



London  
CANADA

## Council Minutes

9th Meeting of City Council  
April 25, 2023, 1:00 PM

Present: Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, S. Hillier

Also Present: L. Livingstone, A. Barbon, S. Corman, K. Dickins, A. Hovius, A. Job, S. Mathers, C. McCreery, H. McNeely, K. Scherr, M. Schulthess, C. Smith, B. Westlake-Power

Remote Attendance: B. Card, I. Collins, J. Mc Millan, S. Mollon, K. Murray, T. Pollitt, B. Warner

The meeting is called to order at 1:00 PM; it being noted that Councillors P. Van Meerbergen and S. Hillier were in remote attendance; it being further noted that Councillor E. Pelozza was in remote attendance after 4:41 PM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Recognitions

None.

### 3. Review of Confidential Matters to be Considered in Public

None.

### 4. Council, In Closed Session

Motion made by: A. Hopkins  
Seconded by: E. Pelozza

That Council rise and go into Council, In Closed Session, for the purpose of considering the following:

#### 4.1 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers or employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals arising out of the Masonville Secondary Plan ("SP") at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/7/PEC)

#### 4.2 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers or employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals arising out of The London Plan at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.2/7/PEC)

4.3 Land Disposition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/7/CSC)

4.4 Land Disposition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.2/7/CSC)

4.5 Litigation/Potential Litigation/Matters Before Administrative Tribunals / Solicitor-Client Privileged Advice

A matter pertaining to litigation with respect to the full expropriation of property located at 73 Wharncliffe Road South, including matters before administrative tribunals, affecting the municipality or local board, namely a claim filed with the Ontario Land Tribunal, file #OLT-22-002478; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of property located at 73 Wharncliffe Road South; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation or potential litigation in connection with the expropriation of a property located at 73 Wharncliffe Road South. (6.3/7/CSC)

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

The Council convenes, in closed session, at 1:09 PM and reconvenes at 1:23 PM.

**5. Confirmation and Signing of the Minutes of the Previous Meeting(s)**

Motion made by: C. Rahman

Seconded by: P. Cuddy

That the Minutes of the 8th Meeting held on April 4, 2023, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

**6. Communications and Petitions**

6.1 Expropriation of Lands - Wellington Gateway Project - Phase I (As the "Approving Authority")

Motion made by: S. Lewis

Seconded by: A. Hopkins

That Council convene as the Approving Authority pursuant to the provisions of the Expropriation Act, R.S.O. 1990, c.E.26, as amended, for the purpose of considering Communication No. 1 from the Managing Director, Environmental and Engineering Services and City Engineer, with respect to the expropriation of the lands as may be required for the Project known as the Wellington Gateway Project.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: E. Pelozza

Seconded by: S. Lehman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the expropriation of lands as may be required for the project known as the Wellington Gateway Project, the following actions be taken:

a) the Council of The Corporation of the City of London as Approving Authority pursuant to the Expropriations Act, R.S.O. 1990, c. E.26, as amended, HEREBY APPROVES the proposed expropriation of lands, as described in Schedule "A" attached hereto, in the City of London, County of Middlesex, it being noted that the reasons for making this decision are as follows:

i) the subject lands are required by The Corporation of the City of London for the Wellington Gateway Project;

ii) the design of the project will address the current and future transportation demands along the corridor; and,

iii) the design is in accordance with the Municipal Class Environmental Assessment Study recommendations for the Wellington Gateway Project approved by Municipal Council at the meeting held on May 21, 2019; and

b) subject to the approval of (a) above, a certificate of approval BE ISSUED by the City Clerk on behalf of the Approving Authority in the prescribed form.

it being noted that no requests for Hearing of Necessity were received.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: A. Hopkins

Seconded by: H. McAlister

That the meeting of the Approving Authority be adjourned and that the Municipal Council reconvene in regular session.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

6.2 Expropriation of Lands - Wellington Gateway Project - Phase I (As the "Expropriating Authority")

Motion made by: P. Cuddy  
Seconded by: H. McAlister

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Construction and Infrastructure Services, on the advice of the Director, Realty Services, with respect to the expropriation of lands as may be required for the project known as the Wellington Gateway Project, the following actions be taken:

- c) the proposed bylaw ~~attached~~ as Appendix "A" being "A by-law to expropriate lands in the City of London, in the County of Middlesex, the Wellington Gateway Project: BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023;
- d) the Civic Administration BE DIRECTED to take all necessary steps to prepare a plan or plans showing the Expropriated Lands and to register such plan or plans in the appropriate registry or land titles office, pursuant to the Expropriations Act, R.S.O. 1990, c. E.26, within three (3) months of the Approving Authority granting approval of the said expropriation;
- c) the Mayor and City Clerk BE AUTHORIZED to sign on behalf of the Expropriating Authority, the plan or plans as signed by an Ontario Land Surveyor showing the Expropriated Lands; and
- d) the City Clerk BE AUTHORIZED AND DIRECTED to execute and serve the notices of expropriation required by the Expropriations Act, R.S.O. 1990, c. E.26 and such notices of possession that may be required to obtain possession of the expropriated Lands.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

6.3 Comprehensive Review of the London Plan: Terms of Reference

Motion made by: E. Pelozza  
Seconded by: D. Ferreira

That the communication from London Area Planning Consultants BE RECEIVED and BE REFERRED, as noted on the public Agenda.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

**7. Motions of Which Notice is Given**

None.

**8. Reports**

8.1 7th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 7th Report of the Planning and Environment Committee BE APPROVED, excluding items 6 (3.1), 8 (3.3), 9 (3.4) and 10 (3.5),

it being noted that any and all written submissions relating to application(s) that were made to the Planner on file, the Planning and Environment Committee and to the Municipal Council, as well as oral submissions made at the public meeting held under the Planning Act have been, on balance, taken into consideration by Council as part of its deliberations regarding these matters.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Building Division Monthly Report - February 2023

Motion made by: S. Lehman

That the Building Division Monthly report for February, 2023 BE RECEIVED for information. (2023-A23)

**Motion Passed**

3. (2.2) Draft Plan of Subdivision - Three Year Extension - Stoney Creek South Subdivision - 1300 Fanshawe Park Road East (39T-04512)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by 700531 Ontario Limited, relating to the property located at 1300 Fanshawe Park Road East, the Approval Authority BE ADVISED that the Municipal Council supports the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by 700531 Ontario Limited, prepared by AGM Ltd., certified by Bruce S. Baker, Ontario Land Surveyor (Plan No. 9-L-4901, dated August 30, 2016), as redlined amended, which shows one (1) commercial block, two (2) high density residential blocks, one (1) medium density residential block, two (2) road widening blocks, and two (2) 0.3 m reserves, all served by one (1) new secondary collector road/neighbourhood connector (Blackwell Boulevard) SUBJECT TO the revised conditions appended to the staff report dated April 11, 2023 as Appendix "A". (2023-D12)

**Motion Passed**

4. (2.3) Amendments to Various Planning Related By-laws Pertaining to Delegation and Signing Authority (Relates to Bill No.'s 126, 127 and 130)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the administration title changes:

a) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to amend By-law No. CP-1502-129, as amended, being "A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties" by deleting all references to the title "Manager, Community Planning, Urban Design and Heritage" and replacing them with the title "Manager, Community Planning";

b) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to amend By-law No. C.P-1470-218, as amended, being "A by-law to delegate the authority to require an applicant to provide information and material in support of various Planning Act applications", to:

i) delete all references to the title "Manager, Long Range Planning, Research and Ecology" and replace them with the title "Manager, Long Range Planning"; and,

ii) delete all references to the title "Manager, Community Planning, Urban Design and Heritage" and replace them with the title "Manager, Community Planning"; and,

c) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to amend By-law No. CP-23, as amended, being "A by-law to provide for the Committee of Adjustment and Consent Authority", by deleting all references to the title "Manager, Current Planning" and replacing them with the title "Manager, Current Development". (2023-D09)

#### **Motion Passed**

5. (2.4) 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street (Z-9576) (Relates to Bill No. 134)

Motion made by: S. Lehman

That, notwithstanding the recommendation of the Director, Planning and Development and on the direction of Planning and Environment Committee, based on the application by East Village Holdings Limited, relating to the property located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street, the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property, the following actions be taken:

a) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023 to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R8 (R8-4) Zone and a Business District Commercial Special Provision (BDC(2)) Zone TO a Residential R8/Temporary (R8-4/T-\_) Zone and Business District Commercial Special Provision/Temporary (BDC(2)/T-\_) Zone; and,

b) the Civic Administration BE DIRECTED to work with the applicant to select native plants, shrubs and trees for the landscaping, with a focus on four season screening plants; it being noted that planting decisions will reside with the City's Landscape

Architect to work with the Applicant at the time of the Site Plan review. (2023-D09)

**Motion Passed**

7. (3.2) Zoning By-law Amendment - 2016 Huron Street (Z-9575)  
(Relates to Bill No. 136)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with respect to the application of The Corporation of the City of London relating to the property located at 2016 Huron Street, the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting April 25, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Light Industrial (LI1) Zone, a Light Industrial (LI2) Zone, a General Industrial (G1) Zone, and a Holding General Industrial (h\*GI1) Zone, TO a Light Industrial (LI2) Zone, and Open Space (OS4 and OS5) Zones;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Light Industrial Place Type; and,
- the recommended amendment would consolidate the zoning, simplifying the future development of the site. (2023-D09)

**Motion Passed**

11. (3.6) Comprehensive Review of the London Plan: Terms of Reference (O-9595)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the London Plan Comprehensive Review:

- a) the Civic Administration BE DIRECTED to initiate the Comprehensive Review, based on the Terms of Reference appended to the staff report dated April 11, 2023 as Appendix 'A'; and,
- b) the Terms of Reference appended to the staff report dated April 11, 2023 as Appendix "A" BE CIRCULATED to the Ministry of Municipal Affairs and Housing, Prescribed Agencies, and to development and community stakeholders;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;
- J. Zaifman, London Homebuilders Association;
- R. Zelinka, London and Area Planning Consultants;

- C. Colvin, Ontario Federation of Agriculture (Lambton-Middlesex);

it being noted that the presentation, as appended to the Added Agenda, with respect to this matter, was received. (2023-D02)

**Motion Passed**

6. (3.1) Modifications to Public Site Plan Holding Provisions as a Result of Bill 23 (Z-9588) (Relates to Bill No. 135)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, based on the application by The Corporation of the City of London, relating to the h-5 and h-217 Holding Zones, the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 11, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the h-5 and h-217 Holding Zone to exempt Public Site Plan Meetings for residential developments with 10 or fewer units in accordance with the provisions of Bill 23;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment is consistent with the Planning Act, as amended through Bill 23 which exempts residential developments of 10 or fewer units; and,
- the recommended amendments support Council's goals in the 2019-2023 Strategic Plan, to improve the delivery of service through streamlined Council's decision-making process. (2023-D09)

Motion made by: S. Lehman

Seconded by: A. Hopkins

That Item 6, clause 3.1, BE AMENDED to read as follows:

That, on the recommendation of the Director, Planning and Development, based on the application by The Corporation of the City of London, relating to the h-5 and h-217 Holding Zones, the proposed, attached, revised by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 11, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the h-5 and h-217 Holding Zone to exempt Public Site Plan Meetings for residential developments with 10 or fewer units in accordance with the provisions of Bill 23;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;



it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment is consistent with the Planning Act, as amended through Bill 23 which exempts residential developments of 10 or fewer units; and,
- the recommended amendments support Council's goals in the 2019-2023 Strategic Plan, to improve the delivery of service through streamlined Council's decision-making process.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: S. Lehman  
Seconded by: A. Hopkins

That item 6 (clause 3.1), as amended, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

8. (3.3) Housekeeping Amendments to the London Plan (O-9555)  
(Relates to Bill No. 128)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the proposed by-law, as appended to the staff report, dated April 11, 2023, BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to amend The London Plan, by correcting errors and omissions, update references to older terminologies, and incorporating Council's approved amendments to the 1989 Official Plan into The London Plan;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;

it being further noted that the Municipal Council approves this application based on the amendment improving clarity and consistency on the overall policies and maps in The London Plan. (2023-D02)

Motion made by: S. Lehman  
Seconded by: P. Cuddy

That Item 8, clause 3.3 BE AMENDED to read as follows:

That, on the recommendation of the Director, Planning and Development, the proposed, attached, revised by-law as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held

on April 25, 2023, to amend The London Plan, by correcting errors and omissions, update references to older terminologies, and incorporating Council's approved amendments to the 1989 Official Plan into The London Plan;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;

it being further noted that the Municipal Council approves this application based on the amendment improving clarity and consistency on the overall policies and maps in The London Plan.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: S. Lehman  
Seconded by: S. Lewis

That item 8 (clause 3.3), as amended, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

9. (3.4) Official Plan and Zoning By-law Amendment - Street Width Policy Review (OZ-9584) (Relates to Bill No. 129 and 137)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to required Street Widths:

a) the by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, TO AMEND The London Plan, the Official Plan for the City of London, 2016 to clarify the planned street widths for the Main Street Classification, and modify the process for permitting alternative street widths; and,

b) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, TO AMEND Zoning By-law No. Z.-1, to remove Road Allowance Requirements from Section 4.21, and delete Sections 4.21.1 and 4.21.2;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;

it being noted that the Municipal Council approves this application based on the amendments preventing unnecessary Zoning-By-law

Amendments solely for a deviation from the required street width.  
(2023-D02/T05)

Motion made by: S. Lehman  
Seconded by: A. Hopkins

That item 9, clause 3.4, BE AMENDED to read as follows:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to required Street Widths:

a) the proposed, attached, revised by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, TO AMEND The London Plan, the Official Plan for the City of London, 2016 to clarify the planned street widths for the Main Street Classification, and modify the process for permitting alternative street widths; and,

b) the proposed by-law appended to the staff report dated April 11, 2023, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, TO AMEND Zoning By-law No. Z.-1, to remove Road Allowance Requirements from Section 4.21, and delete Sections 4.21.1 and 4.21.2;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;

it being noted that the Municipal Council approves this application based on the amendments preventing unnecessary Zoning-By-law Amendments solely for a deviation from the required street width.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: S. Lehman  
Seconded by: C. Rahman

That item 9 (clause 3.4), as amended, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

10. (3.5) Zoning By-law Amendment - 300-320 King Street (Z-9570)  
(Relates to Bill No. 138)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Zelinka Priamo Ltd., on behalf of Royal Host GP Inc. and Holloway Lodging, relating to the property located at 300-320 King Street:

a) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a holding Downtown Area (h-3\*DA2\*D350)) Zone TO a holding Downtown Area Special Provision (h-( )\*DA2(\_)) Zone;

it being noted that the following site plan, urban design and heritage matters that were raised during the application review process for consideration by the Site Plan Approval Authority:

- i) to ensure sufficient amenity space has been provided, the amount of outdoor amenity space as presented on the architectural drawings should remain;
- ii) to ensure the development represents uniqueness and individual creativity to develop a landmark and contribution, the proposed development should generally reflect the middle portion of the tower as submitted on the architectural drawings with materials and an architectural expression;
- iii) to ensure the built form enhances the pedestrian environment, the ground floor and podium facades should provide depth and variation;
- iv) provide a variety of bird-friendly window glazing along the King Street ground floor façade, to create visual interest and sightlines for sense of safety; as well as protect birds from collision;
- v) design the space between the building and the street to have an urban character and an appropriate mix of hard- and softscape. Include street trees and design pedestrian routes to follow natural desire lines;
- x) to ensure impact from wind, consideration will be given to the common amenity terraces to include wind screens on Level 6 predicted to experience wind conditions suitable for sitting to the immediate north and south of the tower, Level 33 and 35 predicted to be suitable for sitting;
- xi) to mitigate the risk for indirect impacts on the built heritage resource – The Delta Armouries Hotel, a strategy to carry out a pre-condition survey, vibration monitoring and post-condition survey should be developed by a licensed engineer preferably with heritage experience;
- xii) the property should be subject to a vibration assessment prior to the commencement of construction to establish a “Zone of influence” and vibration monitoring and control system and policy be developed and implemented to ensure levels remain below the accepted threshold during all construction activities, to ensure there are no indirect impacts to adjacent structure, of particular note is the Delta Armouries Hotel at 325 Dundas Street. Vibration monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources; and,
- xiii) the recommendations outlined in the noise study including roadway and railway mitigation measures be implemented and a more detailed noise assessment will be required at the time of site plan review to determine specific noise control measures for the building itself; and,

b) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning generally implements the site concept submitted with the application. As part of the application review process a revised site plan concept was submitted with minor revisions including a new height of 112.0 metres; however, which is still within the 35-storeys as originally proposed;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Campbell, Zelinka Priamo Ltd.;

it being noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment, as well as enhancing the vitality and viability of downtowns. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the policies of The London Plan including but not limited to the Key Directions, City Building policies, and the Downtown Place Type, facilitating a built form that contributes to achieving a compact, mixed-use city;
- the recommended amendment conforms to Our Move Forward: London's Downtown Plan, by providing for a landmark development within the downtown core;
- the recommended amendment facilitates the development of an underutilized site within the Built Area Boundary and Primary Transit Area with an appropriate form of development; and,
- the recommended amendment facilitates a type of residential development that will help to address the growing need for affordable types of housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock. (2023-D09)

Motion made by: D. Ferreira

Seconded by: S. Trosow

That item 10 (clause 3.5) BE AMENDED by adding the following new part c):

“c) that the Civic Administration, including but not limited to the staff of the Municipal Housing Development team, BE DIRECTED to work with the applicant to provide for affordable housing units in the above-noted proposed development; it being noted that any such units could be a part of the Roadmap to 3,000 Affordable Units, as well as assist with Council's Strategic focus to increase access to a range of quality affordable house options.”

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: S. Lehman

Seconded by: D. Ferreira

That item 10 (clause 3.5), as amended, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Item 10 (clause 3.5), as amended, reads as follows:

"That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Zelinka Priamo Ltd., on behalf of Royal Host GP Inc. and Holloway Lodging, relating to the property located at 300-320 King Street:

a) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a holding Downtown Area (h-3\*DA2\*D350)) Zone TO a holding Downtown Area Special Provision (h-( )\*DA2(\_)) Zone;

it being noted that the following site plan, urban design and heritage matters that were raised during the application review process for consideration by the Site Plan Approval Authority:

- i) to ensure sufficient amenity space has been provided, the amount of outdoor amenity space as presented on the architectural drawings should remain;
- ii) to ensure the development represents uniqueness and individual creativity to develop a landmark and contribution, the proposed development should generally reflect the middle portion of the tower as submitted on the architectural drawings with materials and an architectural expression;
- iii) to ensure the built form enhances the pedestrian environment, the ground floor and podium facades should provide depth and variation;
- iv) provide a variety of bird-friendly window glazing along the King Street ground floor façade, to create visual interest and sightlines for sense of safety; as well as protect birds from collision;
- v) design the space between the building and the street to have an urban character and an appropriate mix of hard- and softscape. Include street trees and design pedestrian routes to follow natural desire lines;
- x) to ensure impact from wind, consideration will be given to the common amenity terraces to include wind screens on Level 6 predicted to experience wind conditions suitable for sitting to the immediate north and south of the tower, Level 33 and 35 predicted to be suitable for sitting;
- xi) to mitigate the risk for indirect impacts on the built heritage resource – The Delta Armouries Hotel, a strategy to carry out a pre-condition survey, vibration monitoring and post-condition survey should be developed by a licensed engineer preferably with heritage experience;
- xii) the property should be subject to a vibration assessment prior to the commencement of construction to establish a “Zone of influence” and vibration monitoring and control system and policy be developed and implemented to ensure levels remain below the accepted threshold during all construction activities, to ensure there are no indirect impacts to adjacent structure, of particular note is the Delta Armouries Hotel at 325 Dundas Street. Vibration monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources; and,
- xiii) the recommendations outlined in the noise study including roadway and railway mitigation measures be implemented and a more detailed noise assessment will be required at the time of site plan review to determine specific noise control measures for the building itself; and,

b) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning generally implements the site concept submitted with the application. As part of the application review process a revised site plan concept was submitted with minor revisions including a new height of 112.0 metres; however, which is still within the 35-storeys as originally proposed;

c) that the Civic Administration, including but not limited to the staff of the Municipal Housing Development team, BE DIRECTED to work with the applicant to provide for affordable housing units in the above-noted proposed development; it being noted that any such units could be a part of the Roadmap to 3,000 Affordable Units, as well as assist with Council's Strategic focus to increase access to a range of quality affordable house options.

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Campbell, Zelinka Priamo Ltd.;

it being noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment, as well as enhancing the vitality and viability of downtowns. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the policies of The London Plan including but not limited to the Key Directions, City Building policies, and the Downtown Place Type, facilitating a built form that contributes to achieving a compact, mixed-use city;
- the recommended amendment conforms to Our Move Forward: London's Downtown Plan, by providing for a landmark development within the downtown core;
- the recommended amendment facilitates the development of an underutilized site within the Built Area Boundary and Primary Transit Area with an appropriate form of development; and,
- the recommended amendment facilitates a type of residential development that will help to address the growing need for affordable types of housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock. (2023-D09)"

## 8.2 7th Report of the Corporate Services Committee

Motion made by: S. Lewis

That the 7th Report of the Corporate Services Committee BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 2022 Year-End Operating Budget Monitoring Report

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Year-End Operating Budget Monitoring Report:

a) the 2022 Operating Budget Year-end Monitoring Report for the Property Tax Supported Budget, Water Budget, and Wastewater and Treatment Budget BE RECEIVED for information; an overview of the net corporate positions are outlined below:

- i) Property Tax Supported Budget surplus of \$12.3 million;
- ii) Water Rate Supported Budget surplus of \$6.6 million;
- iii) Wastewater and Treatment Rate Supported Budget surplus of \$2.0 million;

it being noted that Property Tax, Water, and Wastewater and Treatment Budget surplus will be allocated in accordance with the Council Approved Surplus/Deficit Policy;

b) the presentation as appended to the staff report dated April 11, 2023 as Appendix "C", providing an overview of 2022 Year-End Budget Monitoring BE RECEIVED for information.

**Motion Passed**

3. (2.2) 2022 Year-End Capital Budget Monitoring Report

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Year-End Capital Budget Monitoring Report:

a) the 2022 Year-End Capital Budget Monitoring Report BE RECEIVED for information, it being noted that the life-to-date capital budget represents \$2.8 billion with \$1.7 billion committed and \$1.1 billion uncommitted; it being further noted that the City Treasurer, or designate, will undertake the housekeeping budget adjustments identified in the Report, in accordance with the Multi-Year Budget Policy adopted by amending by-law No. CPOL.-45(b)-239;

b) the status updates of active 2019 life-to-date capital budgets (2019 and prior) having no future budget requests, as appended to the staff report dated April 11, 2023 as Appendix "B", BE RECEIVED for information;

c) the following actions be taken with respect to the completed capital projects identified in Appendix "C" of the above-noted staff report, which have a total of \$1.3 million of net surplus funding:

- i) the capital projects included in Appendix "C" BE CLOSED;
- ii) the following actions be taken with respect to the funding



associated with the capital projects approved for closure in part c) i), above:

**Rate Supported**

- A) pay-as-you-go funding of \$7 thousand BE TRANSFERRED to capital receipts;
- B) uncommitted reserve fund drawdowns of \$97 thousand BE RELEASED back into the reserve funds which originally funded the projects;

**Non-Rate Supported**

- C) uncommitted reserve fund drawdowns of \$1.0 million BE RELEASED back into the reserve funds which originally funded the projects; and
- D) other net non-rate supported funding sources of \$164 thousand BE ADJUSTED in order to facilitate project closings.

**Motion Passed**

- 4. (2.3) Court Security and Prisoner Transportation Program Transfer Payment Agreement (Relates to Bill No. 118)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on April 25, 2023 to:

- a) approve the Ontario Transfer Payment Agreement between His Majesty the King in right of Ontario as represented by the Solicitor General and The Corporation of the City of London for the provision of funding for the Court Security and Prisoner Transportation Program ("Agreement") attached as Schedule "1" to the staff report dated April 11, 2023;
- b) authorize the Mayor and Clerk to execute the above-noted Agreement;
- c) authorize the Deputy City Manager, Finance Supports to approve any future amending agreements between His Majesty the King in Right of Ontario as represented by the Solicitor General and The Corporation of the City of London with respect to the Court Security and Prisoner Transportation Program ("CSPT");
- d) authorize the Mayor and Clerk to execute any future amending agreements between His Majesty the King in Right of Ontario as represented by the Solicitor General and The Corporation of the City of London with respect to the Court Security and Prisoner Transportation Program ("CSPT") approved by the Deputy City Manager, Finance Supports; and,
- e) authorize the Deputy City Manager, Finance Supports (or designate) to execute any reports required by the province under the Agreement.

