

Bill No. 98
2022

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

A by-law to amend The London Plan for the
City of London, 2016 relating to the McCormick
Area Secondary Plan.

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 February 15, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – February 15, 2022
Second Reading – February 15, 2022
Third Reading – February 15, 2022

**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 delete references to 1989 Official Plan policy sections and numbers, land use designations, road classifications, and map schedules throughout the McCormick Area Secondary Plan.
2. To add references to The London Plan policy chapters and numbers, place types, street classifications, and maps throughout the McCormick Area Secondary Plan.
3. To correct errors and omissions identified throughout the McCormick Area Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands bounded by the Canadian Pacific Railway to the north, Quebec Street and Burbrook Place to the west, Dundas Street to the south and Ashland Avenue and McCormick Boulevard to the east.

C. BASIS OF THE AMENDMENT

This housekeeping amendment will facilitate the transition to The London Plan and refine wording, formatting and mapping in the McCormick Area Secondary Plan.

D. THE AMENDMENT

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

1. The McCormick Area Secondary Plan for the City of London is amended by renumbering all Sections (20.8.X.X) in the Table of Contents and headings throughout the Secondary Plan to appropriate numbers, as follows:

1.0 Introduction

- 1.1 Location
- 1.2 Purpose, Use and Interpretation
- 1.3 Vision
- 1.4 Principles

2.0 Community Structure

- 2.1 Community Structure Plan
- 2.2 Connectivity
- 2.3 Neighbourhood Integration
- 2.4 Dundas Street Mainstreet
- 2.5 Established Business
- 2.6 Cultural Heritage Conservation

3.0 General Policies

- 3.1 Mobility and Public Realm
- 3.2 Cultural Heritage
- 3.3 Green Development
- 3.4 Species at Risk
- 3.5 Brownfield Remediation
- 3.6 Compatibility with Sensitive Uses
- 3.7 Affordable Housing
- 3.8 Bonusing Policies

4.0 Character Area Land Use Designations

- 4.1 Introduction
- 4.2 All Designations
- 4.3 Industrial-Commercial Designation
- 4.4 Transit-Oriented Designation
- 4.5 Mixed-Use Designation
- 4.6 Mid-Rise Residential Designation
- 4.7 Low-Rise Residential Designation
- 4.8 Community Parkland Designation
- 4.9 Special Policies

5.0 Implementation

- 5.1 Implementation of the Plan
- 5.2 Interpretation
- 5.3 Municipal Works
- 5.4 Official Plan (*The London Plan*)
- 5.5 Zoning By-law
- 5.6 Plans of Subdivision, Plan of Condominium and Consents to Sever
- 5.7 Site Plan Approval
- 5.8 Guideline Documents
- 5.9 Street Creation
- 5.10 Required Studies

2. The McCormick Area Secondary Plan for the City of London is amended by organizing a multilevel list, where the first level uses Roman numerals (i, ii, iii, ...), the second level uses lower-case letters (a, b, c, ...), the third level uses numbers (1, 2, 3, ...), and the fourth level uses bullets (•); and renumbering the existing bullets (•) to numbers (1, 2, 3, ...) with the exception of the bullets in Section 20.8.3.4.

3. Section 20.8.1.2 of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

1.2 Purpose, Use and interpretation

The purpose of the McCormick Area Secondary Plan is to establish a more specific land use policy framework to guide the evolution of the former McCormick's Factory and adjacent lands, into a vibrant mixed-use neighbourhood which permits specified new uses within the industrial heritage, creates open space linkages, integrates with the surrounding neighbourhood and supports emerging businesses. This Secondary Plan provides a greater level of detail than the general policies in *The London Plan*, the City of London Official Plan, and is guided by the policies of the Provincial Policy Statement.

This Secondary Plan shall be used for the review of planning and development applications. This Secondary Plan is further intended to be used in conjunction with other policies of *The London Plan*. In particular, any amendments made to the Specific Policies for an applicable Place Type of *The London Plan* should be read in conjunction with this Secondary Plan. In instances where the overall London Plan and Secondary Plan are inconsistent, with the exception of the Specific Policies of *The London Plan*, the Secondary Plan shall prevail.

