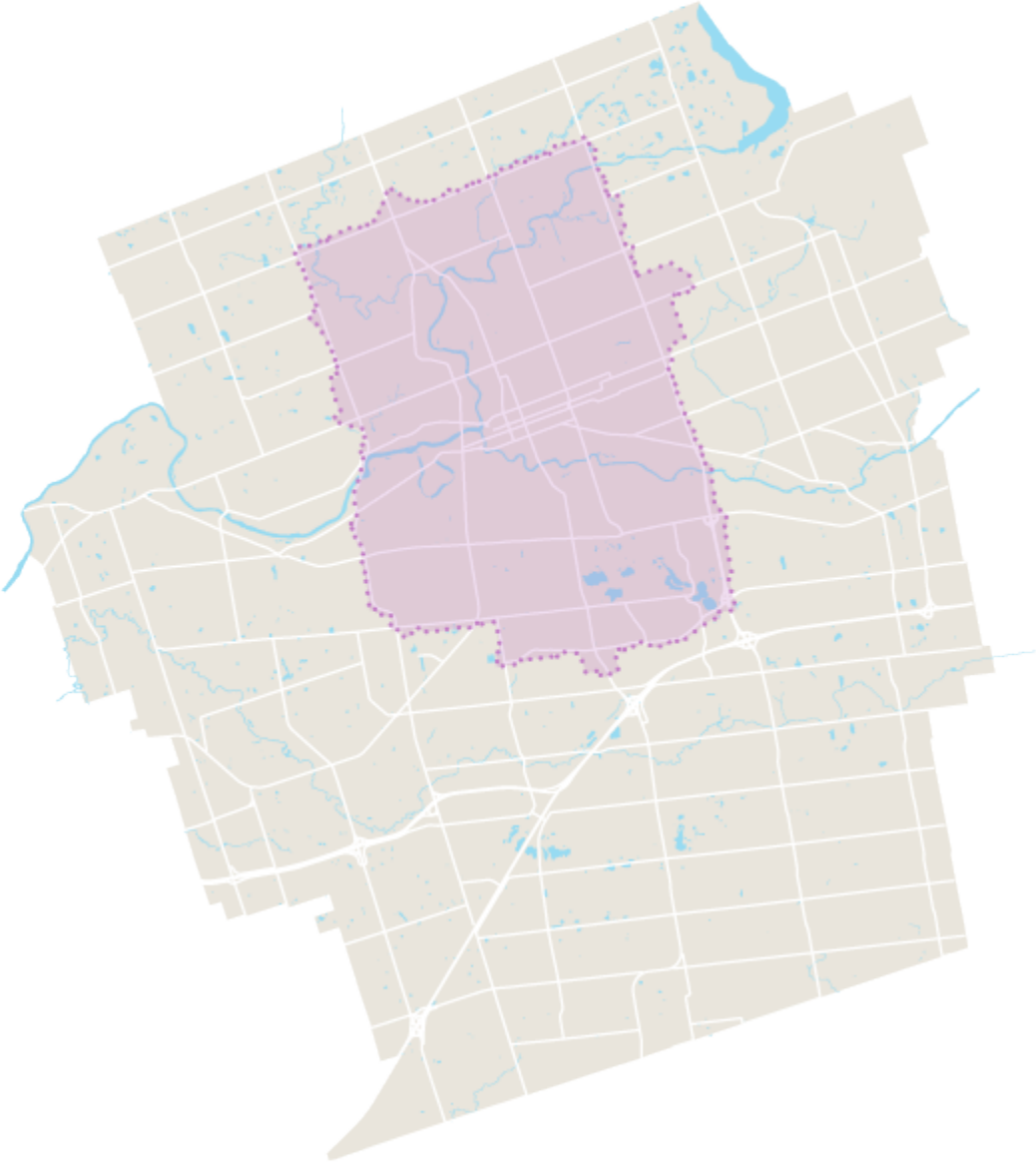
**FILE NUMBER:** O-9044

**PLANNER:** LS

**TECHNICIAN:** MB

**DATE:** 2/26/2020

SCHEDULE 2



## Appendix B: Minor errors and omissions

The following tables outline the changes to The London Plan. Underlined text indicates text additions in this Plan and text that is marked with a ~~strikethrough~~ is to be deleted from this Plan.

Policy	Modification
26	<p>The London Plan is amended to fix a typographical error by replacing the word “for” with the word “of” as follows:</p> <p>26_ While changes may be made to the Plan, any such changes shall be consistent with the policy framework that has been established to evaluate such proposals for change, the Provincial Policy Statement and provincial legislation. It is important to recognize that the Plan may be modified over time, but it is equally as important to ensure that such change does not undermine the <u>purpose and intent of the policy framework for of</u> this Plan.</p>
64	<p>The London Plan is amended to fix a typographical error by replacing the word “forecasted” with the word “forecast” as follows:</p> <p>64_ Our city is <del>forecasted</del> <u>forecast</u> to grow by more than 77,000 people and 41,000 housing units over the life of this Plan. In addition, our commercial uses, offices, institutions, and industries will all grow over the next 20 years. Our economy will expand and the number of people employed in our city will increase significantly.</p>
410_9	<p>The word “an” is added between the words “undertake” and “analysis” in Policy 410_9 of The London Plan to fix a grammatical error as follows:</p> <p>410_9 Where a school site is declared surplus by a school board the City may undertake <u>an</u> analysis to determine neighbourhood need and explore opportunities for acquiring the site for park and/or community facility purposes if required.</p>
427	<p>The London Plan is amended by deleting Policy 427, which is deemed a redundant policy and is not consistent with the format in The London Plan. Policy 427 is replaced with the words “Policy Deleted”.</p> <p><del>427_ All plans, planning and development applications, civic investments and by-laws shall conform with the following policies: <i>Policy Deleted</i></del></p>
448	<p>Policy 448 of The London Plan is amended to improve consistency with the format of The London Plan by adding periods at the end of each listed item.</p> <p>448_ Infrastructure is made up of the below-ground and above-ground systems that provide important drinking water, waste disposal, drainage, and electrical services to Londoners. This infrastructure includes:</p> <ol style="list-style-type: none"> <li>1. Sanitary sewerage – sewers, pumping stations, and wastewater treatment plants.</li> <li>2. Stormwater sewerage – drainage systems, flood control systems, sewers, and stormwater management facilities.</li> <li>3. Drinking water treatment and distribution.</li> <li>4. Electrical services and other utilities.</li> <li>5. Landfill sites and other solid waste treatment facilities.</li> </ol>
762, 877	<p>The London Plan is amended by replacing the word “will” with the word “may” in the following policies to provide consistency of approach to the word “may” for permitted uses in other Place Types throughout the Plan.</p> <p>762_ The following uses <del>will</del> <u>may</u> be permitted within the Green Space Place Type:</p> <p>877_ The following uses <del>will</del> <u>may</u> be permitted within the Shopping Area Place Type:</p>
810_7, 1114_10.f, 1115_10.c, 1116_3	<p>The London Plan is amended by deleting the word “commercial” in the following policies for consistency elsewhere in the Plan:</p> <p>810_7. Plan for retail and service <del>commercial</del> uses, plaza spaces and attractive outdoor seating areas, accessible to the public, located adjacent to transit stations.</p>