**Motion Passed**

- 5. (2.5) 2022 Compliance Report in Accordance with the Procurement of Goods and Services Policy

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2022 Compliance Report, in accordance with the Procurement of Goods and Services Policy;

a) as per the Procurement of Goods and Services Policy, Section 8.11 (c), an annual report of total payments where a supplier has invoiced the City a cumulative total value of \$100,000 or more in a calendar year, BE RECEIVED for information, as appended to the staff report dated April 11, 2023 as Appendix "A";

b) the administrative contract awards for Professional Consulting Services with an aggregate total greater than \$100,000, as per Section 15.1 (g) of the Procurement of Goods and Services Policy, decentralized from Purchasing and Supply that have been reported to the Manager of Purchasing and Supply and have been reviewed for compliance to the Procurement of Goods and Services Policy, BE RECEIVED for information, as appended to the staff report dated April 11, 2023 as Appendix "B";

c) the list of administrative contract awards for Tenders with a value up to \$6,000,000 that do not have an irregular result, as per Section 13.2 (c) of the Procurement of Goods and Services Policy, BE RECEIVED for information, as appended to the staff report dated April 11, 2023 as Appendix "C";

d) the City Treasurer, or delegate, BE DELEGATED authority to, at any time, refer questions concerning compliance with the Procurement of Goods and Services Policy to the City's internal auditor; and,

e) the City Treasurer, or delegate, BE AUTHORIZED to ratify and confirm completed awards or purchases between \$15,000 and \$50,000 where the City Treasurer or delegate is of the opinion that the awards or purchases were in the best interests of the Corporation.

**Motion Passed**

6. (2.6) Year 2023 Tax Policy (Relates to Bill No.'s 119 and 120)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to property taxation for 2023:

a) the proposed by-law as appended to the staff report dated April 11, 2023 as Appendix "A" being a by-law setting tax ratios for property classes in 2023, in accordance with Sub-sections 308(4) and 308.1(4) of the Municipal Act, 2001 BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, it being noted that the 2023 Municipal Tax Ratio By-Law has been prepared reflecting the equalization of the average property tax increase in residential and multi-residential classes with no change to other tax ratios; and,

b) the proposed by-law as appended to the staff report dated April 11, 2023 as Appendix "B" being a by-law levying tax rates for property classes in 2023, in accordance with Sections 307 and 312 of the Municipal Act, 2001 BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023.

**Motion Passed**

7. (2.7) Year 2023 Education Tax Rates (Relates to Bill No. 121)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated April 11, 2023 as Appendix "A" being a by-law levying rates for 2023 for school purposes in the City of London BE INTRODUCED at the Municipal Council meeting to be held on of April 25, 2023.

**Motion Passed**

8. (2.4) Delegation of Authority By-law: Environment and Infrastructure Approvals and Agreements

Motion made by: S. Lewis

That the staff report regarding Delegating of Authority By-law: Environment and Infrastructure Approvals and Agreements BE REFERRED to the May 1, 2023 Corporate Services Committee for consideration; it being noted that additional work on the proposed by-law is required.

**Motion Passed**

9. (2.8) Members of Council Proof of COVID-19 Vaccination Policy (Relates to Bill No. 122)

Motion made by: S. Lewis

That on the recommendation of the City Clerk, the by-law as appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023 to repeal By-law No. CPOL.-407-321, and any amendments thereto, being "A by-law to adopt Members of Council Proof of COVID-19 Vaccination Policy".

**Motion Passed**

10. (2.9) Standing Committee Meetings and Annual Meeting Calendar

Motion made by: S. Lewis

That the 2024 Standing Committee Meetings and Annual Meeting Calendar Report BE REFERRED to the Governance Working Group for consideration of moving standing committee meetings to regular City Hall business hours for all standing committees, effective December 1, 2023.

**Motion Passed**

11. (4.1) Application - Issuance of Proclamation - World Press Freedom Day

Motion made by: S. Lewis

That based on the application dated March 18, 2023 from ink-stainedwretches.org, May 3, 2023 BE PROCLAIMED World Press Freedom Day.

**Motion Passed**

12. (4.2) Application - Issuance of Proclamation - Day of Remembrance of our London Family

Motion made by: S. Lewis

That based on the application dated March 28, 2023 from London Muslim Mosque, June 6, 2023 BE PROCLAIMED Day of Remembrance of our London Family.

**Motion Passed**

13. (4.3) Application - Issuance of Proclamation - National Day of Awareness for Missing & Murdered Indigenous Women & Girls & Two-Spirit People

Motion made by: S. Lewis

That based on the application dated March 28, 2023 from The City of London's Indigenous Employee Resource Group (ERG), May 5, 2023 BE PROCLAIMED National Day of Awareness for Missing & Murdered Indigenous Women & Girls & Two Spirit People.

**Motion Passed**

14. (4.4) Application - Issuance of Proclamation - 2023 31st Falun Dafa Day

Motion made by: S. Lewis

That based on the application dated April 3, 2023 from Falun Dafa Association Canada, May 13, 2023 BE PROCLAIMED 2023 31st Falun Dafa Day.

**Motion Passed**

15. (4.5) Board of Directors - Federation of Canadian Municipalities (FCM)

Motion made by: S. Lewis

That the following actions be taken with respect to the communication dated March 29, 2023 from Councillor S. Franke regarding standing for election to the Federation of Canadian Municipalities' Board of Directors and her associated expenses:

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government; and

WHEREAS FCM's Annual General Meeting will be held in conjunction with the Annual Conference and Trade Show, May 25 to 28, 2023, followed by the election of FCM's Board of Directors;

BE IT RESOLVED that the Council of The Corporation of the City of London endorses Councillor Skylar Franke to stand for election on FCM's Board of Directors for the 2023/2024 term;

BE IT FURTHER RESOLVED that Councillor S. Franke be reimbursed by The Corporation of the City of London, outside her annual expense allocation, for his campaign expenses in seeking election to the Board of Directors, in an amount of up to \$750, upon submission of eligible receipts; and,

BE IT FURTHER RESOLVED that Council assumes all costs associated with Councillor Skylar Franke attending FCM's Board of Directors meetings, and the FCM Annual Conference and AGM and the Trade Show, during the 2023/2024 term.

**Motion Passed**

8.3 7th Report of the Community and Protective Services Committee

Motion made by: E. Pelozá

That the 7th Report of the Community and Protective Services Committee BE APPROVED, excluding item 5 (clause 2.4).

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozá, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: E. Pelozá

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 3rd Report of the Accessibility Community Advisory Committee

Motion made by: E. Pelozá

That the 3rd Report of the Accessibility Community Advisory Committee, from its meeting held on March 23, 2023, BE RECEIVED.

**Motion Passed**

3. (2.3) RFP-2022-309 Prime Consulting Services for the New Fire Station No. 15

Motion made by: E. Pelozá

That, on the recommendation of the Deputy City Manager, Finance Supports and Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated April 12, 2023, related to RFP-2022-309 Prime Consulting Services for the New Fire Station No. 15:

- a) the proposal submitted by Cornerstone Architecture Incorporated, 110-700 Richmond Street, London, Ontario, N6A 5C7, for the Prime Consultant Services for the New Fire Station No. 15 project for a fee of \$421,285.00 (excluding HST) BE ACCEPTED; it being noted that the evaluation team determined the proposal submitted by Cornerstone Architecture Incorporated provided the best technical and financial value to the Corporation, met the City's requirements in all areas and acceptance is in accordance with section 15.2 of the Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in connection with the project;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute a contract or any other documents, if required, to give effect to these recommendations. (2023-P16)

**Motion Passed**

- 4. (2.2) Property Standards Related Demolitions (Relates to Bill No. 125)

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the proposed by-law, as appended to the staff report dated April 12, 2023, BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to approve the potential demolition of vacant buildings at 689 Hamilton Road, 253, 255 and 257 Grey Street and 520 South Street under the Property Standards provisions of the Building Code Act; it being noted that the communication, as appended to the Added Agenda, and verbal delegation, from H. Froussios, Zelinka Priamo Ltd., with respect to this matter, was received. (2023-P10D)

**Motion Passed**

- 8.4 6th Report of the Civic Works Committee

Motion made by: C. Rahman

That the 6th Report of the Civic Works Committee BE APPROVED, excluding item 10 (2.8).

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

- 1. Disclosures of Pecuniary Interest

Motion made by: C. Rahman

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 4th Report of the Integrated Transportation Community Advisory Committee

Motion made by: C. Rahman

That the 4th Report of the Integrated Transportation Community Advisory Committee, from its meeting held on March 15, 2023, BE RECEIVED.

**Motion Passed**

3. (2.2) Contract Award - Request for Proposal RFP-2022-270 - Rapid Transit Variable Message Signs

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 12, 2023, related to the Contract Award for the Request for Proposal for Rapid Transit Variable Message Signs project (RFP-2022-270):

- a) the proposal submitted by Urban Solar for the Request for Proposal RFP-2022-270 – Rapid Transit Variable Message Signs project for future supply, BE APPOINTED; it being noted that the proposal submitted by Urban Solar received the highest score of two (2) compliant proposal submissions received and meets the City's specifications and requirements in all areas;
- b) the Civic Administration BE AUTHORIZED to appoint Urban Solar as the Vendor of Record for the supply of Variable Message Signs to be installed as part of future rapid transit shelter projects for a period of three (3) years with the option for renewal based on positive performance and cost noting cost escalation may be negotiable;
- c) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with Urban Solar for this work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (T07-2023)

**Motion Passed**

4. (2.3) RFP-2022-105 Supply and Distribution of Green Bins and Kitchen Containers

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 12, 2023, related to the

Supply and Distribution of Green Bins and Kitchen Containers  
(RFP-2022-105):

- a) the proposal submitted by IPL North America Inc., for the supply and distribution of Green Bin Containers BE ACCEPTED, in the amount of \$3,436,410.00 (excluding HST), for the 121,000, 45 litre Green Bins and 130,500, 7 litre Kitchen Containers;
- b) the Green Bin and Kitchen Container supply and distribution contingency fund representing 10% of supply and distribution costs BE APPROVED, in the amount of \$343,640.00 (excluding HST);
- c) a community awareness and involvement program BE ESTABLISHED to complement the distribution of the Green Bins and Kitchen Containers in the amount of \$210,000.00 (excluding HST);
- d) the financing for this project BE APPROVED as set out in the Source of Financing Report, as appended to the above-noted staff report;
- e) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work; and
- f) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or having a purchase order, or contract record relating to the subject matter of this approval. (E07-2023)

**Motion Passed**

5. (2.4) SS-2023-099 Single Source Procurement Material Recovery Facility Baler Refurbishment

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 12, 2023, related to the Single Source Procurement Material Recovery Facility Baler Refurbishment (SS-2023-099):

- a) approval BE GIVEN to exercise the single source provisions of section 14.4 (d) & (e) of the Procurement of Goods and Services Policy, for the repair and refurbishment of the Material Recovery Facility (MRF) container materials baler, in accordance with the Terms and Conditions of the existing agreement to operate and maintain the City owned MRF with Miller Waste Systems Inc., for a cost greater than \$50,000.00;
- b) the Single Source quoted price BE ACCEPTED to hire Miller Waste Systems Inc., to complete the required repair and refurbishment of the container materials baler for a total estimated price of \$215,058.64 (excluding HST);
- c) the financing for this project BE APPROVED as set out in the Source of Financing Report, as appended to the above-noted staff report;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this work; and,
- e) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or having a purchase



order, or contract record relating to the subject matter of this approval. (E07-2023)

**Motion Passed**

6. (2.5) Contract Award - Tender RFT-2023-015 Fanshawe Park Road and Richmond Street Intersection Improvements

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 12, 2023, with respect to the Fanshawe Park Road and Richmond Street Intersection Improvements project (RFT-2023-015):