The text and schedules of the McCormick Area Secondary Plan will be included in the Secondary Plans part of *The London Plan*. The schedules form part of this Secondary Plan and have policy status whereas other figures and photographs included in this Secondary Plan are provided for graphic reference, illustration, and information.

4. Section 20.8.1.4 i) through vi) of the McCormick Area Secondary Plan for the City of London is amended by adding the words "to achieve this principle are" between the word "Objectives" and the colon (:) in the sub-heading.

5. Section 20.8.2.3 of the McCormick Area Secondary Plan for the City of London is amended by adding a hyphen at the end of the word "one" and between the words "two"

and “storey”.

6. Section 20.8.2.6 of the McCormick Area Secondary Plan for the City of London is amended by deleting the third paragraph through the sixth paragraph in its entirety and replacing them with the following:

i) London’s Inventory of Heritage Resources

The property below, located within the McCormick Area Secondary Plan area, is listed to London’s Inventory of Heritage Resources:

- a) 1020 Elias Street (former Bell Telephone Building), Listed, Priority 1.

ii) Potential Cultural Heritage Value or Interest

The properties below, located within the McCormick Area Secondary Plan area, are properties under consideration for identification of potential cultural heritage value or interest:

- a) 1108 Dundas Street (former The Empire Manufacturing Co. Brass Foundry);
- b) 1120 Dundas Street (former Supertest Petroleum Co. Service Station);
- c) 1140 Dundas Street (former Coca-Cola bottling plant);
- d) 1152 Dundas Street (former Ruggles Truck Manufacturing);
- e) 445 Nightingale Avenue (former Reid Bros. & Co. Paper Box Manufacturing);
- f) 465 Nightingale Avenue;
- g) 471 Nightingale Avenue (former Hunt Brothers Flour Mill);
- h) 501 Nightingale Avenue (former Taylor Electric);
- i) 568 Glasgow Street (former Clatworthy Lumber);
- j) 982 Princess Avenue/1005 Elias Street (former Orange Crush Ltd.);
- k) 990 Princess Street (former Perry Sales Co.);
- l) 560 Quebec Street (former Dominion Stores Bakery); and,
- m) 580 Quebec Street (former Supertest Petroleum warehouse).

7. Sections 20.8.3.1 of the McCormick Area Secondary Plan for the City of London is amended by deleting the first paragraph in its entirety and replacing it with the following:

The transportation network within the McCormick Area Secondary Plan area consists of Rapid Transit Boulevards, Neighbourhood Connectors, and Neighbourhood Streets, as established in *The London Plan*. The transportation network in this Secondary Plan also includes Future Streets and Future Publicly Accessible Connections, illustrated in Schedule 3.

8. Section 20.8.3.1 i) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) Street Typologies

Four street typologies exist within this Secondary Plan – Rapid Transit Boulevards, Neighbourhood Connectors, Neighbourhood Streets, and a Green Link overlay. The following policies establish the general design intent of these typologies. Variations may be considered by the City of London based on circumstances such as topography, proposed abutting land use(s), and opportunities to implement other objectives from the Transportation Master Plan, the Rapid Transit Environmental Assessment, and the Bicycle Master Plan.

a) Rapid Transit Boulevards

Rapid Transit Boulevards are high-capacity roads, in many cases accommodating both vehicles and transit, which serve the city as a whole and act as major north-south and east-west connections. Depending on the location of transit services, Rapid Transit Boulevards may also serve as Rapid Transit Corridors, as is the case in this Secondary Plan. A balance must be achieved between their transportation function, including accommodation for transit and access to adjacent land uses, and to act as socially vibrant public space.