	<p>1114_10. f. To provide convenient services to those who work in the Heavy Industrial Place Type, small-scale retail and service <del>commercial</del> uses that will not detract from the industrial operations of the surrounding lands may be permitted, up to 1,000m<sup>2</sup>.</p> <p>1115_10.c. To provide convenient services to those who work in the Light Industrial Place Type, small-scale retail and service <del>commercial</del> uses that will not detract from the industrial operations of the surrounding lands may be permitted, up to 1,000m<sup>2</sup>. Uses within these categories that generate high automobile traffic will not be permitted.</p> <p>1116_3. Small amounts of retail and service <del>commercial</del> development may be permitted to serve the employees of these parks, provided these uses do not generate high automobile traffic.</p>
853_1	<p>Policy 853 of The London Plan is amended to include the entire Urban Corridor Place Type in accordance with Map 1 – Place Types of this Plan.</p> <p>1. Dundas Street - from First Street to <del>Veterans Memorial Parkway</del> <u>Crumlin Sideroad</u></p>
908_1	<p>Policy 908 of The London Plan is amended for consistency with the policies and approach of other Place Types in this Plan, as follows:</p> <p>1. A broad range of residential, retail, service, <u>and office, and institutional</u> uses may be permitted within the Main Street Place Type.</p>
1023	<p>The London Plan is amended by deleting existing Policy 1023 in its entirety and replacing it with the following:</p> <p><del>1023_ Office conversions will be permitted within the area along Richmond Street, between Grosvenor Street and Oxford Street East, and along Oxford Street East, between the Thames River and Adelaide Street North. Notwithstanding the provisions of the applicable underlying place type policies, office conversions will not be permitted in any other area of the neighbourhood. Office conversions will be permitted within the St. George/Grosvenor Neighbourhood.</del></p>
1041A (New), 1045	<p>The London Plan is amended by changing the address from 3924 Colonel Talbot Road to 3725 Bostwick Road. The property has been severed, and the lands to which Policy 1045 applies are now addressed as 3725 Bostwick Road. This Plan is amended by deleting the existing policy in its entirety and replacing with the words "Policy Deleted". Policy 1041A is added to provide a specific policy guidance on 3725 Bostwick Road and re-order the policies alphabetically.</p> <p><u>3725 BOSTWICK ROAD</u></p> <p><u>1041A In the Neighbourhoods Place Type at the north-easterly quadrant of the lands at 3725 Bostwick Road, a church use on a lot comprising approximately 12 hectares, and on a private septic system may also be permitted until such time as municipal sanitary and storm water services are available to the subject property, at which time the church use will be required to connect to municipal services.</u></p> <p><u>3924 COLONEL TALBOT ROAD</u></p> <p><del>1045_ In the Neighbourhoods Place Type at the north-easterly quadrant of the lands described as 3924 Colonel Talbot Road Pt. Lt. 73, a church use on a lot comprising approximately 12 hectares, and on a private septic system may also be permitted until such time as municipal sanitary and storm water services are available to the subject property, at which time the church use will be required to connect to municipal services. Policy Deleted</del></p>
1061	<p>Policy 1061 of The London Plan is amended to ensure consistency in punctuation by adding a period at the end of the policy.</p> <p>1061_ In the Neighbourhoods Place Type applied to the lands located at 1192 Highbury Avenue and 3 Mark Street, retail and services uses may be permitted.</p>
1072_1	<p>Policy 1072_1 of The London Plan presents some errors and is amended with</p>

	<p>modifications to improve clarity.</p> <p>1. High density residential development may be permitted in this area that can accommodate increased height and densities which provide a transition from the residential uses to the Thames Valley Corridor. <del>While providing for enhanced recreational uses and providing areas for community activities along the Thames Valley Corridor</del> <u>will be provided</u> through the application of Urban Design principles approved for the SoHo Community Improvement Plan and as provided for in the City Design chapter and the Our Tools part of this Plan.</p>
1137	<p>The London Plan is amended to fix a grammatical error by replacing the single reference to “contractor’s shops” with the plural reference to “contractors’ shops”.</p> <p>1137_ [...] These may include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and <del>contractor’s shops</del> <u>contractors’ shops</u> that do not involve open storage.</p>
1206	<p>The London Plan is amended for greater consistency and clarity by amending existing Policy 1206 as follows:</p> <p>1206_ Green <del>S</del>space uses may include public or private outdoor recreational activities, golf courses and conservation areas, as well as associated ancillary facilities, consistent with the <i>Provincial Policy Statement</i> and in conformity with the Green Space Place Type policies of this Plan, as well as the following: [...]</p> <p>4. <u>Green space and conservation uses</u> <del>S</del>shall only be permitted through an amendment to this Plan.</p>
1451	<p>1. Policy 1451 of The London Plan is amended with modifications to be consistent with the revised mapping line work of the Kettle Creek Conservation Authority, as follows:</p> <p>1451_ Detailed flood line mapping studies have been completed for most of the tributaries in the Upper Thames <u>and Kettle Creek watersheds</u>. Due to limited development pressure in <del>these areas</del> <u>the Lower Thames Valley Conservation Authority area of jurisdiction within the City of London</u>, studies have not been completed. <del>For the Kettle Creek and Lower Thames Valley Conservation Authority areas of jurisdiction within the City of London</del>. The approximate boundaries of the flood plain, which contain those lands below the Regulatory Flood Standard, are identified on Map 6.</p> <p>2. Map 6 – Hazard and Natural Resources of The London Plan is amended by revising the boundaries of the flood plain through a future housekeeping amendment at a later date.</p>
1452_3	<p>Policy 1452 of The London Plan is amended by deleting the words “Kettle/Dodd Creek or” and the letter “s” at the end of the word “subwatersheds” to align with the revised mapping line work of the Kettle Creek Conservation Authority.</p> <p>3. Flood plain mapping has not been prepared for the <del>Kettle/Dodd Creek or Sharon Creek</del> subwatersheds. Any proposal for development within, or partly within, regulated areas in the <del>Kettle/Dodd Creek or Sharon Creek</del> subwatersheds, as identified on Map 6, will be required to fulfill the requirements of the conservation authority having jurisdiction and applicants may be required to undertake studies necessary to delineate flood prone lands.</p>
1587	<p>The London Plan is amended to correct a grammatical error by replacing the words “that will” with the word “to” in Policy 1587.</p> <p>1587_ A Planning and Design Report shall be required <del>that will</del> <u>to</u> address the Evaluation Criteria for Planning and Development Application policies in the Our Tools part of this Plan. Such reports will clearly articulate and address matters relating to the use, intensity and form of the proposal.</p>