- a) the bid submitted by L82 Construction Ltd, at its tendered price of \$14,704,685.58 (excluding HST), BE ACCEPTED; it being noted that the bid submitted by L82 Construction Ltd. was the lowest of five bids received and meets the City's specifications and requirements;
- b) Dillon Consulting Limited BE AUTHORIZED to complete the contract administration and construction inspection for this project, as per the Dillon Consulting Limited work plan on file, at an upset amount of \$1,203,357.50 (excluding HST);
- c) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- e) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work;
- f) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project; and,
- g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2023-T04)

**Motion Passed**

7. (2.6) Greenway and Adelaide WWTP Climate Change Resiliency Geotechnical Consultant Award

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 12, 2023, related to the Greenway and Adelaide Wastewater Treatment Plants Climate Change Resiliency Geotechnical Consultant Award:

- a) WSP Canada Inc. BE APPOINTED as the Geotechnical Consulting Engineers in the amount of \$153,360.00, including 20% contingency (excluding HST), in accordance with Section 15.2 (d) of the City of London's Procurement of Goods and Services Policy;

- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (E03-2023)

**Motion Passed**

- 8. (2.7) Appointment of Consulting Engineers for Contract Administration Services - 2023 Infrastructure Renewal Program and Huron Street Steel Watermain Cathodic Protection Project

Motion made by: C. Rahman

That, on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 12, 2023, related to the Appointment of Consulting Engineers for Contract Administration Services for the 2023 Infrastructure Renewal Program and Huron Street Steel Watermain Cathodic Protection Project:

- a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified Infrastructure Renewal Program funded projects, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2(g) of the City of London's Procurement of Goods and Services Policy:
  - i) IBI Group (IBI) BE APPOINTED consulting engineers to complete the resident inspection and contract administration of 2023 Infrastructure Renewal Project for Lyle Street and Elizabeth Street, in the total amount of \$318,054.00, including contingency (excluding HST);
  - ii) GM BluePlan Engineering Limited (GM BluePlan) BE APPOINTED consulting engineers to complete the resident inspection and contract administration of 2023 Infrastructure Renewal Project for Whitehall Drive, in the total amount of \$282,353.50, including contingency (excluding HST);
  - iii) R.V. Anderson Associates Limited (RVA) BE APPOINTED consulting engineers to complete the resident inspection and contract administration of 2023 Infrastructure Renewal Project for McKenzie Avenue, Baker Street, Windsor Avenue, and Belgrave Avenue, in the total amount of \$578,610.00, including contingency (excluding HST);
  - iv) R.V. Anderson Associates Limited (RVA) BE APPOINTED consulting engineers to complete the resident inspection and contract administration of Huron Street Steel Watermain Cathodic Protection Project, in the total amount of \$79,112.00, including contingency (excluding HST);
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;

- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2023-D24)

**Motion Passed**

- 9. (2.9) Oxford Street West and Gideon Drive Intersection Improvements - Appointment of Consulting Engineer

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 12, 2023, related to the Appointment of a Consulting Engineer for the Oxford Street West and Gideon Drive Intersection Improvements project:

- a) R.V. Anderson Associates Limited BE APPOINTED as the consulting engineer to complete the detailed design and tendering services at an upset amount of \$488,901.00 (excluding HST);
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this assignment;
- d) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations. (2023-T04)

**Motion Passed**

- 11. (5.1) Councillor S. Trosow - Verbal - Gas-Powered Leaf Blowers

Motion made by: C. Rahman

That it BE NOTED that the Civic Works Committee heard a verbal update from J. Stanford, Director, Climate Change, Environment, and Waste Management, with respect to gas-powered leaf blower operation in the City of London.

**Motion Passed**

- 10. (2.8) Western Road and Sarnia Road/Philip Aziz Avenue Corridor and Intersection Improvements - Environmental Study Report, Notice of Completion

Motion made by: C. Rahman

That the Western Road and Sarnia Road/Philip Aziz Avenue Corridor and Intersection Improvements and Environmental Study Report, Notice of Completion, BE REFERRED back to Civic Administration, in order to consider the concerns raised by the Civic Works Committee, including but not limited to pedestrian operations at the Western Road and Sarnia Road Intersection. (T-05-2023)

Nays: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Failed (0 to 15)**

Motion made by: C. Rahman  
Seconded by: S. Trosow

The following actions BE TAKEN with respect to the Environmental Study Report for the Western Road and Sarnia Road/Philip Aziz Avenue Corridor and Intersection Improvements:

- a) the Environmental Study Report for the Western Road and Sarnia Road/Philip Aziz Avenue Corridor and Intersection Improvements BE REVISED to include more assessment of pedestrian priority traffic signal phasing (intersection scramble) at the Western Road/Sarnia Road/Philip Aziz Avenue intersection during the project design phase;
- b) the Civic Administration BE DIRECTED to report back to Council Committee on the assessment of future signal operations during the project design phase;
- c) the Environmental Study Report for the Western Road and Sarnia Road/Philip Aziz Avenue Corridor and Intersection Improvements BE ACCEPTED subject to the revision in clause a;
- d) a Notice of Study Completion for the Project BE FILED with the Municipal Clerk; and,
- e) the Environmental Study Report BE PLACED on the public record for a 30-day review period.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

#### 8.5 13th Report of the Strategic Priorities and Policy Committee

At 4:02 PM, Mayor J. Morgan places Councillor C. Rahman in the Chair.

At 4:04 PM, Mayor J. Morgan resumes the Chair.

Motion made by: S. Lewis

That the 13th Report of the Strategic Priorities and Policy Committee BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (4.1) Council's 2023-2027 Strategic Plan

Motion made by: S. Lewis

That, on the recommendation of the City Manager, the following actions be taken with respect to the 2023-2027 Strategic Plan:

a) the report, entitled "Council's 2023-2027 Strategic Plan" BE RECEIVED for information; and,

b) the ~~attached~~, revised, 2023-2027 Strategic Plan BE APPROVED;

it being noted that the Strategic Priorities and Policy Committee received a staff presentation with respect to this matter.

**Motion Passed**

8.6 14th Report of the Strategic Priorities and Policy Committee

At 4:18 PM, Mayor J. Morgan puts Councillor C. Rahman in the Chair.

At 4:23 PM, Mayor J. Morgan resumes the Chair.

At 4:34 PM, Councillor E. Pelozza leaves the meeting.

Motion made by: S. Lewis

That the 14th Report of the Strategic Priorities and Policy Committee BE APPROVED, excluding Item 9 (5.2).

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (1): E. Pelozza

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Update - Whole of Community System Response Implementation

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Social and Health Development, that the Update - Whole of Community System Response Implementation Report BE RECEIVED for information purposes only.

**Motion Passed**

3. (2.2) Operational and Community Implications of the More Homes Built Faster Act, 2022 (formerly known as Bill 23)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports and the Deputy City Manager, Planning and Economic Development, the report, entitled “Operational and Community Implications of the More Homes, Built Faster Act, 2022 (formerly known as Bill 23)” BE RECEIVED for information.

**Motion Passed**

4. (2.3) Financial Implications of the More Homes Built Faster Act, 2022 (formerly known as Bill 23)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports and the Deputy City Manager, Planning and Economic Development, the following actions be taken with respect to the More Homes Built Faster Act, 2022:

- a) the report, entitled “Financial Implications of the More Homes, Built Faster Act, 2022 (formerly known as Bill 23)” BE RECEIVED for information;
- b) the Civic Administration BE DIRECTED to monitor Development Charges exemptions and discounts arising from the More Homes Act and identify interim funding sources to address 2023 costs as required;
- c) the Civic Administration BE DIRECTED to incorporate direct and indirect costs associated with the More Homes Act in the 2024 – 2027 Multi-Year Budget;
- d) the deferred completion of the 2025 Development Charges Background Study BE ENDORSED, with a revised planned effective date of January 1, 2028 for the Development Charges By-law; and,
- e) the Civic Administration BE DIRECTED to update cost estimates for Development Charges-funded growth projects to be incorporated into the 2024 – 2027 Multi-Year Budget;

it being noted that the Civic Administration will continue to assess the health of the Development Charges reserve funds through annual monitoring, with any concerns being addressed through the Growth Management Implementation Strategy (GMIS) Update (completed during the first half of each year) and/or an earlier update of the Development Charges By-law.

**Motion Passed**

5. (4.1) 2024-2027 Multi-Year Budget (Relates to Bill No. 124)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2024-2027 Multi-Year Budget:

- a) the Multi-Year Budget Policy, as appended to the staff report dated April 18, 2023 as Appendix "B" BE RECEIVED for information;

- b) the Civic Administration BE ADVISED of the Council desire for Civic Administration to bring forward a draft 2024 to 2027 Multi-year budget with an average annual tax levy increase in the range of approximately 2.9% – 3.9% as identified to maintain existing service levels as well as additional investments of an additional 0.5% in funding for additional investment, for planning purposes;
- c) the Civic service areas and the City's agencies, boards and commissions BE REQUESTED to develop their 2024-2027 Multi-Year Budgets in accordance with the direction provided by Council and the associated planning assumptions outlined in the City's budget guidelines document;
- d) the 2024-2027 Multi-Year Budget timetable, as appended to the staff report dated April 18, 2023 as Appendix "C", BE RECEIVED for information; it being noted that the tabling of the 2024-2027 Multi-Year Budget is planned for December 12, 2023 at the Strategic Priorities and Policy Committee;
- e) the proposed by-law, as appended to the staff report dated April 18, 2023 as Appendix "D" BE INTRODUCED at the Municipal Council meeting on April 25, 2023 to formalize the budget submission deadlines and requirements for the City's agencies, boards and commissions; and,
- f) the preliminary public engagement plan, as appended to the staff report dated April 18, 2023 as Appendix "E" for the 2024-2027 Multi-Year Budget BE ENDORSED; it being noted that this public engagement plan has been incorporated into the 2024-2027 Multi-Year Budget timetable noted above.

**Motion Passed**

6. (4.2) Request for a Shareholder's Meeting - London Hydro Inc.

Motion made by: S. Lewis

That the following actions be taken with respect to the 2022 Annual General Meeting of the Shareholder for London Hydro Inc.:

- a) the 2022 Annual General Meeting of the Shareholder for London Hydro Inc. BE HELD at a meeting of the Strategic Priorities and Policy Committee on June 20, 2023, for the purpose of receiving the report from the Board of Directors of London Hydro Inc. in accordance with the Shareholder Declaration and the Business Corporations Act, R.S.O. 1990, c. B.16; and,
- b) the City Clerk BE DIRECTED to provide notice of the 2022 Annual Meeting to the Board of Directors for London Hydro Inc. and to invite the Chair of the Board and the Chief Executive Officer of London Hydro Inc. to attend at the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated April 3, 2023, from C. Graham, Chair, Board of Directors, London Hydro Inc., with respect to this matter.

**Motion Passed**

7. (4.3) Consideration of Appointment to the London Police Services Board

Motion made by: S. Lewis

That the following actions be taken with respect to the appointment consideration to a member of the London Police Services Board:

a) interviews BE CONDUCTED with the following individuals:

- Michele Anderson
- Gita Canaran
- Stephen D'Amelio
- Ryan Gauss
- Joseph Wabegijig

b) the above-noted interviews will be conducted at a special meeting of the Strategic Priorities and Policy Committee, at the call of the Chair; it being noted that the members will be canvassed by the City Clerk to determine an appropriate date and time for the meeting;

it being noted that the Strategic Priorities and Policy received communications from the following individuals regarding this matter:

- a communication dated April 4, 2023 from Chief J. French, Chippewas of the Thames First Nation;
- a communication dated April 3, 2023 from Chief T. Cornelius, elected Chief, Oneida Nation of the Thames; and,
- a communication dated April 17, 2023 from V. Van Linden

it being further noted that training opportunities available to the members will be provided in advance of the interviews.

**Motion Passed**

8. (5.1) Request to Update London Hydro Inc. Board of Director Recruitment, Interview and Nomination Process

Motion made by: S. Lewis

That the Civic Administration BE DIRECTED to take the following actions with respect to the communications dated April 11, 2023, from the Chair of the London Hydro Board, related to Board recruitment and appointment process, and the impending Board vacancies:

a) the impending London Hydro Board vacancies, as outlined in the above-noted communication, BE ADVERTISED using the most recent approach of a broader recruitment process, as appropriate; it being noted that applications will be considered by the Municipal Council, as the Shareholder, at the Annual General Meeting;

b) the Civic Administration BE DIRECTED to provide to the London Hydro Corporate Governance and Risk Management Committee the applications received in the recruitment process, noted above in part a), for review and consideration (which may include interviews conducted by London Hydro) with a recommendation to be submitted to the Shareholder for consideration of appointments at the Annual General Meeting; and,

c) the Civic Administration BE DIRECTED to take the necessary



steps in order to provide for a future amendment to the Shareholder Agreement to formalize the above-noted new process.

