

Bill No. 500
2021

By-law No. C.P.-1512()-_____

A by-law to amend The Official Plan for the City of London, 2016 relating to the Masonville Secondary Plan area.

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

1. Amendment No. _____ 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(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on October 26, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 26, 2021
Second Reading – October 26, 2021
Third Reading – October 26, 2021

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To add the Masonville Secondary Plan to the list of adopted Secondary Plans in policy 1565 of the Official Plan, 2016, *The London Plan*.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally surrounding the intersection of Fanshawe Park Road and Richmond Street, including lands fronting on portions of North Centre Road and extending from Plane Tree Drive in the north, to Sunnyside Drive in the south, in the City of London.

C. BASIS OF THE AMENDMENT

The London Plan identifies four Transit Villages, which are intended to be exceptionally designed, high density, mixed-use urban neighbourhoods connected by transit to the Downtown and to each other. The lands are identified as one of the Transit Villages in *The London Plan*, referred to as the “Masonville Transit Village”. It is anticipated that the area will undergo redevelopment through infill and intensification over time to realize the vision of the Transit Village Place Type.

The Secondary Plan provides a greater level of detail and more specific guidance for the Masonville Transit Village than the general policies of the Official Plan. The Secondary Plan establishes a vision, principles and policies for the future development of a Transit Village that is unique to the Masonville community. The Secondary Plan encourages a compact development form with a broad range of uses that are integrated with transit, while planning for new parks and connections to ensure a balanced community.

The City of London undertook significant public engagement throughout the secondary plan process. The background studies, community and stakeholder input, and proposed policies were, in turn, reviewed and assessed in the context of the *Provincial Policy Statement* and *The London Plan*, and used in the creation and finalization of the Secondary Plan.

The Secondary Plan will be used in the consideration of all applications including Official Plan amendments, zoning by-law amendments, site plans, consents, minor variances and condominiums within the Planning Area.

D. THE AMENDMENT

The Official Plan, 2016, *The London Plan*, is hereby amended as follows:

1565_

8. Masonville Secondary Plan