1611	<p>The London Plan is amended to improve clarity by replacing the reference to “Municipal Staff” with the reference to “City Staff” in Policy 1611.</p> <p>1611_ City Council may, by by-law, require a Pre-application Consultation Meeting. The purpose of the Consultation Meeting is to allow the applicant to discuss with <del>Municipal Staff</del> <u>City Staff</u> matters pertaining to the application. Through these discussions, <del>Municipal Staff</del> <u>City Staff</u> will have the opportunity, in consultation with the applicant, to outline the information and materials that the applicant will be required to submit concurrently with the application. [...]</p>
1614A	<p>A new policy is added to The London Plan to implement a new requirement under the Planning Act in keeping with Bill 73, as follows:</p> <p><b><u>STRATEGY FOR CONSULTING WITH THE PUBLIC</u></b></p> <p><u>1614A For any application for an official plan amendment or zoning by-law amendment, a proposed strategy for consulting with the public with respect to the application may be required as part of a complete application.</u></p>
Figure 3	<p>The London Plan is amended by adding a layer feature that shows the Thames Valley corridor to Figure 3 for consistency with other Figures in this Plan, as shown in Appendix C (Schedule 2).</p>

## Appendix C: Approved Official Plan Amendments (OPAs)

Policy	OPA No. (Date in-force)	Modification	Description of OPA
865B (New)	642 (August 3, 2016)	<p>1. A new specific policy for the Rapid Transit and Urban Corridor Place Types of The London Plan is added as follows:</p> <p style="text-align: center;"><u>240 WATERLOO STREET AND 358 HORTON STREET EAST</u></p> <p><u>865B</u> In the Urban Corridor Place Type at 240 Waterloo Street and 358 Horton Street East, office uses may be permitted up to a maximum gross floor area of 3,000m<sup>2</sup> (32,291 sq. ft.).</p> <p>2. Map 7 of The London Plan will be amended by adding a specific policy area for the lands located at 240 Waterloo Street and 358 Horton Street East, through a future housekeeping amendment at a later date.</p>	<p>The purpose of OPA No. 642 is to allow an increase in office gross floor area of 3,000m<sup>2</sup> on the lands located at 240 Waterloo Street and 358 Horton Street East.</p> <p>As the OPA predates the approval of The London Plan, a specific policy to the Rapid Transit and Urban Corridor Place Types of The London Plan is necessary to continue to permit office uses up to 3,000m<sup>2</sup> which exceeds the maximum office space established in The London Plan. The subject lands are within the Urban Corridor Place Type where individual buildings may contain a maximum of 2,000m<sup>2</sup> for office uses (Policy 840_5). The amendment facilitates the adaptive reuse of a heritage listed structure.</p>
1565_6 (New)	646 (September 30, 2016)	<p>1. The list of adopted secondary plans (Policy 1565) of The London Plan is amended by adding a new secondary plan as follows:</p> <p style="text-align: center;"><u>6. Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan</u></p> <p>2. Map 7 of The London Plan will be amended by adding the BIGS Neighbourhood Secondary Plan Area, through a future housekeeping amendment at a later date.</p>	<p>The purpose of OPA No. 646 is to adopt and add Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan as a secondary plan under the 1989 Official Plan (Section 20 – Secondary Plan and Schedule D – Planning Areas).</p> <p>The addition of the BIGS Neighbourhood Secondary Plan to The London Plan was considered as a future amendment after the approval of The London Plan by the Ministry of Municipal Affairs.</p>
1076A (New)	647 (October 12, 2016)	<p>1. A new specific policy for the Neighbourhoods Place Type of The London Plan is added as follows:</p> <p style="text-align: center;"><u>21 WHARNCLIFFE ROAD SOUTH</u></p> <p><u>1076A</u> In the Neighbourhoods Place Type at 21 Wharnclyffe Road South, the existing building may be entirely adaptively re-used for an office conversion up to a maximum gross floor area of 2,750m<sup>2</sup> (29,596 sq. ft.). New construction shall be</p>	<p>The purpose of OPA No. 647 is to permit an increased office gross floor area for office conversion up to 2,750m<sup>2</sup> on the lands located at 21 Wharnclyffe Road South.</p> <p>A specific policy to the Neighbourhoods Place Type of The London Plan is necessary to permit an office conversion within the existing building on the subject lands. The lands are at the corner of a Civic Boulevard (Wharnclyffe Rd S) and Neighbourhood Street (Riverview Ave), where</p>



		<p><u>compliant with the relevant policies.</u></p> <p>2. Map 7 of The London Plan will be amended by adding a specific policy area for the lands located at 21 Wharcliffe Road South, through a future housekeeping amendment at a later date.</p>	<p>office conversions are not permitted (Table 10, under appeal). The amendment facilitates the adaptive reuse of the existing heritage listed structure, and any new development proposed shall comply with the Neighbourhoods Place Type policies.</p>
1134A (New)	650 (January 10, 2017)	<p>1. A new specific policy for the Light Industrial Place Type of The London Plan is added as follows:</p> <p><u>1577 AND 1687 WILTON GROVE ROAD</u></p> <p><u>1134A In the Light Industrial Place Type at 1577 and 1687 Wilton Grove Road, in addition to the uses permitted in the Light Industrial Place Type, food, tobacco, and beverage processing industries may also be permitted.</u></p> <p>2. Map 1 – Place Types of The London Plan will be amended by changing the designation of the lands located at 1577 and 1687 Wilton Grove Road from Future Industrial Growth and Environmental Review Place Types to Light Industrial and Green Space Place Types in order to align with the changes made to Schedule A of the Official Plan, through a future housekeeping amendment at a later date.</p> <p>3. Map 5 – Natural Heritage of The London Plan will be amended by revising the boundaries of Environmental Significant Areas and Provincially Significant Wetlands and remove a Potential Naturalization Area in order to align with the changes made to Schedule B-1 of the Official Plan, through a future housekeeping amendment at a later date.</p> <p>4. Map 7 – Specific Policy Areas of The London Plan will be amended by adding a specific policy area for the lands for 1577 and 1687 Wilton Grove Road, through a future housekeeping amendment at a later date.</p>	<p>OPA No. 650 is intended to designate and zone the lands located at 1577 and 1687 Wilton Grove Road for future light industrial development and to protect environment features in consistency with the Industrial Land Development Strategy.</p> <p>In addition to a new polity to Section 10 – Policies for Specific Areas of the 1989 Official Plan, the OPA is to designate those lands as Light Industrial and Open Space in Schedule A – Land Uses of the Official Plan. Another change to Schedule B-1 – Natural Heritage Features of the Official Plan is to revise the boundary of the Environmental Significant Areas and Provincially Significant Wetlands, remove an Unevaluated Corridor and Potential Naturalization Area, and add a Potential Naturalization Area.</p> <p>Changes to Maps 1, 5, and 7, and a new specific policy for the Light Industrial Place Type were considered as a future amendment to The London Plan after the approval of The London Plan.</p>
1038B (New)	651 (February)	1. A new specific policy to the Neighbourhoods Place Type of	The purpose of OPA No. 651 is to allow for a personal

