

Bill No. 186  
2022

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

A by-law to amend The London Plan for the City of London, 2016 relating to 1521 Sunningdale Road West and 2631 Hyde Park Road.

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 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 May 3, 2022

Josh Morgan  
Deputy Mayor

Michael Schulthess  
City Clerk

First Reading – May 3, 2022  
Second Reading – May 3, 2022  
Third Reading – May 3, 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 change the Place Type of certain lands described herein from Green Space Place Type to the Green Space and Neighbourhoods Place Types on Map 1 – Place Type, to The London Plan for the City of London.
2. To change Street Classification of certain lands described herein to add Neighbourhood Connector to Map 3 – Street Classifications, to The London Plan for the City of London.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road in the City of London.

**C. BASIS OF THE AMENDMENT**

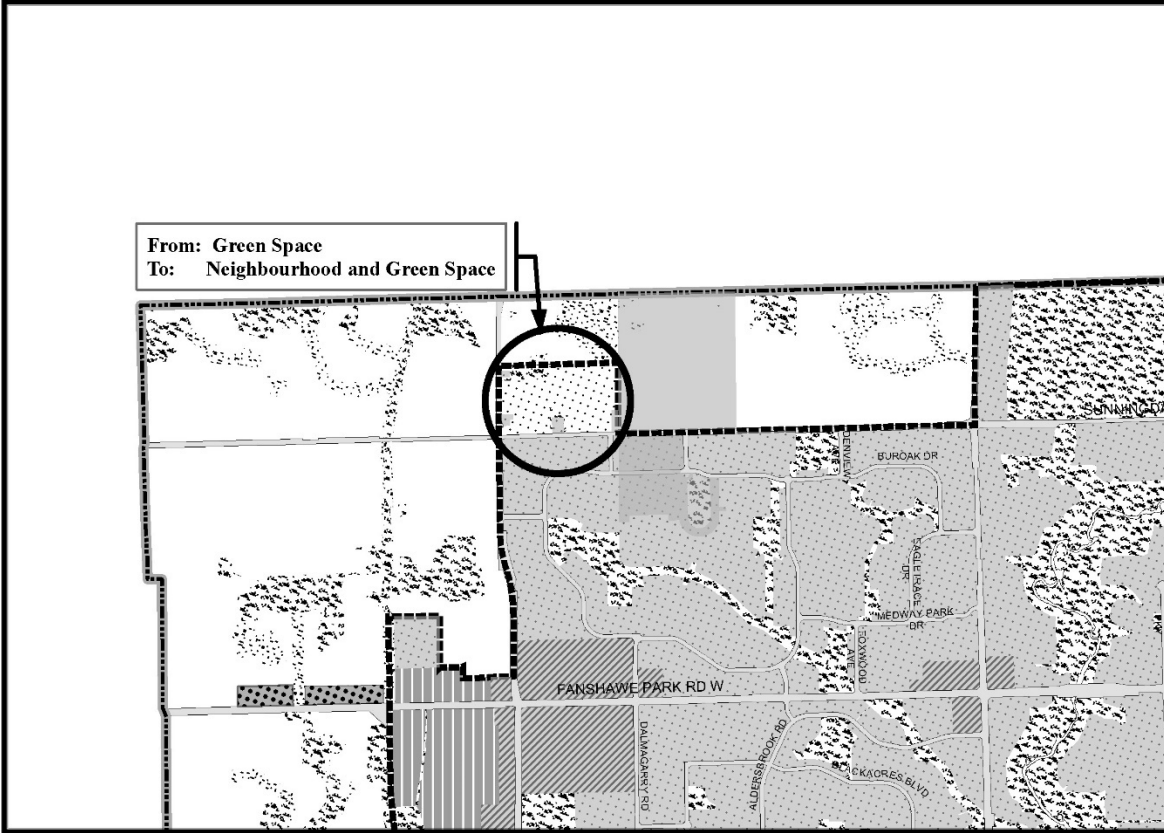
The recommended amendments are generally consistent with the policies of the *Provincial Policy Statement, 2020*, they conform to the in-force policies of *The London Plan* and the *1989 Official Plan* for the City of London, and are appropriate in order to facilitate the direction given to Civic Administration by Municipal Council and the proposed Draft Plan of Subdivision. The recommended amendment would permit development of a residential subdivision at an intensity that is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to achieve the vision of the Neighbourhoods Place Type, providing a range of housing choice and mix of uses to accommodate a diverse population of various ages and abilities, and provide a well-connected neighbourhood and access to amenities within the surrounding area.