**Motion Passed**

10. (5.3) 4th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee

Motion made by: S. Lewis

That the following actions be taken with respect to the 4th Report of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee from its meeting held on April 13, 2023:

- a) the creation of a sub-committee of the Diversity, Inclusion and Anti-Oppression Community Advisory Committee (DIACAC) to review the Municipal Council's appointment process, BE APPROVED; it being noted that the intention of the sub-committee work would be to make recommendations to the Municipal Council for potential improvements to the processes of recruitment and appointments to the City's Agencies, Boards, Commissions and/or Community Advisory Committees; it being further noted that the DIACAC is committed to offering advice to the Municipal Council in relation to improving equitable and diverse representation; and,
- b) clauses 1.1, 2.1, 2.2, 3.1, 3.2, 4.1 and 4.2 of the 4th Report of the Diversity, Inclusion and anti-Oppression Community Advisory Committee BE RECEIVED for information.

**Motion Passed**

**9. Added Reports**

- 9.1 7th Report of Council in Closed Session

At 4:41 PM, Councillor E. Pelosa joins the meeting remotely.

Motion made by: C. Rahman

Seconded by: S. Trosow

1. Property Disposition – City-Owned Surplus Land – Part of 181 Hamilton Road

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the City-owned surplus land located at 181 Hamilton Road, City of London, County of Middlesex, being Part of Lot 28 S Hamilton Road, N/E Grey Street, PL 178(E), being part of PIN # 08313-0062, particularly, described as Part 2 Plan 33R-21427, as shown on the Location Map attached hereto as Appendix “A”, the Agreement of Purchase and Sale (the “Agreement”) attached as Appendix “B”, as submitted by the Thames Valley District School Board (the “Purchaser”), to purchase the subject property from the City, at a purchase price of \$190,000.00 BE ACCEPTED, subject to the terms and conditions set out in the agreement.

2. Partial Property Acquisition – 300 Clarke Road – Future Road Widening and Improvements

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the property located at 300 Clarke Road, further described as Part Lot 4, Concession C, being part of PIN 08128-1980, in the City of London, Middlesex County, containing an area of approximately 10,791 square feet, as shown on the location map attached as Appendix “B”, for the

purpose of future road improvements and cycling facilities, the following actions be taken:

- a) the offer submitted by Thames Valley District School Board (the Vendor), to sell the subject property to the City, for the sum of \$216,000.00 BE ACCEPTED, subject to the terms and conditions as set out in the agreement attached as Appendix "C"; and,
- b) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix "A".

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

9.2 (ADDED) 8th Report of the Special Corporate Services Committee

Motion made by: S. Lewis

That the 8th Report of the Corporate Services Committee BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (4.1) 2023 Debenture Issuance Update

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2023 City of London Debenture Issuance:

- a) the issuance of serial debentures for a total of \$21,500,000 BE APPROVED; it being noted that the average all-in rate is 3.881% over a 10-year term and that all debt has been placed with investors in the capital markets; and,
- b) the proposed by-law as appended to the staff report dated April 24, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting on April 25, 2023 to execute the borrowing upon serial debentures in the aggregate principal amount of \$21,500,000 towards the cost of certain capital works of the Corporation of the City of London.

**Motion Passed**

9.3 (ADDED) 7th Report of the Civic Works Committee

Motion made by: C. Rahman

That the 8th Report of the Civic Works Committee BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: C. Rahman

That it BE NOTED that no pecuniary interest were disclosed.

**Motion Passed**

2. (2.1) Updates: Blue Box Transition

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report dated April 24, 2023, related to Updates on the Blue Box Transition:

- a) the proposed by-law, as appended to the above noted staff report BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to delegate authority to the Deputy City Manager, Environment and Infrastructure, or designate, to negotiate, approve and execute agreements with Circular Materials Ontario, a Producer Responsibility Organization(s) registered with the Resource Productivity and Recovery Authority, for Blue Box collection services, use of the Enviro Depots, and for the provision of promotion and education services;" pursuant to the Resource Recovery and Circular Economy Act;
- b) the proposed by-law, as appended to the above noted staff report BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to delegate authority to the Deputy City Manager, Environment and Infrastructure, or designate, to negotiate approve and execute agreements for the sale of material recovery facility equipment to Miller Waste Systems Inc." in order that Blue Box processing services can be provided by Miller Waste Systems to Circular Materials Ontario as part of Blue Box Transition (July 1, 2023 to December 31, 2025) and beyond as per Miller Waste Systems Inc. agreement with Circular Materials Ontario; and,
- c) Civic Administration BE DIRECTED to report back at a future Civic Works Committee with the outcome of negotiations for a) and b) above. (E07-2023)

**Motion Passed**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: P. Van Meerbergen

Seconded by: S. Hillier

That Introduction and First Reading of Bill No.'s 117 to 138, including the revised Bill No.'s 128, 129, 135 and 137, and the Added Bill No.'s 123 and 139 to 143, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: A. Hopkins

Seconded by: S. Lehman

That Second Reading of Bill No.'s That Introduction and First Reading of Bill No.'s 117 to 138, including the revised Bill No.'s 128, 129, 135 and 137, and the Added Bill No.'s 123 and 139 to 143, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: H. McAlister

Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No.'s 117 to 138, including the revised Bill No.'s 128, 129, 135 and 137, and the Added Bill No.'s 123 and 139 to 143, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

The following Bills are enacted as By-laws of The Corporation of the City of London:

Bill No. 117	By-law No. A.-8353-81 - A by-law to confirm the proceedings of the Council Meeting held on the 25th day of April, 2023 . (City Clerk)
Bill No. 118	By-law No. A.-8354-82 - A by-law to approve the Ontario Transfer Payment Agreement between His Majesty the King in right of Ontario as represented by the Solicitor General and The Corporation of the City of London for the provision of funding under the Court Security and Prisoner Transportation Program; and to authorize the Mayor and City Clerk to execute the Agreement. (2.3/7/CSC)
Bill No. 119	By-law No. A.-8355-83 - A by-law setting tax ratios for property classes in 2023. (2.6a/7/CSC)
Bill No. 120	By-law No. A.-8356-84 - A by-law levying tax rates for property classes in 2023. (2.6b/7/CSC)
Bill No. 121	By-law No. A.-8357-85 - A by-law levying rates for 2023 for school purposes in the City of London (2.7/7/CSC)
Bill No. 122	By-law No. A.-8358-86 - A by-law to repeal By-law No. CPOL.-407-321, and amendments thereto, being "A by-law to adopt Members of Council Proof of COVID-19 Vaccination Policy". (2.8/7/CSC)
Bill No. 123	By-law No. D.-779-87 - A by-law to authorize the borrowing upon instalment debentures in the aggregate principal amount of \$21,500,000.00 towards the cost of certain capital works of The Corporation of the City of London. (4.1/8/CSC)
Bill No. 124	By-law No. A.-8359-88 - A by-law to authorize the form and detail of the budget of various boards, commissions or other bodies and the specific dates for which they are required to submit their budgets to The Corporation of the City of London. (4.1e/14/SPPC)
Bill No. 125	By-law No. A.-8360-89 - A by-law to approve the potential demolition of vacant buildings at 689 Hamilton Road, 253, 255, and 257 Grey Street, and 520 South Street under the Property Standards provisions of the Building Code Act. (2.2/7/CPSC)
Bill No. 126	By-law No. C.P.-1470(g)-90 - A by-law to amend By-law No. C.P.-1470-218, as amended, being "A by-law to delegate the authority to require an applicant to provide information and material in support of various Planning Act applications" to change Civic Administration titles to reflect the current organizational structure. (2.3b/7/PEC)
Bill No. 127	By-law No. C.P.-1502(c)-91 - A by-law to amend By-law C.P.-1502-129, as amended, entitled the "A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties" to change Civic Administration titles to reflect the current organizational structure. (2.3a/7/PEC)
Bill No. 128	By-law No. C.P.-1512(bz)-92 - A by-law to amend The Official Plan for the City of London, 2016 relating to the Housekeeping Amendment. (3.3/7/PEC)

Bill No. 129	By-law No. C.P.-1512(ca)-93 - A by-law to amend The Official Plan for the City of London, 2016 relating to the Street Width Policy Review. (3.4a/7/PEC)
Bill No. 130	By-law No. CP-23-23003 - A by-law to amend By-law No. CP-23, as amended, entitled "A by-law to provide for the Committee of Adjustment and Consent Authority" to change Civic Administration titles to reflect the current organizational structure. (2.3c/7/PEC)
Bill No. 131	By-law No. W.-5654(c)-94 - A by-law to amend by-law No. W.-5654-291, as amended, entitled "A by-law to authorize the 2019-2023 Active Transportation Project (Project No. TS173919)". (2.5/5/CWC)
Bill No. 132	By-law No. W.-5677(a)-95 - A by-law to amend By-law No. W.-5677-207, entitled "A by-law to authorize White Oak Upgrades – Exeter Road to 400m south (project TS1366)." (2.8/5/CWC)
Bill No. 133	By-law No. W.-5684(a)-96 - A by-law to amend By-law No. W.-5684-134, entitled "A by-law to authorize Project TS1336 – Intersection Southdale – Colonel Talbot (Roundabout)" (2.7/5/CWC)
Bill No. 134	By-law No. Z.-1-233099 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street. (2.4/7/PEC)
Bill No. 135	By-law No. Z.-1-233100 - A by-law to amend By-law No. Z.-1 relating to the h-5 and h-217 Holding Zones to exempt Public Site Plan Meetings for residential developments of 10 or fewer units, as per Bill 23, More Homes, Built Faster Act, 2022. (3.1/7/PEC)
Bill No. 136	By-law No. Z.-1-233101 - A by-law to amend By-law No. Z.-1 to rezone an area of land consisting of 2016 Huron Street and the adjacent lot to the east (roll number 030330007120000). (3.2/7/PEC)
Bill No. 137	By-law No. Z.-1-233102 - A by-law to amend The Zoning By-law Z.-1 for the City of London, 1993 relating to the Street Width Policy Review. (3.4b/7/PEC)
Bill No. 138	By-law No. Z.-1-233103 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 300-320 King Street. (3.5a/7/PEC)
Bill No. 139	By-law No. A.-8361-97 - A by-law to delegate authority to the Deputy City Manager, Environment & Infrastructure, or designate, to negotiate, approve and execute agreements with Circular Materials Ontario, a Producer Responsibility Organization(s) registered with the Resource Productivity and Recovery Authority, for Blue Box collection services, use of the EnviroDepots, and for the provision of promotion and education services. (2.1a/7/CWC)
Bill No. 140	By-law No. A.-8362-98 - A by-law to delegate authority to the Deputy City Manager, Environment & Infrastructure, or designate, to negotiate approve and execute agreements for the sale of material recovery facility equipment to Miller Waste Systems Inc. (2.1b/7/CWC)

Bill No. 141	By-law No. A.-8363-99 - A by-law to authorize and approve the Agreement of Purchase and Sale as submitted by Thames Valley District School Board for the purchase of City owned surplus lands, described as Part of Lot 28, Plan 178(E), in the City of London, County of Middlesex, being part of PIN # 08313-0062, designated as Part 2, Plan 33R-21427, and to authorize the Mayor and City Clerk to execute this Agreement. (6.1/7/CSC)
Bill No. 142	By-law No. A.-8364-100 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Thames Valley District School Board, for the City to acquire part of the property located at 300 Clarke Road, in the City of London, for the purpose of road widening and improvements to the City's cycling infrastructure, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/7/CSC)
Bill No. 143	By-law No. L.S.P.-3507-101 - A by-law to expropriate lands in the City of London, in the County of Middlesex, for the Wellington Gateway Project - Phase 1. (Director, Realty Services)

**14. Adjournment**

Motion made by: S. Franke

Seconded by: C. Rahman

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourns at 4:49 PM.