	22, 2017)	<p>The London Plan is added as follows:</p> <p><u>1448 ADELAIDE STREET NORTH</u></p> <p><u>1038B In the Neighbourhoods Place Type at 1448 Adelaide Street North, in addition to the uses permitted in the Neighbourhoods Place Type, a personal service establishment may also be permitted within the existing building.</u></p> <p>2. Map 7 of The London Plan will be amended by adding a specific policy area for the lands located at 1448 Adelaide Street North, through a future housekeeping amendment at a later date.</p>	<p>service establishment use in the existing building at 1448 Adelaide Street, while maintaining the existing single detached dwelling form.</p> <p>A specific policy to the Neighbourhoods Place Type of The London Plan is necessary to permit a personal service establishment on the subject lands. The lands have with frontage on a Civic Boulevard (Adelaide St N), and are not located at an intersection. Mixed-use buildings and stand-alone office, retail, and service uses, including personal services, are not permitted on the lands (Table 10, under appeal). The amendment facilitates the adaptive reuse of the existing residential building.</p>
1115_12 (New) 1115_13 (Re-numbered)	653 (June 29, 2017)	<p>The permitted uses in the Light Industrial Place Type of The London Plan are amended by adding a new policy and renumbering the existing policy 1115_12 as policy 1115_13:</p> <p><u>12. Outdoor patios in association with craft brewery and artisan workshop establishments may be permitted subject to a minor variance, provided they meet the following criteria:</u></p> <p><u>a. A craft brewery or artisan workshop establishment is permitted through zoning.</u></p> <p><u>b. The location and operation of the proposed outdoor patio will not impose inappropriate impacts on the industrial operations or residential uses in the surrounding area. Where necessary, conditions of the minor variance will be required to mitigate impacts.</u></p> <p><u>c. The outdoor patio capacity, location with respect to residential uses, outdoor lighting, loading, and parking criteria outlined in Section 4.18 of the Zoning By-law are addressed.</u></p> <p><u>d. Site-specific issues relating to the context and site layout of the outdoor patio are</u></p>	<p>The purpose of OPA No. 653 is to permit outdoor patios in association with craft brewery and artisan workshop establishments within Light Industrial areas, subject to meeting locational criteria through a minor variance.</p> <p>The introduction of outdoor patios to light industrial areas may cause conflicts and interfere with operations and expansions of industrial uses, and is contrary to the intent of Light Industrial policies of the 1989 Official Plan and the Light Industrial Place Type in The London Plan.</p> <p>As such, the OPA proposed to establish policy criteria in both the 1989 Official Plan (Section 7.3.2 – Uses Permitted by Site Specific Zoning) and the McCormick Area Secondary Plan to ensure the outdoor patio impact can be evaluated on a site-specific basis to obtain a minor variance.</p> <p>A specific policy to the Light Industrial Place Type of The London Plan is necessary to continue to permit outdoor patios in association with craft brewery and artisan workshop establishments subject to a minor variance.</p>

		<p><u>addressed.</u></p> <p><del>4213.</del> The full range of uses described above will not necessarily be permitted on all sites within the Light Industrial Place Type.</p>	
1039A (New)	658 (October 13, 2017)	<p>1. A new specific policy for the Neighbourhoods Place Type of The London Plan is added as follows:</p> <p><u>633, 635, 637, 645, 649, 651 AND 655 BASE LINE ROAD EAST</u></p> <p><u>1039A In the Neighbourhoods Place Type at 633, 635, 637, 645, 649, 651 and 655 Base Line Road East, the proposed continuum of care facility may have a building height of 8 storeys (38.5m) as implemented through a bonus zone.</u></p> <p>2. Map 7 of The London Plan will be amended by adding a specific policy area for the lands located at 633, 635, 637, 645, 649, 651 and 655 Base Line Road East, through a future housekeeping amendment at a later date.</p>	<p>OPA No. 658 is to facilitate a senior's continuum of care facility on the lands located at 633, 635, 637, 645, 649, 651 and 655 Base Line Road East.</p> <p>The OPA demonstrates that the proposed increase in building height to 8 storeys is appropriate for the proposed continuum of care use on a site-specific basis, and the proposed mix of independent and assisted senior's facilities is an appropriate range of uses for these lands.</p> <p>A specific policy to the Neighbourhoods Place Type in The London Plan is necessary to permit the apartment use and an increase to 8 storeys on the subject lands through a bonus zone. The lands have frontage on a Neighbourhood Connector (Base Line Rd E) where a maximum building height is 2.5 storeys (Table 11, under appeal). The amendment supports a form of seniors housing that is appropriate for the site and compatible with the surrounding area.</p>
864E (New), 1063A (New), 1132A (New)	663, 664 (November 20, 2017)	<p>1. Specific Policies for the Rapid Transit and Urban Corridor Place Types of The London Plan are amended by adding the following:</p> <p><u>100 KELLOGG LANE AND 1063, 1080, 1097 AND 1127 DUNDAS STREET</u></p> <p><u>864E In the Rapid Transit Corridor Place Type located at 100 Kellogg Lane and 1097 and 1127 Dundas Street, self-storage establishments may also be permitted in the basement of the existing buildings. Office uses may be permitted at 100 Kellogg Lane up to a total maximum gross floor area of 8,361m<sup>2</sup> (within the existing building) in combination with the Light Industrial Place Type portion of the site to the</u></p>	<p>OPAs 663 and 664 are intended to permit the re-use of the existing lands and buildings for a variety of residential, commercial and light industrial uses, while providing accessory parking on abutting lands.</p> <p>These OPAs apply to the lands located at 100, 335 and 353 Kellogg Lane, 1063, 1080, 1097, and 1127 Dundas Street, and 1151 York Street.</p> <p>These OPAs are to permit office uses at a total gross floor area of 8,361m<sup>2</sup> and self-storage establishments as permitted uses; and to designate these lands located at the north portion of 100 Kellogg Lane and 1097 and 1127 Dundas Street from Light Industrial to Main Street</p>

