

Bill No. 464  
2021

By-law No. C.P.-1284( )-\_\_

A by-law to amend the 1989 Official Plan for the City of London relating to the Argyle Core Area Community Improvement Project Area.

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

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

PASSED in Open Council on October 5, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 5, 2021  
Second Reading – October 5, 2021  
Third Reading – October 5, 2021

**AMENDMENT NO.**  
**to the**  
**1989 OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. to add a new clause to Section 14.2.2 ii) of the 1989 Official Plan to include the Argyle Core Area to the list of commercial areas eligible for community improvement; and,
2. to amend Figure 14-1 that will recognize the entire Dundas Street Corridor Project Sub-Area and Argyle Mall Project Sub-Area as commercial areas eligible for community improvement.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands in the City of London generally described as follows:

Dundas Street Corridor Commercial Area: properties having frontage on Dundas Street from Highbury Avenue North to Clarke Road; and,

Argyle Mall Area: properties having frontage on Dundas Street from Clarke Road to Wavell Street.

**C. BASIS OF THE AMENDMENT**

This Amendment will allow the entire Dundas Street Corridor Project Sub-Area and the Argyle Mall Project Sub-Area to be eligible for the financial incentives offered through the Argyle Core Area Community Improvement Plan.

**D. THE AMENDMENT**

The 1989 Official Plan for the City of London is hereby amended as follows:

14.2.2 ii)

(h) Dundas Street Corridor

This is the spine of the community designated as the Dundas Street Corridor Project Sub-Area of the Argyle Core Area Community Improvement Project Area. The area functions as a main gateway to Downtown and the “Main Street” of the Argyle community. The large volumes of traffic that pass through have contributed to a decline in the quality of the urban corridor environment. Dundas Street and its many stores, restaurants and other small businesses are conveniently located and provide residents with most of their day-to-day shopping needs.

(i) Argyle Mall Area

This area located east of the Dundas Street and Clarke Road intersection is designated as a Project Sub-Area of the Argyle Core Area Community Improvement Project Area. Anchored by the Argyle Mall, it also includes commercial properties to its north that provide for many day-to-day shopping needs and also includes the Argyle Shopping Centre transit terminal.

Figure 14-1, Areas Eligible for Community Improvement, to the 1989 Official Plan for the City of London Planning Area is amended by adding the boundary of the Argyle Core Area Community Improvement Project Area as indicated on “Schedule 1” attached hereto.

# Schedule 1 – Areas Eligible for Community Improvement

FIGURE 14-1

AMENDMENT NO.

## AREA ELIGIBLE FOR COMMUNITY IMPROVEMENT