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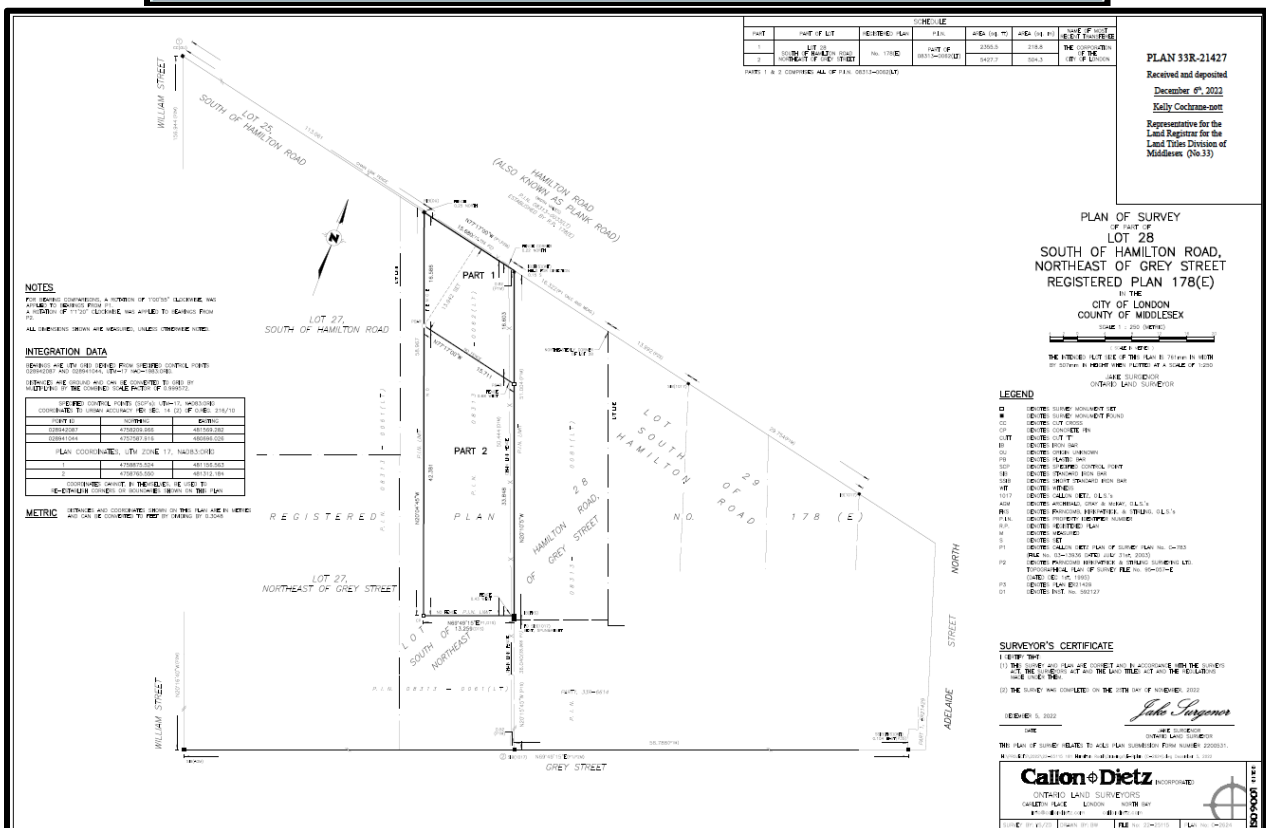
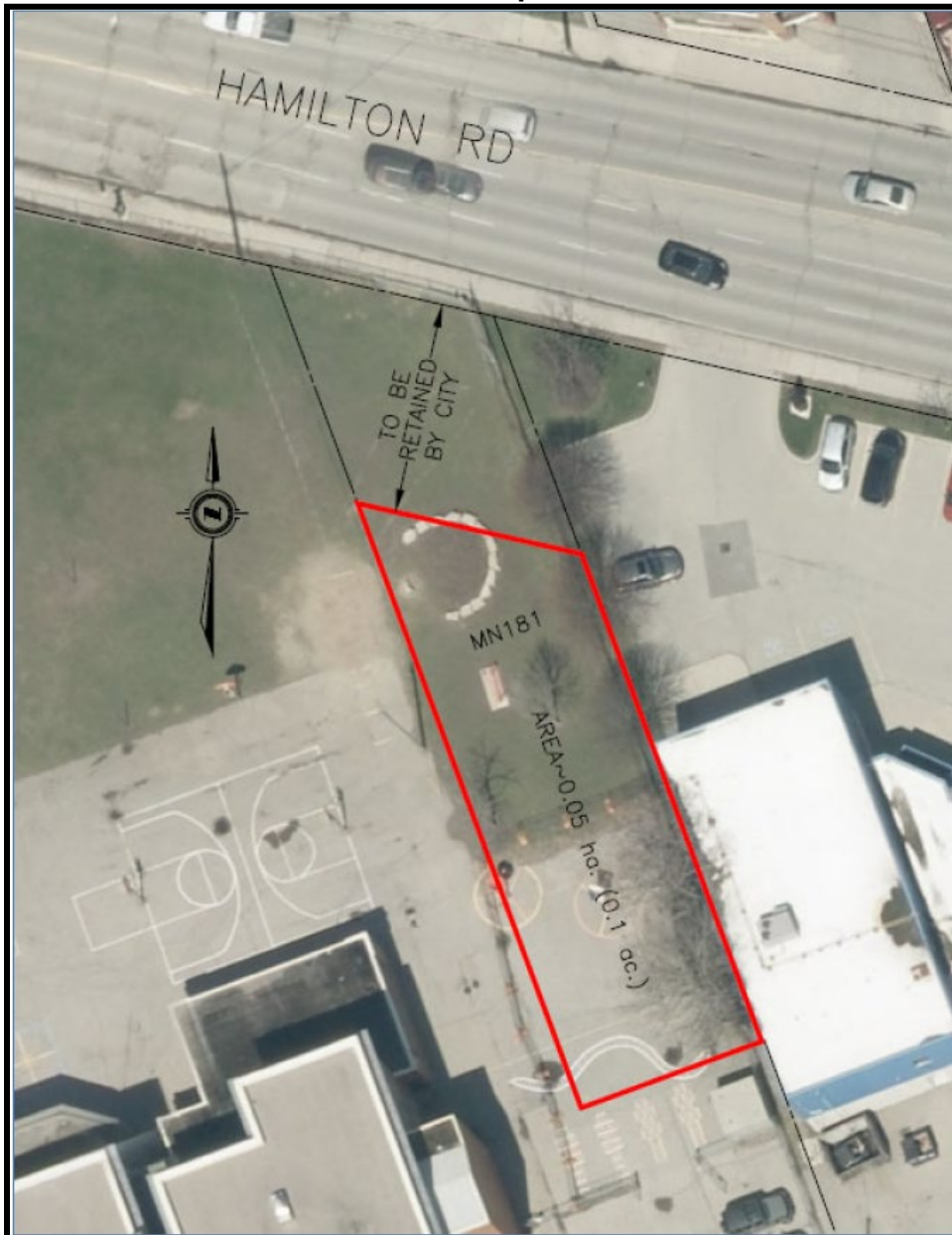
Josh Morgan, Mayor

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Michael Schulthess, City Clerk

# Appendix A – Aerial Location Map

## Location Map Aerial





## Appendix B – Agreement of Purchase and Sale

### AGREEMENT OF PURCHASE AND SALE

**VENDOR:** THE CORPORATION OF THE CITY OF LONDON

**PURCHASER:** THAMES VALLEY DISTRICT SCHOOL BOARD

**REAL PROPERTY:**

Address: 181 Hamilton Road London Ontario

Location: South side of Hamilton Rd between William St. and Adelaide St. N

Measurements:

Frontage:	50ft
Depth:	111ft on East side and 137ft on West side
Area:	5,047 ft <sup>2</sup>
Shape:	Irregular

Legal Description: PART OF LT 28 S HAMILTON ROAD, N/E GREY STREET, PL 178(E); in the City of London, County of Middlesex, being part of PIN # 08313-0062 as shown in red on Schedule "A" attached hereto more particularly described as Part 2 on Plan 33R-21427 (the "Property").

- OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.
- SALE PRICE:** The purchase price shall be ONE HUNDRED NINETY THOUSAND DOLLARS CDN (\$190,000.00) payable as follows:
  - a deposit of Two DOLLARS (\$2.00) cash or certified cheque on the date hereof as a deposit; and
  - the balance of the sale price, subject to adjustments, in cash or by cheque on completion of this Agreement.
- ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
- SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:

Schedule "A" Overhead Map of the Property  
Schedule "B" Additional Terms and Conditions
- IRREVOCABILITY:** This Offer shall be irrevocable by the Purchaser until considered by Council of the Corporation of the City of London at a meeting to be held no later than May 19th, 2023 after which date, if not accepted by Council, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.
- TITLE SEARCH:** The Purchaser shall be allowed until 4:30 p.m. June 9th, 2023 (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property, that its present use may be lawfully continued and that the principal building may be insured against risk of fire.
- COMPLETION DATE:** This Agreement shall be completed by no later than 4:30 p.m. June 16th, 2023 (the "Completion Date"). Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
- NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
- HST:** If the sale of the Property is subject to Harmonized Sales Tax (HST) then such HST shall be in addition to and not included in the purchase price. The Vendor will not collect HST if the Purchaser provides to the Vendor a warranty that the Purchaser is registered under the Excise Tax Act ("ETA"), together with a copy of the Purchaser's ETA registration, a warranty that the Purchaser shall self-assess and remit the HST payable and file the prescribed form and shall indemnify the Vendor in respect of any HST payable. The foregoing warranties shall not merge but shall survive the completion of the transaction. If the sale of the property is not subject to HST, the Vendor agrees to certify on or before closing that the transaction is not subject to HST.
- FUTURE USE:** Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
- TITLE:** Provided that the title to the Property is good and free from all restrictions and encumbrances, except as otherwise specifically provided in this Agreement. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in

writing to the Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property.

12. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of Vendor. If requested by the Purchaser, Vendor will deliver any sketch or survey of the Property within Vendor's control to the Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, ~~Caisse~~, Populaire or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registerable form on completion, the Purchaser agrees to accept Vendor's lawyer's personal undertaking to obtain, out of the completion funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before completion Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.
13. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registerable form at the expense of the Vendor.
14. **RESIDENCY:** The Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for the Purchaser to pay to the Minister of National Revenue to satisfy the Purchaser's liability in respect of tax payable by Vendor under the non-resident provisions of the Income Tax Act by reason of this sale. The Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or a statutory declaration that Vendor is not a non-resident of Canada.
15. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.
16. **TENDER:** Any tender of documents or money hereunder may be made upon Vendor or the Purchaser or their respective solicitors on the day set for completion. Money may be tendered by bank draft or cheque by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or ~~Caisse~~ Populaire.
17. **FAMILY LAW ACT:** Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the *Family Law Act*, R.S.O. 1990 unless Vendor's spouse has executed the consent provided.
18. **PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with.
19. **COMPLETION ARRANGEMENTS:** Where each of the Vendor and Purchaser retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. , Chapter L4, and any amendments thereto, the Vendor and Purchaser acknowledge and agree that the delivery of documents and the release thereof to the Vendor and Purchaser may, at the lawyer's discretion: (a) not occur contemporaneously with the registration of the Transfer/Deed (and other registerable documentation) and (b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers.
20. **AGREEMENT IN WRITING:** This Agreement, including any Schedule attached, shall constitute the entire Agreement between the Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.
21. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns, as the case may be, of the undersigned are bound by the terms herein.

The Corporation of the City of London hereby accepts the above Agreement and agrees to carry out the same on the terms and conditions herein contained.

IN WITNESS WHEREOF The Corporation of the City of London agrees to the above Agreement and has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in \_\_\_\_\_ of the Council of The Corporation of the City of London passed the \_\_\_\_\_.

THE CORPORATION OF THE CITY OF LONDON

\_\_\_\_\_  
Josh Morgan, Mayor

\_\_\_\_\_  
Michael Schultness, City Clerk

GIVEN UNDER MY/OUR HAND AND SEAL, (OR, IN WITNESS WHEREOF THE PURCHASER HERETO HAS HEREUNTO CAUSED TO BE AFFIXED ITS CORPORATE SEAL ATTESTED BY THE HANDS OF ITS PROPER SIGNING OFFICERS, as the case may be) this \_\_\_\_\_ day of \_\_\_\_\_.