		<p><u>south. Accessory parking in favour of the uses located at 100 Kellogg Lane may be permitted at 1063, 1080, 1097 and 1127 Dundas Street.</u></p> <p>2. Specific Policies for the Neighbourhoods Place Type of The London Plan are amended by adding a new policy as follows:</p> <p><u>335 AND 353 KELLOGG LANE</u></p> <p><u>1063A In the Neighbourhoods Place Type located at 335 and 353 Kellogg Lane, accessory parking in favour of the uses at 100 Kellogg Lane will be permitted.</u></p> <p>3. A new specific policy for the Light Industrial Place Type of The London Plan is added as follows:</p> <p><u>100 KELLOGG LANE AND 1151 YORK STREET</u></p> <p><u>1132A In the Light Industrial Place Type located at 100 Kellogg Lane, self-storage establishments and offices (within the existing building) will also be permitted. Office uses within the existing building may be permitted up to a total maximum gross floor area of 8,361m<sup>2</sup> in combination with the Rapid Transit Corridor Place Type portion of the site to the north. Accessory parking in favour of the uses at 100 Kellogg Lane may be permitted at 1151 York Street.</u></p> <p>4. Map 7 of The London Plan will be amended by adding a specific area for the lands located at 100, 335, and 353 Kellogg Lane, 1063, 1080, 1097, and 1127 Dundas Street, and 1151 York Street, through a future housekeeping amendment at a later date.</p>	<p>Commercial Corridor in Schedule A – Land Use of the Official Plan. These lands are located within the Rapid Transit Corridor, Neighbourhoods, and Light Industrial Place Types identified in The London Plan.</p> <p>The proposed Main Street Commercial Corridor fronts an arterial road and future rapid transit corridor uses. This designation is in keeping with the Rapid Transit Corridor Place Type. Given that, no change to Map 1 – Place Types of The London Plan is recommended.</p> <p>Changes to The London Plan proposed through the OPA, but were withheld until The London Plan came in force and effect.</p>
<p>1073A (New)</p>	<p>666 (November 15, 2017)</p>	<p>1. A new specific policy for the Neighbourhoods Place Type of The London Plan is added as follows:</p> <p><u>379 SUNNINGDALE ROAD WEST</u></p>	<p>OPA No. 666 is intended to encourage the development of a plan of subdivision (File No. 39T-16504). The plan of subdivision includes densities and built form regulations that are compatible and provide a good transition with</p>

		<p><u>1073A The following policies apply to the lands at 379 Sunningdale Road West, Blocks 1-6 which form part of the Sunningdale Subdivision (39T-16504).</u></p> <ol style="list-style-type: none"> <li><u>1. Blocks 1, 2 and 6 may be permitted to develop at a maximum density of 35 units per hectare.</u></li> <li><u>2. Blocks 3 and 4 may be permitted to develop at a maximum density of 150 units per hectare and a maximum height of 10 storeys.</u></li> <li><u>3. Street-oriented development will be encouraged in order to provide a strong street edge and to eliminate the need for continuous noise walls in this area.</u></li> <li><u>4. A graduated “step down” of building height will be encouraged between any proposed buildings on Block 3 that implement the maximum height provision of policy 2 above and the interface of Sunningdale Road.</u></li> <li><u>5. Surface parking will be discouraged along the Sunningdale Road street frontages in order to establish a strong building/street interface in this area. Should surface parking be considered necessary, the parking area must be appropriately screened from the street.</u></li> <li><u>6. Holding provisions will be applied to all zones in this area to guide site layout and building form.</u></li> </ol> <p>2. Map 7 of The London Plan will be amended by adding a specific policy area for the lands located at 379 Sunningdale Road West, through a future housekeeping amendment at a later date.</p>	<p>surrounding land uses, while protecting the existing natural heritage features (the Medway Valley).</p> <p>The OPA is to provide the guidance on future development on the lands located at 379 Sunningdale Road, including four residential blocks (Blocks 1, 2, 3, and 4), an open space block (Block 5), and office/residential block (Block 6).</p> <p>The policy permits a maximum density of 35 units per hectare on Blocks 1, 2, and 6; permits a maximum density of 150 units per hectare and maximum height of 10 storeys on Blocks 3 and 4; encourages street-oriented development and a graduated “step down” of the building height for Block 3; discourages surface parking along Sunningdale Road street frontages; and permits holding provisions.</p> <p>A specific policy to the Neighbourhoods Place Type is recommended to align with the changes made to the Official Plan. The subject lands are within the Neighbourhoods Place Type and located at the intersection of a Civic Boulevard (Sunningdale Rd W) and a Neighbourhood Connector (Meadowlands Way). Low-rise dwelling forms and mixed-use buildings up to 4 storeys are permitted. A height of up to 6 storeys may be permitted through a bonus zone.</p>
<p>1140A (New)</p>	<p>669 (January 15, 2018)</p>	<p>1. A new policy to the Specific Policies for the Light Industrial Place Type of The London Plan is added as follows:</p> <p><u>&gt; BRYDGES STREET AREA</u></p> <p><u>1140A Within the Brydges Street Area, as shown on Map 7, a limited amount of commercial uses may be</u></p>	<p>OPA No. 669 is intended to allow for limited commercial uses subject to meeting specific criteria within the industrial portion of the Brydges Street Area by adding a new policy in Section 10 – Policies for Specific Areas of the 1989 Official Plan.</p>