**D. THE AMENDMENT**

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

*The London Plan* is hereby amended as follows:

1. Map 1 – Place Types, to The London Plan for the City of London Planning Area is amended by changing the Place Type of those lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road in the City of London, as indicated on “Schedule 1” attached hereto from Green Space Place Type to Neighbourhoods and Green Space Place Types.
2. Map 3 – Street Classifications, to The London Plan for the City of London Planning Area is amended by changing the Street Classification of those lands located at 1521 Sunningdale Road West and 2631 Hyde Park Road in the City of London, as indicated on “Schedule 2” attached hereto to add Street A and Street B as a Neighbourhood Connector.

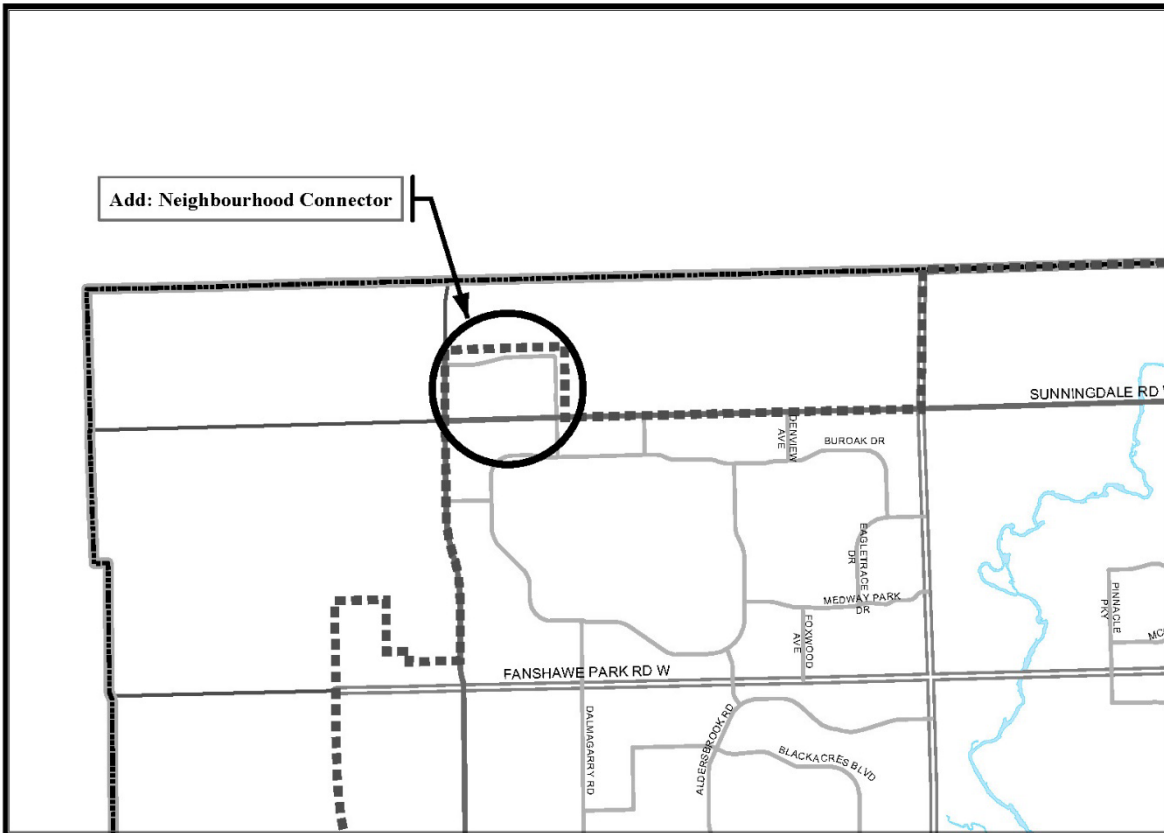


**Legend**

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

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.  
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

<p align="center"><b>SCHEDULE # TO THE LONDON PLAN</b></p> <p>AMENDMENT NO. _____</p> <p>PREPARED BY: Planning Services</p>	<p align="center">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> Z-9440/39T-21506</p> <p><b>PLANNER:</b> MJ</p> <p><b>TECHNICIAN:</b> RC</p> <p><b>DATE:</b> 3/29/2022</p>
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**Legend**

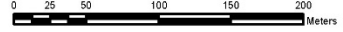
- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | Provincial Highway      |  | Main Street             |  | Interchanges           |
|  | Expressway              |  | Neighbourhood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

*This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 2 TO THE LONDON PLAN</b></p> <p align="center">AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning Services</p>	<p align="center">                   Scale 1:30,000                  Meters             </p>	<p><b>FILE NUMBER:</b> Z-9440/39T-21506</p> <p><b>PLANNER:</b> MJ</p> <p><b>TECHNICIAN:</b> RC</p> <p><b>DATE:</b> 3/31/2022</p>
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OFFICIAL PLAN AMENDMENT  
No. \_\_\_

LOCATION MAP



Prepared on March 23, 2022 by:  
GIS Planning & Development  
Corporation of the City of London  
based on April 2021 Right of Way  
File: planreg\grange\cbp\_c19\locatmap.aprx