The design of the rights-of-way associated with Rapid Transit Corridors should provide for a streetscape and sidewalk environment designed for pedestrians, with features that may include wide sidewalks, street trees and feature plantings, decorative paving, lighting and signage. Bicycle routes shall be appropriately placed

to avoid conflict between on-street parking and the intended character of the public right-of-way.

b) Neighbourhood Connectors

Neighbourhood Connectors include Quebec Street, Elias Street, and Nightingale Avenue. Quebec Street serves moderate volumes of inter-neighbourhood traffic at moderate speeds, while Elias Street and Nightingale Avenue serve light volumes of traffic for short distances at light speeds. These roads may require a higher level of pedestrian amenity than Neighbourhood Streets through the extended use of tree and feature planting, paving, lighting and signage design. Their design should complement the planned adjacent land uses with features such as on-street parking, benches and wider sidewalks provided adjacent to commercial and mixed-use properties.

c) Neighbourhood Streets

Neighbourhood Streets provide access to individual properties and connect neighbourhood destinations. These streets play a dual role as neighbourhood socialization spaces and low-volume transportation corridors. The design requirements, while less substantial than for Rapid Transit Boulevards and Neighbourhood Connectors, must support the dual role of Neighbourhood Streets. The majority of proposed Future Streets within the McCormick Area Secondary Plan area belong to the Neighbourhood Streets typology. On-street parking may be provided along all Neighbourhood Streets.

d) Green Link (overlay)

The Green Link overlay identifies streets and public pathways that are crucial to connecting the Secondary Plan area and the surrounding neighbourhoods to the established open space system. Streets with the Green Link overlay should prioritize active transportation modes and are ideal locations for bike lanes. Public pathways should prioritize active transportation modes, including cyclists and pedestrians, and are ideal locations for multi-use trails.

9. Section 20.8.3.1 ii) b), c), f) and g) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- b) Future Neighbourhood Streets will be designed to support pedestrian-oriented development patterns, with strong connections to transit services located on Dundas Street and Quebec Street.
- c) Future Neighbourhood Streets should help to create short neighbourhood blocks, which make walking easy and efficient and allow for variation in routes.
- f) At the subdivision and/or site plan application stage, consideration shall be given to the provision for the conveyance and construction of Future Neighbourhood Streets and/or Future Publicly Accessible Connections illustrated on Schedule 3.
- g) Variations in routes of the Future Neighbourhood Streets illustrated in Schedule 3 may be considered through future studies identifying constraints due to circumstances such as topography, proposed abutting land use(s), and opportunities to implement other objectives from the Transportation Master Plan, the Rapid Transit Environmental Assessment, and the Bicycle Master Plan

10. Section 20.8.3.5 of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

3.4 Species at Risk

The Chimney Swift (*Chaetura pelagica*), listed as a threatened species in Ontario, receives protection under the Endangered Species Act, 2007 for individual members of the species and their habitat. Chimney Swifts are known to exist in the McCormick Area Secondary Plan area, with a potential for nesting and/or roosting in chimneys and other man-made features within the area. Consultation with the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry must occur prior to any activity, such as building demolitions that may impact potential Chimney Swift habitat including man-made nests/ roosts and natural nest/root cavities within the McCormick Area Secondary Plan area.

11. Section 20.8.3.6 of the McCormick Area Secondary Plan for the City of London is amended by deleting “2014” in the first paragraph.

12. Section 20.8.3.7 a) of the McCormick Area Secondary Plan for the City of London is deleted and replaced with the following:

- i) Proponents of new developments may be required to undertake studies to ensure that the following applicable guidelines and regulations are being met:
 - a) Ontario Ministry of the Environment, Conservation and Parks *Guideline D-6: Compatibility between Industrial Facilities and Sensitive Land Uses*;
 - b) Ontario Ministry of the Environment, Conservation and Parks *Environmental Noise Guideline NPC-300: Stationary and Transportation Sources – Approval and Planning*;
 - c) Ontario Regulation 419/05 Air Pollution – Local Air Quality;
 - d) Ontario Ministry of the Environment, Conservation and Parks *Primary Noise Screening Method Guide*;
 - e) Federation of Canadian Municipalities and the Railway Association of Canada – Guidelines for New Development in Proximity to Railway Operations; and,
 - f) City of London Sound By-law PW-12.