		<p><u>permitted, through a site-specific zoning by-law amendment provided the following conditions can be met:</u></p> <ol style="list-style-type: none"> <li><u>1. The commercial use is located within an existing building.</u></li> <li><u>2. Additions to or enlargement of the building to accommodate commercial uses will be discouraged. Substantial additions or alterations to existing buildings to accommodate commercial uses will not be permitted.</u></li> <li><u>3. The commercial use does not fit well within the Downtown, Transit Village, Rapid Transit Corridor, Urban Corridor, Shopping Area or Main Street Place Type due to its planning impacts.</u></li> <li><u>4. The commercial use may generate noise, vibration or emission impacts.</u></li> <li><u>5. The commercial use may generate large volumes of truck traffic.</u></li> <li><u>6. The commercial use may require large storage and/or display space.</u></li> <li><u>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.</u></li> <li><u>8. The commercial use would not prevent the future re-use of the building for industrial uses.</u></li> <li><u>9. The commercial use does not generate significant additional traffic that will interfere with the industrial uses or operations in the area.</u></li> <li><u>10. The 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.</u></li> </ol> <p>2. Map 7 of The London Plan will be amended by adding the Brydges Street Area as a new specific policy area, through a</p>	<p>The criteria seek to ensure any commercial uses within the Brydges Street Area do not negatively affect existing or future industrial or residential uses, while maintaining the existing building stock and attracting new industrial users.</p> <p>Changes to The London Plan proposed through the OPA include a new specific policy for the Light Industrial Place Type to allow for limited commercial uses within the Place Type portion of the Brydges Street Area, subject to specific criteria; and a specific policy area to Map 7 – Specific Policy Area. The changes were withheld until The London Plan came into force and effect.</p>
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		future housekeeping amendment at a later date.	
1132B (New)	671 (March 6, 2018)	<p>1. Specific Policies for the Light Industrial Place Type of The London Plan are amended by adding a new policy as follows:</p> <p><u>2150 OXFORD STREET EAST</u></p> <p><u>1132B. In the Light Industrial Place Type at 2150 Oxford Street East, in addition to the uses permitted in the Light Industrial Place Type, offices will be permitted in Phase 2 of the development up to a maximum gross floor area of 2,200m<sup>2</sup> (23,680.6 sq. ft.).</u></p> <p>2. Map 7 of The London Plan will be amended by adding a specific policy area for the lands located at 2150 Oxford Street East, through a future housekeeping amendment at a later date.</p>	<p>The purpose of OPA No. 671 is to allow office uses as an additional permitted uses with a maximum gross floor area of 2,200m<sup>2</sup>.</p> <p>The OPA provides flexibility for the lands located at 2150 Oxford Street East to accommodate a wider range of office-type uses and adjust to future market demands.</p> <p>Proposed changes to The London Plan were withheld until The London Plan came into force and effect.</p>
1062A (New)	672 (May 2, 2018)	<p>1. Specific Policies for the Neighbourhoods Place Type of The London Plan are amended by adding the following:</p> <p><u>1176, 1200 AND 1230 HYDE PARK ROAD</u></p> <p><u>1062A. In the Neighbourhoods Place Type located greater than 100 metres from the widened Hyde Park Road right-of-way and east of the westerly limit of the new public street and south of the southerly limit of the new public street, stacked townhouses, triplexes, fourplexes and low-rise apartments will be permitted fronting onto a Neighbourhood Street up to 4-storeys in height.</u></p> <p><u>In the Neighbourhoods Place Type located west of the westerly limit of the new public street and north of the northerly limit of the new public street, stacked townhouses, triplexes, fourplexes, and low-rise apartments will be permitted fronting onto a Neighbourhood Street up to 3-storeys in height.</u></p> <p><u>Development shall not be permitted in the Neighbourhoods Place Type unless through a zoning by-law amendment and/or plan of subdivision:</u></p>	<p>The purpose of OPA No. 672 is to facilitate a mixed-use development having a low-rise and mid-rise profile on the lands located at 1176, 1200, and 1230 Hyde Park Road.</p> <p>The mixed use development will consist of mixed-use building up to 6-storeys in height fronting onto Hyde Park Road that include commercial uses on the ground floor together with residential uses, and townhouses, stacked townhouses, triplexes, fourplexes, and apartment buildings up to 4 storeys in height fronting onto a new public street constructed on the site west of Hyde Park Road.</p> <p>A London Plan amendment proposed through the OPA were withheld until The London Plan was in force and effect. The amendment includes changes to Maps 1 and 7 and Specific Policies for the Neighbourhoods Place Type.</p>

		<ol style="list-style-type: none"> <li>1. <u>An environmental impact study, geotechnical report, and hydrogeological assessment have demonstrated that the permitted land uses and form of development will not have a negative impact on adjacent natural hazards and natural heritage features and their functions to the satisfaction of the City of London and the UTRCA.</u></li> <li>2. <u>A noise and vibration study has demonstrated that railway corridors will not have an adverse impact on new sensitive land uses, or mitigative measures provided, to the satisfaction of the City of London.</u></li> <li>3. <u>A compatibility study has demonstrated that Ministry of the Environment and Climate Change D-6 Guidelines: Compatibility Between Industrial Facilities and Sensitive Land Uses can be met, or mitigative measures provided, to the satisfaction of the City of London.</u></li> <li>4. <u>A new public street is created west of Hyde Park Road.</u></li> </ol> <p>2. Map 1 – Place Type of The London Plan will be amended by changing the Place Type of lands located at 1176 Hyde Park Road from the Green Space Place Type to the Neighbourhoods Place Type, through a future housekeeping amendment at a later date.</p> <p>3. Map 7 – Specific Policy Areas of The London Plan will be amended by adding a specific policy area for the lands located at 1176, 1200 and 1230 Hyde Park Road, through a future housekeeping amendment at a later date.</p>	
Map 8	674 (May 2, 2018)	Map 8 – Community Improvement Project Areas – of The London Plan is amended by adding the Hamilton Road Area Community Improvement Project Area.	The purpose of OPA No. 674 is to include the Hamilton Road Area Commercial Area to the 1989 Official Plan. The Area is defined as the CN railway tracks to the north, Highbury Avenue to the east, the Thames River to the south, Adelaide Street to the



			west, and also including all properties with frontage on Hamilton Road west of Adelaide Street, as well as 219-221 William Street. A proposed amendment to The London Plan was withheld.
1721_1	675 (May 8, 2018)	<p>Policy 1721_1 with regard to Cultural Heritage Guideline Documents of The London Plan is deleted in its entirety and replaced with the following policy:</p> <ol style="list-style-type: none"> <li>1. <del>Archaeological Master Plan</del> <u>Archaeological Management Plan</u></li> </ol>	<p>The London's Archaeological Master Plan (1996) is now replaced by the Archaeological Management Plan (2017). OPA No. 675 is to bring existing land use planning tools into conformity with the Archaeological Management Plan by replacing the Archaeological Master Plan with the Archaeological Management Plan in the 1989 Official Plan and The London Plan. An amendment to The London Plan was withheld.</p>
1673A (New)	677 (May 8, 2018)	<ol style="list-style-type: none"> <li>1. Policy 800_5 of The London Plan will be amended by adding the following at the end of the existing policy:  <u>Criteria for evaluating requests for temporary zone extensions are provided in the Our Tools part of this Plan.</u></li> <li>2. The London Plan is amended by adding new Policy 1673A as follows:  <u>1673A For lands within the Downtown Place Type, the following criteria will be used to evaluate both applications for temporary zoning to permit surface commercial parking lots and applications for extensions to temporary zoning to permit surface commercial parking lots, in the Downtown:</u> <ol style="list-style-type: none"> <li>1. <u>The demonstrated need for surface parking in the area surrounding the subject site. Utilization rates for sub-areas of the Downtown may be used to evaluate this need.</u></li> <li>2. <u>The importance of any pedestrian streetscapes that are impacted by the surface commercial parking lot and the degree to which these streetscapes are impacted.</u></li> </ol> </li> </ol>	<p>The purpose of OPA No. 677 is to add criteria to provide a consistent basis for evaluating requests for temporary commercial parking lot extensions and meeting the long-term goal of replacing surface lots with development that includes underground or above-ground parking spaces. In the Downtown.</p> <p>Proposed changes to The London Plan were withheld until the Plan came in force and effect. Although an affected policy (Policy 800_5) remains under appeal a proposed policy (Policy 1673A) is necessary in The London Plan. Policy 1673A introduces criteria to assess requests for extension of temporary zoning for existing surface commercial parking lots in the Downtown Place Type.</p> <p>A change to Policy 800_5 will be addressed through a future housekeeping amendment at a later date.</p>

