

Bill No. 368
2022

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

A by-law to amend The Official 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 Official 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 October 17, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – October 17, 2022
Second Reading – October 17, 2022
Third Reading – October 17, 2022

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON (2016)

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To remove two segments of the “Potential Connection” identified on Schedule 1 “Community Structure Plan” of the McCormick Area Secondary Plan and add a new segment of the “Potential Connection” identified on Schedule 1 “Community Structure Plan”.
2. To revise policy 20.8.2.2 Connectivity within the Community Structure of the McCormick Area Secondary Plan to recognize the topography challenges of the McCormick Factory site (i.e. steep slope coming down from Ashland Avenue across the property), and to assist in implementing future development proposals.
3. To remove one segment of the “Future Publicly Accessible Connection” identified on Schedule 3 “Street Hierarchy” of the McCormick Area Secondary Plan and add a new segment of the “Future Publicly Accessible Connection” identified on Schedule 3 “Street Hierarchy”.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 1156 Dundas Street in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is generally consistent with the policies of the *Provincial Policy Statement, 2020*, it conforms to the in-force policies of *The Official Plan* for the City of London, and are appropriate in order to facilitate the proposed Draft Plan of Subdivision. The recommended housekeeping amendment would ensure clearer interpretation of the Secondary Plan and to assist in implementing future development proposals.

D. THE AMENDMENT

The Official Plan is hereby amended as follows:

1. Schedule 1, Community Structure Plan, to the McCormick Area Secondary Plan is amended by changing the “Potential Connection” of those lands located 1156 Dundas Street in the City of London, as indicated on “Schedule 1” attached hereto to remove two segments of the “Potential Connection” extending west from Sparton Street between Ashland Avenue and McCormick Boulevard and extending west from Osborne Street between Ashland Avenue and McCormick Boulevard. A new segment of the “Potential Connection” will be added between Ashland Avenue and McCormick Boulevard.
2. 20.8.2.2 Connectivity within the Community Structure, to the McCormick Area Secondary Plan is deleted in its entirety, and replaced with the following:

The McCormick Area Secondary Plan area is located between two well-established residential neighbourhoods. Their residential street patterns are considerably finer than that existing in the Secondary

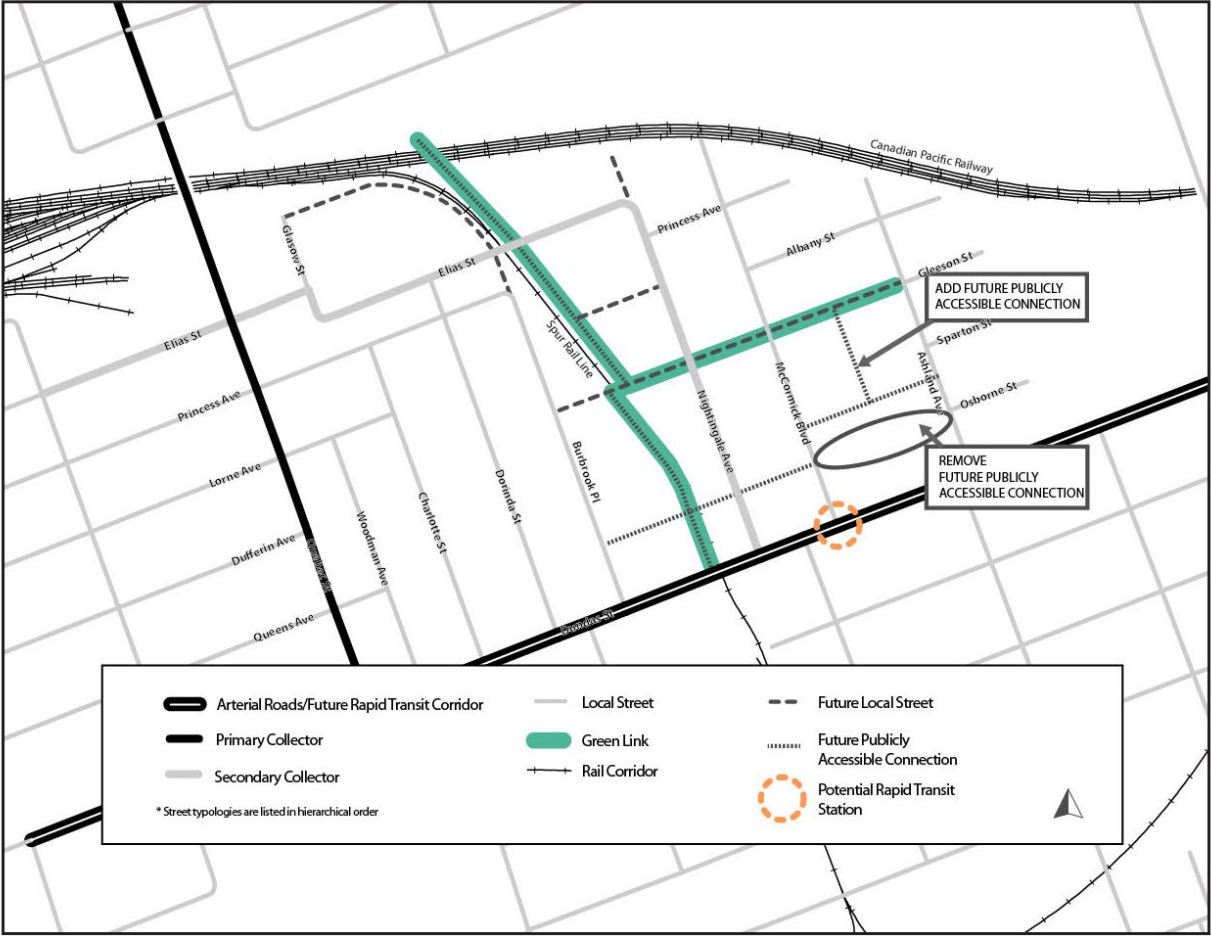
Plan area; opportunities should be explored to create new public connections to increase the walkability of the area.


The extension of Gleeson Street presents the best opportunity for creating a new public street connection, as there are currently no structures that would prevent the construction of this street extension. The creation of other east-west local streets as public connections, either in the form of public streets or public pathways, are also ideal opportunities to provide new linkages when the sites redevelop.

Better access to the northern extent of the Secondary Plan area can be gained by creating a publicly accessible connection from Dundas Street over the CP Rail corridor. This connection would create the opportunity to link to McCormick Park, the green space to the north. A pedestrian linkage would require an overpass to cross the rail corridor to create a safe connection.

The intent of these connections should be maintained, however the exact location may be modified to accommodate new development as needed. Additional connections can be included even if not identified on Schedule 1.

3. Schedule 3, Street Hierarchy, to the McCormick Area Secondary Plan is amended by changing the “Future Publicly Accessible Connection” of those lands located 1156 Dundas Street in the City of London, as indicated on “Schedule 2” attached hereto to remove one segment of the “Future Publicly Accessible Connection” extending west from Osborne Street between Ashland Avenue and McCormick Boulevard. A new segment of the “Future Publicly Accessible Connection” will be added between Ashland Avenue and McCormick Boulevard.



<p>CITY OF LONDON McCormick Area Secondary Plan AMENDMENT NO: __ <small>PREPARED BY: Planning & Development</small></p>		<p>File Number: Z-9524/39T-21508 Planner: MJ Technician RC Date: 2022/9/14</p>
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