13. Section 20.8.3.9 d) of the McCormick Area Secondary Plan for the City of London is amended by deleting the first paragraph and the seventh and final bullets and replacing them with the following, respectively:

- iv) Notwithstanding the Bonus Zoning policies in Our Tools part of *The London Plan*, increases in height and/or density may be offered only for developments which incorporate one or more of the facilities, services, and matters specified below:
 - g) Developments integrating green technology cited in Section 3.3;
 - j) Public Art incorporating distinct elements of the area’s industrial heritage, and complying with the City of London’s Public Art/Monument Policy (2009).

14. Section 20.8.4.2 i) of the McCormick Area Secondary Plan for the City of London is amended by deleting the first paragraph in its entirety and replacing it with the following:

The following structures and facilities associated with public services and utilities may be permitted in all areas of the City outside of the flood plain or environmentally significant areas, as shown on Map 6 – Hazards and Natural Resources of *The London Plan*:

15. Section 20.8.4.3 i) of the McCormick Area Secondary Plan for the City of London is amended by deleting the words “Gleeson Avenue” and replacing them with the words “Gleeson Street”.

16. Section 20.8.4.3 iii) of the McCormick Area Secondary Plan for the City of London is amended by deleting the first paragraph in its entirety and replacing it with the following:

Permitted uses in the Industrial-Commercial Designation may include small-scale light industrial uses that involve assembling, fabricating, manufacturing, processing and/or repair activities that are located within enclosed buildings and which will not create a significant impact on surrounding residential uses and will conform to the Ontario Ministry of the Environment, Conservation and Parks *Guideline D-6* and other applicable provincial and municipal guidelines and regulations. Office and commercial uses in association with industrial uses are permitted.

17. Sections 20.8.4.3 iii) and 20.8.4.5 iii) of the McCormick Area Secondary Plan for the City of London are amended by adding a new heading “i) Outdoor Patios” before the existing paragraph starting with the words “Outdoor patios in association with...”.

18. Section 20.8.4.3 vi) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

vi) Applications To Expand, Add or Modify

Applications to expand the Industrial-Commercial Designation will be evaluated using the policies of this Secondary Plan and *The London Plan*. It is not intended that this

designation will be applied further south than shown on Schedule 4 within the internal portions of the community to reduce potential compatibility issues with sensitive land uses.

19. Section 20.8.4.4 iv) e) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

e) The properties fronting onto Dundas Street shall be designed to accommodate at-grade uses.

20. Section 20.8.4.4 vi) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

vi) Applications To Expand, Add or Modify

Applications to expand the Transit-Oriented Designation will be evaluated using the policies of this Secondary Plan and *The London Plan*. It is not intended that this designation will be applied further north than shown on Schedule 4 within the internal portions of the community. Any expansions or additions to this designation shall front onto Dundas Street.

21. Section 20.8.4.5 vi) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

vi) Applications To Expand, Add or Modify

Applications to expand the Mixed-Use Designation will be evaluated using the policies of this Secondary Plan and *The London Plan*.

22. Sections 20.8.4.6 ii) – Permitted Uses and 20.8.4.7 ii) – Permitted Uses of the McCormick Area Secondary Plan for the City of London are amended by renumbering “ii)” in their headings to “iii)”.

23. Section 20.8.4.9 i) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) 1111 Elias Street

In the Light Industrial Place Type at 1111 Elias Street non-industrial office space and accessory warehouse space may be permitted within the existing building resulting in a total maximum gross floor area of 2,130 m² (22,927 sq.ft.) of non-industrial office use in association with no less than 560 m² (6,000 sq.ft.) of warehouse use.

24. Section 20.8.5.1 a) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

i) This Secondary Plan shall be implemented in accordance with the provisions of the *Planning Act*, the Provincial Policy Statement, other applicable Provincial legislation, the provisions of *The London Plan* and this Secondary Plan.

25. Section 20.8.5.2 of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

5.2 Interpretation

The following policies are intended to provide guidance in the interpretation and understanding of the policies, objectives, and schedules of this Secondary Plan.