		<p><u>3. The size of the parking lot, recognizing a goal of avoiding the underutilization of Downtown lands.</u></p> <p><u>4. The length of time that the surface commercial parking lot has been in place, recognizing it is not intended that temporary uses will be permitted on a long-term basis.</u></p> <p><u>5. Applicable guideline documents may be used to provide further, more detailed, guidance in applying these policies.</u></p> <p><u>6. Site plan approval will be required for all temporary surface commercial parking lots in the Downtown.</u></p> <p><u>7. Where Council does not wish to extend the temporary zoning for a surface commercial parking lot a short-term extension of the temporary zone may be permitted for the purpose of allowing users of the lot to find alternative parking arrangements.</u></p>	
<p>1070A (New), 1070B (New)</p>	<p>681 (July 27, 2018)</p>	<p>1. Specific Policies for the Neighbourhoods Place Type of The London Plan are amended by adding the following:</p> <p><u>335-385 SASKATOON STREET</u></p> <p><u>1070A In the Neighbourhoods Place Type at 335-385 Saskatoon Street, automobile repair garages, charitable organization offices, and support offices may be permitted in the existing buildings.</u></p> <p><u>340-390 SASKATOON STREET</u></p> <p><u>1070B In the Neighbourhoods Place Type at 340-390 Saskatoon Street, support offices, studios, and warehouse establishments may be permitted in the existing buildings.</u></p> <p>2. Map 7 of The London Plan will be amended by adding a specific policy area for the lands located at 335-385 and</p>	<p>The purpose of OPA No. 681 is to add to permit existing non-residential uses in existing buildings at 335-385 and 340-390 Saskatoon Street until such time as the subject lands can be redeveloped for residential uses as intended in the Low Density Residential designation identified in the 1989 Official Plan.</p> <p>The OPA is to add specific policies to the 1989 Official Plan and The London Plan to permit the automotive repair garages, charitable organization offices and support offices in the existing at 335-385 Saskatoon Street and studios, warehouse establishments, and support offices in the existing building at 340-390 Saskatoon Street.</p> <p>A proposed amendment to The London Plan was withheld since the Neighbourhoods Place Type policies were not in force and effect due to appeals to the Ontario Municipal Board.</p>

		340-390 Saskatoon Street, through a future housekeeping amendment at a later date.	
Map 8	683 (August 23, 2018)	Map 8 – Community Improvement Project Areas – of The London Plan is amended by adding lands along Richmond Row north of the existing boundary of the Downtown Community Improvement Project Area.	OPA No. 683 is intended to expand the existing Downtown Community Improvement Plan project Area in the 1989 Official Plan, The London Plan, and the Downtown Community Improvement Plan approved by Council in 1995. The expanded boundary includes properties within the boundary of the Downtown Business Improvement Area, which was revised by Council in 2014, to offer incentives over a broader area along Richmond Street. A proposed amendment to The London Plan was withheld.
1034_7 (New), 1038A (New), 1038C (Re-numbered)	691 (February 19, 2019)	<p>1. The Woodfield Neighbourhood Specific Policies of The London Plan are amended by adding the following:</p> <p style="padding-left: 40px;">1034_7. 470 Colborne Street.</p> <p>2. A new policy for the Woodfield Neighbourhood Specific Policies is added as Policy 1038A immediately after policy 1038. The existing policy 1038A is renumbered to 1038C immediately after new policy 1038B (OPA No. 651) as follows:</p> <p style="padding-left: 40px;"><u>1038A In addition to the uses permitted in the Neighbourhoods Place Type, new office uses may be permitted within the existing building at 470 Colborne Street, provided there is little alteration to the external residential character of the original residential structure and at least one above-grade residential dwelling unit is provided and maintained within the building. These new office uses may be established with other permitted uses in a mixed-use format. Residential intensification and conversions to non-residential uses shall be permitted only where it is compatible with the character, scale and intensity of the surrounding low-rise residential neighbourhood and where the intent of the Near-Campus</u></p>	<p>The purpose of OPA No. 691 is to identify 470 Colborne Street as a location where office conversions may be permitted within the existing building along with other permitted uses.</p> <p>470 Colborne Street had been used as a commercial recreation establishment within the Woodfield Neighbourhood where office conversions are permitted.</p> <p>The OPA is to facilitate the adaptive re-use of the existing building at 470 Colborne Street for residential, office, and institutional uses in a mixed-use format by adding policies subject to the subject property in the 1989 Official Plan (Section 3.5.4 – Woodfield Neighbourhood and Section 3.6.9 – Office Conversions) and The London Plan.</p> <p>A London Plan amendment proposed through the OPA was withheld as the affected portions of the Neighbourhoods Place Type and Woodfield Neighbourhood policies were under appeal.</p>

		<p><u>Neighbourhoods policies is met. Site-specific zoning regulations such as, but not limited to, maximum number of converted dwelling units, maximum number of parking spaces, minimum landscaped open space and limiting the range and mix of uses within the building such that they do not exceed the available parking may be applied to ensure that the future re-use of the existing structure meets this objective.</u></p> <p>175-199 ANN STREET AND 84-86 ST. GEORGE STREET</p> <p>1038A-C In the Neighbourhoods Place Type at 175-199 Ann Street and 84-86 St. George Street, the lands located within the High Density Residential Overlay (from 1989 Official Plan) are appropriate for a greater intensity of development. Heights in excess of 12 storeys may be permitted on these lands through a bonus zone, where the Evaluation Criteria for Planning and Development Applications and the Bonus Zoning policies of this Plan can be met. Development along the St. George Street frontage will include a significant step back to provide a low-rise character that is consistent with the streetscape.</p>	
Map 8	703 (September 4, 2019)	Map 8 – Community Improvement Project Areas – of The London Plan is amended to add the Lambeth Area Community Improvement Project Area.	<p>The purpose of OPA No. 703 is to adopt and add the Lambeth Area Community Improvement Plan in the 1989 Official Plan and The London Plan.</p> <p>The Lambeth Area Community Improvement Project Area is bounded by the Clayton Walk and Malpass Road subdivisions north of Kilbourne Road and west of Colonel Talbot Road, and the future Kilbourne Road extension to the Dingman Creek corridor to the north, the Dingman Creek corridor to the east, Greenhills Country Club to the south, and Dingman Creek to the west.</p> <p>A proposed amendment to The London Plan was withheld as Map 8 was under appeal.</p>
1073B (New)	708 (November 4, 2019)	1. A new specific policy for the Neighbourhoods Place Type of	OPA No. 708 is intended to permit the existing industrial uses in the existing buildings

		<p>The London Plan is added as follows:</p> <p><u>585 THIRD STREET</u></p> <p><u>1073B In the Neighbourhoods Place Type at 585 Third Street, in addition to the uses permitted in the Neighbourhoods Place Type, a building or contracting establishment, service trade, and support office may be permitted as well as a warehouse in association with a permitted use with no outdoor storage for the permitted uses.</u></p> <p>2. Map 7 of The London Plan will be amended by adding a specific policy area for the lands located at 585 Third Street, through a future housekeeping amendment at a later date.</p>	<p>at 585 Third Street until such time as the subject lands can be redeveloped for residential uses as intended in the Low Density Residential designation under the 1989 Official Plan and the Neighbourhoods Place Type under The London Plan.</p> <p>A proposed amendment to The London Plan was withheld as the Neighbourhoods Place Type policies were not in force and effect due to appeals to the Local Planning Appeal Tribunal.</p>
<p>864D (New)</p>	<p>712 (November 29, 2019)</p>	<p>1. Specific Policies for the Rapid Transit and Urban Corridors Place Type of The London Plan are amended and read by adding a new policy as follows:</p> <p><u>676-700 BEAVERBROOK AVENUE AND 356 OXFORD STREET WEST</u></p> <p><u>864D In the Rapid Transit Corridor Place Type located at 676-700 Beaverbrook Avenue and 356 Oxford Street West, a maximum height of 18 storeys (62 metres) will be permitted only in combination with the approved regulations and elevations tied to the approved bonus zone.</u></p> <p>2. Map 7 of The London Plan will be amended by adding a specific policy area for the lands located at 676-700 Beaverbrook Avenue and 356 Oxford Street West, through a future housekeeping amendment at a later date.</p>	<p>The purpose of OPA No. 712 is to permit a maximum gross floor area of 4,000m<sup>2</sup> for office uses on the lands located at 676-700 Beaverbrook Avenue and 356 Oxford Street West.</p> <p>Although the lands are within the Rapid Transit Corridor and Neighbourhoods Place Types, these lands are interpreted as Rapid Transit Corridor Place in accordance with Policies 833 to 835, which encourage lot assembly. As the proposed development exceeds the maximum permitted height of 16 storeys within the Rapid Transit Corridor Place Type by 2 storeys (18 storeys total), a specific policy to The London Plan was considered.</p>

## Appendix D – Public Engagement

### Community Engagement

**Public liaison:** On February 19, 2020, Notice of Application was sent to applicants and agents for approved official plan amendments reflected in this amendment. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on February 20, 2020. A “Planning Application” sign was also posted on the site.

Six (6) replies were received.

**Nature of Liaison:** The City has initiated an official plan amendment which is of housekeeping nature to the London Plan. This amendment is to correct errors and omissions in the Plan and make updates to reflect council approved amendments to the 1989 Official Plan since the London Plan’s approval. The intention is to improve clarity and consistency on the overall policies and mapping throughout the London Plan. The errors and omissions have been identified throughout the London Plan. They include typographical and grammatical errors and inconsistencies in spacing and punctuation. Minor changes to certain policies, figures, and maps are necessary to refine wording and formatting. The amendments to the 1989 Official Plan, which were approved since the London Plan’s approval and are in full force, have been reviewed. The amendments should be incorporated in the London Plan to reflect Council’s decisions pertaining to those applications. The following amendments require modifications to certain policies and maps in the London Plan, primarily new policies for specific areas in certain Place Types:

- a) OPA No. 642 (240 Waterloo Street and 358 Horton Street East)
- b) OPA No. 646 (Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan)
- c) OPA No. 647 (21 Wharnccliffe Road South)
- d) OPA No. 650 (1577 and 1687 Wilton Grove Road)
- e) OPA No. 651 (1448 Adelaide Street North)
- f) OPA No. 653 (Outdoor patio regulations for Light Industrial Place Type)
- g) OPA No. 658 (633, 635, 637, 645, 649, 651 and 655 Base Line Road East)
- h) OPA No. 662 (1175, 1185, 1195, 1205 and 1215 Fanshawe Park Road West and 2151 Dalmagarry Road)
- i) OPAs No. 663 and No. 664 (100, 335 and 353 Kellogg Lane, 1063, 1080, 1097 and 1127 Dundas Street, 1151 York Street)
- j) OPA No. 666 (379 Sunningdale Road West)
- k) OPA No. 669 (Brydges Street Area)
- l) OPA No. 670 (1235-1295 Fanshawe Park Road West)
- m) OPA No. 671 (2150 Oxford Street East)
- n) OPA No. 672 (1176, 1200 and 1230 Hyde Park Road)
- o) OPA No. 674 (Hamilton Road CIP Area)
- p) OPA No. 675 (Archaeological Management Plan)
- q) OPA No. 677 (Temporary zoning for surface parking in Downtown)
- r) OPA No. 681 (335-385, 340-390 Saskatoon Street)
- s) OPA No. 683 (Expansion of Downtown CIP Area)
- t) OPA No. 684 (661-675 Wharnccliffe Road South)
- u) OPA No. 688 (3080 Bostwick Road, Site 1)
- v) OPA No. 689 (3080 Bostwick Road, Site 5)
- w) OPA No. 691 (470 Colborne Street)
- x) OPA No. 698 (Richmond Street-Old Masonville)
- y) OPA No. 703 (Lambeth CIP Area)
- z) OPA No. 708 (585 Third Street)
- aa) OPA No. 710 (1339-1347 Commissioners Road West)
- bb) OPA No. 711 (3234, 3263 and 3274 Wonderland Road South)
- cc) OPA No. 712 (676-700 Beaverbrook Avenue and 356 Oxford Street West)
- dd) OPA No. 713 (2497-2591 Bradley Avenue)
- ee) OPA No. 714 (1875 Wharnccliffe Road South)

**Responses:** Four comments requested additional information and clarification on specific OPAs. One comment expressed no objection to the application. The other one demonstrated that the inclusion of a specific OPA is not necessary in The London Plan.

**Responses to Public Liaison Letter and Publication in “The Londoner”**

Written
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Mark Resnick Smart Centres 3200 Highway 7 Vaughan, Ontario L4K 5Z5
Megan Gereghty GSP Group Inc. 72 Victoria Street South, Suite 201 Kitchener, ON N2G 4Y9
Jay McGuffin Monteith Brown Planning Consultants 610 Princess Avenue London, Ontario N6B 2B9

**Agency/Departmental Comments**

London Hydro – February 27, 2020

London Hydro has no objection to this City of London initiated official plan amendment which is of housekeeping nature to The London Plan. Any new or relocation of the existing service will be at the expense of the owner.