The objectives and policies contained in the McCormick Area Secondary Plan are intended to implement this Secondary Plan, as described in Section 1.0. It is intended that the interpretation of these policies should allow for a limited degree of flexibility according to the following provisions.

i) The boundaries between land use designations as shown on Schedule 4 are not intended to be rigid, except where they coincide with physical features (such as streets, railways, rivers or streams). The exact determination of boundaries that do not coincide with physical features will be the responsibility of Council. Council may permit minor departures from such boundaries if it is of the opinion that the general intent of this Secondary Plan is maintained and that the departure is

advisable and reasonable. Where boundaries between land use designations do coincide with physical features, any departure from the boundary will require an amendment to *The London Plan*.

- ii) Minor variations from numerical requirements in this Secondary Plan may be permitted by Council without an amendment to *The London Plan*, provided that the general intent and objectives of this Secondary Plan and *The London Plan* are maintained.
- iii) Where lists or examples of permitted uses are provided in the policies related to specific land use designations, they are intended to indicate the possible range and types of uses to be considered. Specific uses which are not listed in this Secondary Plan, but which are considered by Council to be similar in nature to the listed uses and to conform to the general intent and objectives of the applicable land use designation, may be recognized as permitted uses in the Zoning By-law.

Schedule 3 shows the Street Hierarchy Plan. This Secondary Plan establishes a road pattern that represents the foundation for the community and establishes the framework for the layout of land uses. This Secondary Plan identifies the alignment of roads, and recognizing that these roads may need to be slightly shifted to address constraints and opportunities identified through future subdivision process, minor changes in these road alignments can be made without amendment to this Secondary Plan. Substantive changes to any road alignments will require an amendment to *The London Plan* and shall only be permitted where they are consistent with the underlying principles of the Community Structure Plan and the Street Hierarchy Plan.

26. Section 20.8.5.4 of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

5.4 Official Plan (*The London Plan*)

- i) Any amendment to the text or Schedules of this Secondary Plan represents an amendment to *The London Plan*. Furthermore, amendments to the Schedules of this Secondary Plan may require amendments to the associated maps of *The London Plan*.
- ii) Any applications to amend this Secondary Plan shall be subject to all the applicable policies of this Secondary Plan, as well as all the applicable policies of *The London Plan*.

27. Section 20.8.5.5 b), c) and e) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

- ii) Any applications for amendment to the City of London Zoning By-law shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*.
- iii) The lands within the area of this Secondary Plan may be zoned with an 'h' holding symbol in accordance with *The London Plan*.
- v) No development shall occur on any lands within the area zoned with an 'h' holding symbol until the 'h' holding symbol has been removed by an amendment to the Zoning By-law.

28. Section 20.8.5.6 of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

5.6 Plans of Subdivision, Plans of Condominium, and Consents to Sever

Any applications for subdivision, condominium, or consent to sever shall be subject to the policies of this Secondary Plan and applicable policies of *The London Plan*.

29. Section 20.8.5.7 of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

5.7 Site Plan Approval

Any applications for Site Plan Approval shall be subject to the policies of the McCormick Area Secondary Plan and applicable policies of *The London Plan*.

30. Section 20.8.5.8 a) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

5.8 Guideline Documents

Guideline documents may be adopted by Council to provide greater detail and guidance for development and public realm elements of the McCormick Area Secondary Plan.

31. Section 20.8.5.10 I) of the McCormick Area Secondary Plan for the City of London is deleted in its entirety and replaced with the following:

xii) Ontario Ministry of the Environment, Conservation and Parks Guideline D-6;

32. Schedule 3, Street Hierarchy, to the McCormick Area Secondary Plan for the City of London is amended by deleting the words “Arterial Roads/Future Rapid Transit Corridor” and replacing them with the words “Rapid Transit Boulevard”; deleting the words “Primary Collector” and “Secondary Collector” and replacing them with the words “Neighbourhood Connector”; deleting the words “Local Street” and replacing them with “Neighbourhood Street”; and aligning the streets with The London Plan streets, as indicated on “Schedule 1” attached hereto.

Schedule 1