THAMES VALLEY DISTRICT SCHOOL BOARD

Per: \_\_\_\_\_

Name: Linda Nicholls

Title: Acting Associate Director

Per: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*I/We Have the Authority to Bind the Corporation*

VENDOR'S LAWYER: Sachit Tatavarti, Solicitor, 519-661-2489 (CITY) Ext. 5018 Fax: 519-661-0082

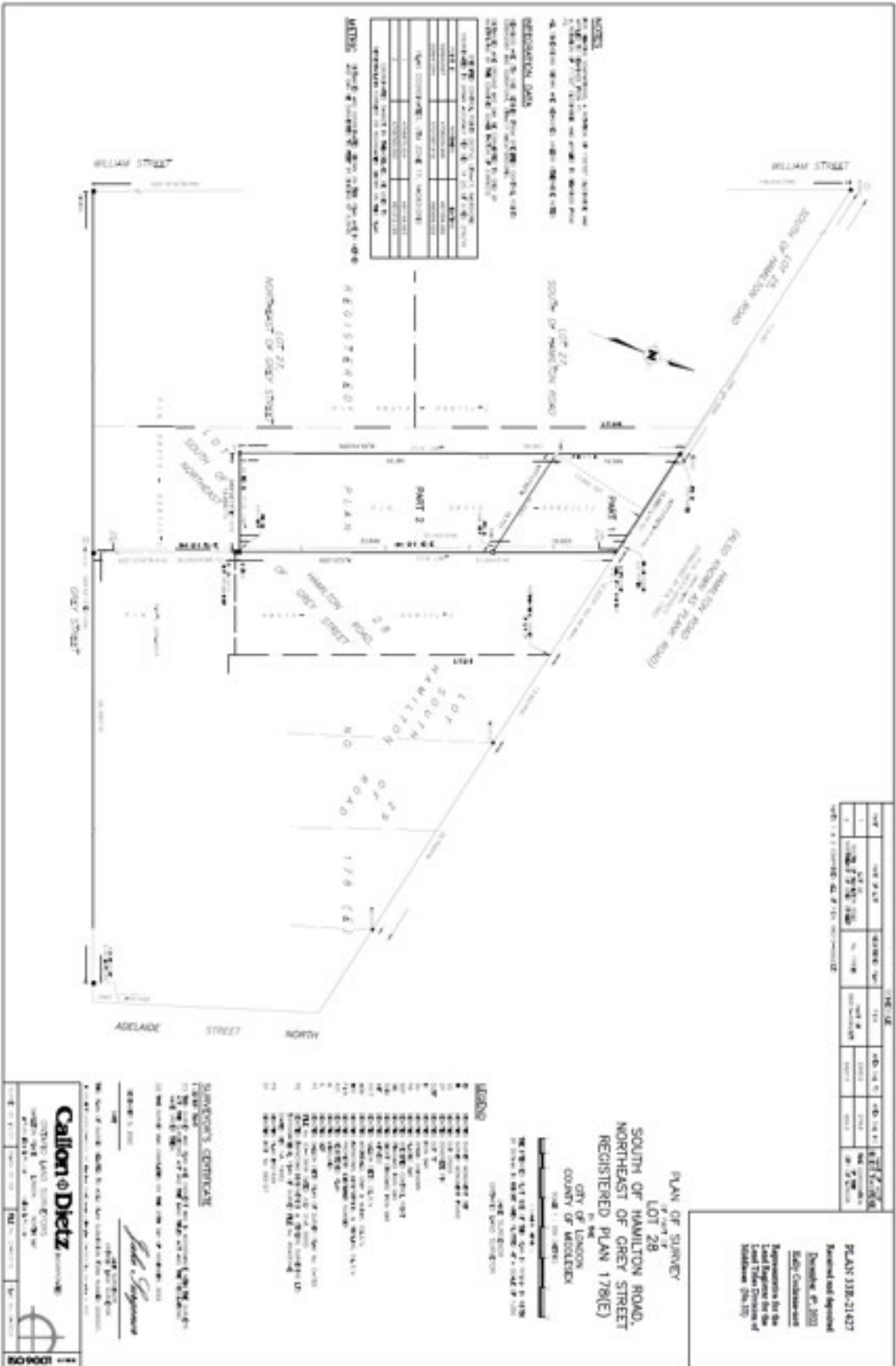
PURCHASER'S LAWYER: Harrison Pensa LLP (Tim McCullough), (T) 519-661-6718 (F) 519-667-3362

email: [tmccullough@harrisonpensa.com](mailto:tmccullough@harrisonpensa.com)

SCHEDULE "A" (the "Property")



**Schedule A the Property Continued**

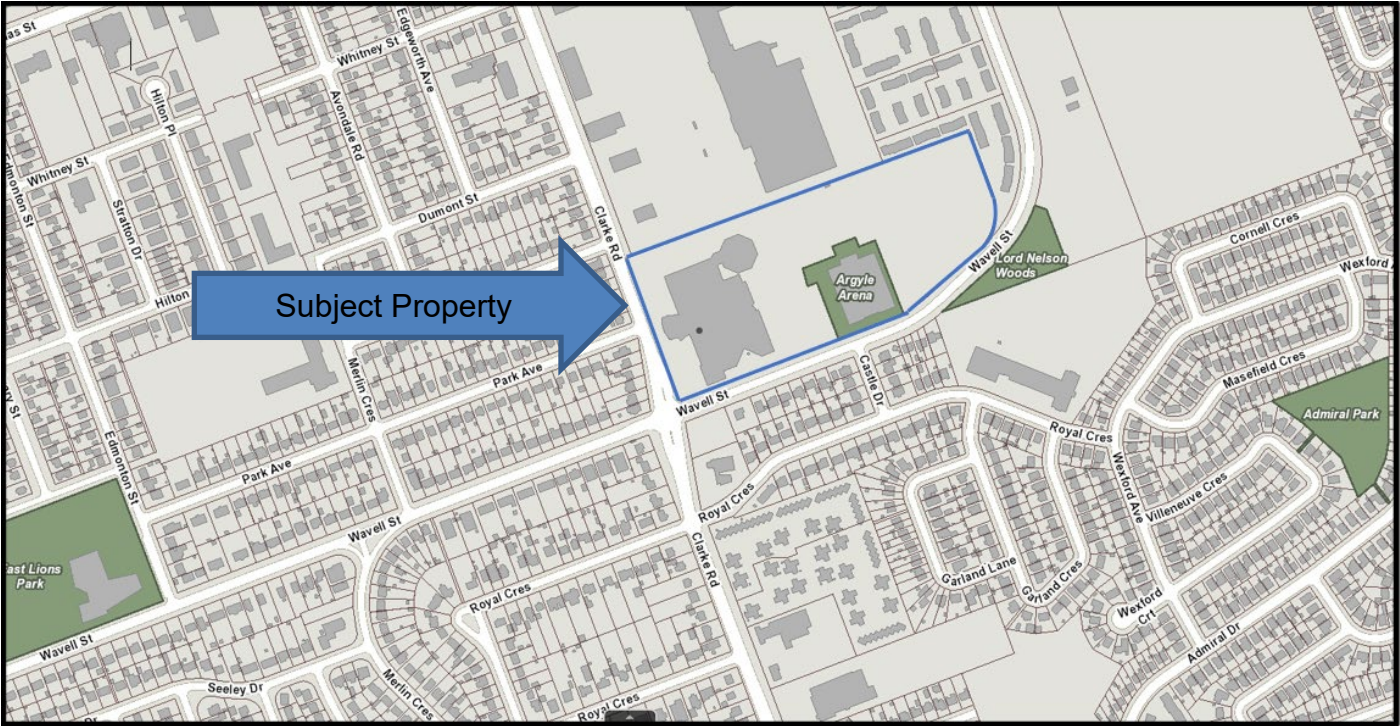


#### SCHEDULE "B"

1. **LEGAL COSTS:** The Purchaser and Vendor agree to pay their respective legal fees, disbursements and applicable taxes in order to complete this transaction.
2. **ENVIRONMENTAL CLAUSE:** The Purchaser acknowledges that the Property is being purchased on an "as is" basis. The Purchaser acknowledges that the Vendor has not made, did not make and shall not be required to provide any representations or warranties of any kind with respect to whether the Property and processes and undertakings performed thereon have been and are in compliance with all applicable environmental laws, regulations and orders and whether the Property is suitable for any specific use including and without limitation to any construction or development. The Purchaser acknowledges and agrees that the Vendor shall not be liable for any damages of loss whatsoever arising out of or pursuant to any claims in respect to the foregoing.
3. **REFERENCE PLAN:** The Vendor agrees to prepare and deposit on title, on or before completion and at the expense of the Purchaser, a reference plan describing the Property. In the event that the reference plan has not yet been deposited upon the Completion Date contained in paragraph 7 of this Agreement, the Purchaser shall consent to extend the Completion Date one or more times for a total period of up to six (6) months, without condition, to facilitate the deposit of the reference plan prior to the completion of this transaction.

# Appendix B – Location Map

## 300 Clarke Road



## Appendix C – Agreement of Purchase and Sale

### AGREEMENT OF PURCHASE AND SALE

**PURCHASER:** THE CORPORATION OF THE CITY OF LONDON

**VENDOR:** THAMES VALLEY DISTRICT SCHOOL BOARD

**REAL PROPERTY:**

Address 300 Clarke Road London Ontario

Location East side of Clarke Rd between Wavell St & Dundas St.

Measurements Frontage: 616.99 feet along Clarke Rd, 1,218.08 ft along Wavell Street  
Area: 10,791.90 sq. ft.  
Shape: Irregular

Legal Description: Part Lot 4, Concession C, being part of PIN 08128-1980 City of London, Middlesex County, as shown on Schedule "A" and to be further described in a reference plan to be deposited (the "Property").

Purpose: Road Widening

- OFFER TO PURCHASE:** The Purchaser agrees to purchase the Property from the Vendor in accordance with the terms and conditions as set out in this Agreement.
- SALE PRICE:** The purchase price shall be TWO HUNDRED SIXTEEN THOUSAND DOLLARS CDN (\$216,000.00) payable as follows:
  - a deposit of Two Dollars (\$2.00) cash or cheque on the date hereof as a deposit; and
  - the balance of the sale price, subject to adjustments, in cash or by cheque on completion of this Agreement.
- ADJUSTMENTS:** Any unearned fire insurance premiums, rents, mortgage interest, realty taxes including local improvements rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to the Purchaser.
- SCHEDULE(S):** The following Schedule(s) form(s) part of this Agreement:

Schedule "A" Overhead Map of the Property  
Schedule "B" Additional Terms and Conditions
- IRREVOCABILITY:** This Offer shall be irrevocable by the Vendor until considered by the Council of the Corporation of the City of London at a meeting to be held no later than May 19, 2023, after which date, if not accepted by Council, this Offer shall be null and void and the deposit shall be returned to the Purchaser in full without interest or deduction.
- TITLE SEARCH:** The Purchaser shall be allowed until 4:30 p.m. on June 9, 2023 (Requisition Date) to examine the title to the Property and at its own expense and to satisfy itself that there are no outstanding work orders or deficiency notices affecting the Property, that its present use may be lawfully continued and that the principal building may be insured against risk of fire.
- COMPLETION DATE:** This Agreement shall be completed by no later than 4:30 p.m. on June 16, 2023 (the "Completion Date"). Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
- NOTICES:** Any notice relating to or provided for in this Agreement shall be in writing.
- HST:** If the sale of the Property is subject to Harmonized Sales Tax (HST) then such HST shall be in addition to and not included in the purchase price. The Vendor will not collect HST if the Purchaser provides to the Vendor a warranty that the Purchaser is registered under the Excise Tax Act ("ETA"), together with a copy of the Purchaser's ETA registration, a warranty that the Purchaser shall self-assess and remit the HST payable and file the prescribed form and shall indemnify the Vendor in respect of any HST payable. The foregoing warranties shall not merge but shall survive the completion of the transaction. If the sale of the property is not subject to HST, the Vendor agrees to certify on or before closing that the transaction is not subject to HST.
- FUTURE USE:** Vendor and the Purchaser agree that there is no representation or warranty of any kind that the future intended use of the Property by the Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
- TITLE:** Provided that the title to the Property is good and free from all restrictions and encumbrances, except as otherwise specifically provided in this Agreement. If within the specified times referred to in paragraph 6 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to the Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which the Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and any deposit paid shall be returned without interest or deduction and the Vendor shall not be



liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, the Purchaser shall be conclusively deemed to have accepted Vendor's title to the Property.

12. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the Property except such as are in the possession or control of Vendor. If requested by the Purchaser, Vendor will deliver any sketch or survey of the Property within Vendor's control to the Purchaser as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, ~~Caisse~~ Populaire or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registerable form on completion, the Purchaser agrees to accept Vendor's lawyer's personal undertaking to obtain, out of the Completion funds, a discharge in registerable form and to register same on title within a reasonable period of time after completion, provided that on or before completion Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.
13. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registerable form at the expense of the Vendor.
14. **RESIDENCY:** The Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for the Purchaser to pay to the Minister of National Revenue to satisfy the Purchaser's liability in respect of tax payable by Vendor under the non-resident provisions of the Income Tax Act by reason of this sale. The Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or a statutory declaration that Vendor is not a non-resident of Canada.
15. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and the Purchaser or their respective lawyers who are hereby specifically authorized in that regard.
16. **TENDER:** Any tender of documents or money hereunder may be made upon Vendor or the Purchaser or their respective solicitors on the day set for completion. Money may be tendered by bank draft or cheque by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or ~~Caisse~~ Populaire.
17. **FAMILY LAW ACT:** Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the *Family Law Act*, R.S.O. 1990 unless Vendor's spouse has executed the consent provided.
18. **PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with.
19. **COMPLETION ARRANGEMENTS:** Where each of the Vendor and Purchaser retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. , Chapter L4, and any amendments thereto, the Vendor and Purchaser acknowledge and agree that the delivery of documents and the release thereof to the Vendor and Purchaser may, at the lawyer's discretion: (a) not occur contemporaneously with the registration of the Transfer/Deed (and other registerable documentation) and (b) be subject to conditions whereby the lawyer receiving documents and/or money will be required to hold them in trust and not release them except in accordance with the terms of a written agreement between the lawyers.
20. **AGREEMENT IN WRITING:** This Agreement, including any Schedule attached, shall constitute the entire Agreement between the Purchaser and Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context..
21. **SECTION 25 PAYMENT:** The Parties acknowledge and agree that this Agreement represents an offer of compensation, that when executed by the Vendor and accepted by the Council of the Corporation of the City of London will constitute full payment of the market value of the land and as such shall be deemed to have satisfied all Section 25 requirements of the *Expropriations Act*.
22. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns, as the case may be, of the undersigned are bound by the terms herein.
23. **PERMISSION TO CONSTRUCT UPON ACCEPTANCE OF THE AGREEMENT:** Upon acceptance of this Agreement the Purchaser and/or Agents of the Purchaser shall have the right to enter upon the Property for the purposes of London Hydro utility relocations and/or construction purposes provided that the Purchaser first delivers to the Vendor proof of liability insurance by way of a Certificate of Insurance which references therein the Vendor as an additional insured relating to the work being performed on the Property

The Corporation of the City of London hereby accepts the above Agreement and agrees to carry out the same on the terms and conditions herein contained.

IN WITNESS WHEREOF The Corporation of the City of London hereto has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in By-law No. \_\_\_\_\_ of the Council of The Corporation of the City of London passed the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

THE CORPORATION OF THE CITY OF LONDON

\_\_\_\_\_  
Josh Morgan, Mayor

\_\_\_\_\_  
Michael Schulthess, City Clerk

GIVEN UNDER MY/OUR HAND AND SEAL, (OR, IN WITNESS WHEREOF THE VENDOR HERETO HAS HEREUNTO CAUSED TO BE AFFIXED ITS CORPORATE SEAL ATTESTED BY THE HANDS OF ITS PROPER SIGNING OFFICERS, as the case may be) this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

THAMES VALLEY DISTRICT SCHOOL BOARD

Per: 

Name: Linda Nicholls

Title: Acting Associate Director

Per: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*/We Have the Authority to Bind the Corporation*

VENDOR'S LAWYER: Harrison Pensa LLP (Tim McCullough), (T) 519-661-6718 (F) 519-667-3362

email: tmcculough@harrisonpensa.com

PURCHASER'S LAWYER: Sachit Tatavarti, Solicitor, 519-661-2489 (CITY) Ext. 5018 Fax: 519-661-0082

SCHEDULE "A" ("the Property")





#### SCHEDULE "B"

1. **LEGAL COSTS:** The Purchaser and Vendor agree to pay their respective legal fees, disbursements, and applicable taxes in order to complete the transaction.
2. **STATEMENT OF ADJUSTMENTS:** The Vendor shall provide the Purchaser with the Statement of Adjustments and fully executed copies of any further final and irrevocable directions and re-directions regarding payment of the balance of the Purchase Price (as defined in Section 2 of this Agreement) as the Vendor may require (collectively, the "Direction re: Funds"), by no later than 4:00 p.m. on the 6th business day that precedes the Completion Date (as defined in Section 7 of this Agreement or otherwise agreed upon by the parties), failing which, at the sole option of the Purchaser, the Completion Date may be extended to a date up to ten (10) business days after the Purchaser's receipt of the Direction re: Funds.
3. **REFERENCE PLAN:** The Purchaser agrees to prepare and deposit on title, on or before the completion date and at its expense, a reference plan describing the Property. In the event that the reference plan has not yet been deposited upon the Completion Date contained in paragraph 7 of this Agreement, the Vendor shall consent to extend the Completion Date one or more times for a total period of up to six (6) months, without condition, to facilitate the deposit of the reference plan prior to the completion of this transaction.
4. **ENVIRONMENTAL CLAUSE:** The Purchaser acknowledges that the Property is being purchased on an "as is" basis. The Purchaser acknowledges that the Vendor has not made, did not make and shall not be required to provide any representations or warranties of any kind with respect to whether the Property and processes and undertakings performed thereon have been and are in compliance with all applicable environmental laws, regulations and orders and whether the Property is suitable for any specific use including and without limitation to any construction or development. The Purchaser acknowledges and agrees that the Vendor shall not be liable for any damages of loss whatsoever arising out of or pursuant to any claims in respect to the foregoing.
5. **SIGN RELOCATION:** On or before August 31, 2023, the Vendor agrees to relocate the single existing pylon sign depicted on Schedule "C" which will be impacted by this Agreement (the "Signage") to a suitable location acceptable to the Vendor, acting reasonably. In addition, the suitability of the relocation shall also be subject to all necessary permits and approvals being issued by the City. The cost for the relocation of the Signage will be shared equally between the Vendor and the Purchaser. This condition shall survive and not merge upon completion of the transaction contemplated herein.
6. **SITE REMEDIATION:** The Purchaser agrees to use its best efforts to repair any damage it causes to the lands owned by the Vendor in carrying out the road widening work on the Property. Such repair shall be completed in a good and workmanlike manner so the lands are restored as closely as possible to their original condition which would include without limitation replanting any trees the Purchaser removes from the Vendor's land while completing its work. This paragraph shall survive and not merge upon the completion of the transaction contemplated herein.

# Appendix A – Source of Financing Report

## Appendix "A" Confidential

#23080

April 11, 2023  
(Property Acquisition)

Chair and Members  
Corporate Services Committee

RE: Property Acquisition - 300 Clarke Road Future Road Widening and Improvements  
(Subledger LD230011)  
TS1636 - Advance Purchase of Land (2019-2023)  
Thames Valley District School Board

### Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this purchase can be accommodated within the financing available for it in the Capital Budget and that, subject to the approval of the recommendation of the Deputy City Manager, Finance Supports, the detailed source of financing for this purchase is:

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
Land Purchase	2,243,785	70,417	226,775	1,946,593
<b>Total Expenditures</b>	<b>\$2,243,785</b>	<b>\$70,417</b>	<b>\$226,775</b>	<b>\$1,946,593</b>
<b>Sources of Financing</b>				
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 1)	2,243,785	70,417	226,775	1,946,593
<b>Total Financing</b>	<b>\$2,243,785</b>	<b>\$70,417</b>	<b>\$226,775</b>	<b>\$1,946,593</b>

### Financial Note:

Purchase Cost	\$216,000
Add: Sign Relocation	5,000
Add: Land Transfer Tax	1,885
Add: HST @13%	28,730
Less: HST Rebate	-24,840
<b>Total Purchase Cost</b>	<b>\$226,775</b>

**Note 1:** Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.

  
Jason Davies

Manager of Financial Planning & Policy

lp

Bill No.  
2023

By-law No. Z.-1-23\_\_\_\_\_

A by-law to amend By-law No. Z.-1 relating to the h-5 and h-217 Holding Zones to exempt Public Site Plan Meetings for residential developments of 10 or fewer units, as per Bill 23, *More Homes, Built Faster Act, 2022*.

WHEREAS the Corporation of the City of London has applied to amend the h-5 and h-217 Holding Zones, as set out below;

AND WHEREAS this zoning by-law amendment conforms to the Official Plan;

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

- 1) Section 3.8 Holding “h” Zones of the Zoning By-law is amended by deleting the existing h-5 Holding Zone and replacing it with the following:

h-5

*Purpose:* To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol. Notwithstanding this, residential developments of 10 or fewer units are exempt from Public Site Plan Meetings, as per Bill 23, *More Homes Built Faster Act, 2022*.

*Permitted Interim Uses:* Residential Developments of 10 units or fewer.

- 2) Section 3.8 Holding “h” Zones of the Zoning By-law is amended by deleting the existing h-217 Holding Zone and replacing it with the following:

h-217

*Purpose:* To ensure that residential development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-\_" symbol.

*Permitted Interim Uses:* Residential Developments of 10 units or fewer

This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on April 25, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 25, 2023  
Second Reading – April 25, 2023  
Third Reading – April 25, 2023

Bill No. 128  
2023

By-law No. C.P.-1512

A by-law to amend The Official Plan for the  
City of London, 2016 relating to the  
Housekeeping Amendment.

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

1. Amendment No. \_\_\_\_\_ to The Official Plan, 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 April 25, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 25, 2023  
Second Reading – April 25, 2023  
Third Reading – April 25, 2023



**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 correct errors and omissions identified throughout The Official Plan, including typographical, grammatical, formatting and mapping errors.
2. To remove references to old terminologies to reflect changes to provincial ministries, Council's committee, policy documents and legislation.
3. To make updates certain policies and maps of The Official Plan to reflect Council's decisions.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to all lands within the City of London.

**C. BASIS OF THE AMENDMENT**

This Amendment to The Official Plan is of a housekeeping nature. This amendment will refine wording and mapping in the Plan thereby improving clarity and consistency of existing policies of The Official Plan.

**D. THE AMENDMENT**

The Official Plan is hereby amended as follows:

1. The Our City part of The Official Plan for the City of London is amended by adding deleting Policy 80\_1 and replacing it with the following:
  1. Addition of an additional residential unit.
2. The Mobility chapter of The Official Plan for the City of London is amended by deleting Policy 349\_4 and replacing it with the following:

349\_4. Window streets adjacent to higher-order streets such as Civic Boulevards or Urban Thoroughfares where sidewalk extensions join a boulevard sidewalk on the higher-order street.
3. The Forest City chapter of The Official Plan for the City of London is amended by deleting Policies 394 and 399\_10 and replacing them with the following:

394\_ The 20-year target identified above is intended to help us to achieve a long-term tree canopy cover of 34% within the Urban Growth Boundary by 2065.

399\_10. Building height and densities may be increased, in appropriate circumstances and in conformity with the Our Tools part of this Plan, to support the safe and long-term preservation of existing healthy trees, rare species, and wildlife trees.
4. The Civic Infrastructure chapter of The Official Plan for the City of London is amended by deleting Policies 456, 474\_1,

474\_11, 478\_3, 485 and 489 and replacing them with the following:

456\_ Appropriate consultation and approvals will be obtained from agencies such as the conservation authorities and the Ministry of the Environment, Conservation and Parks, according to requirements of the *Environmental Protection Act*, *Environmental Assessment Act*, *Ontario Water Resources Act*, *Safe Drinking Water Act*, *Conservation Authorities Act*, *Water Opportunities and Water Conservation Act*, and other provincial legislation and regulations. Appropriate pre-consultation and engagement with First Nations will be a part of this process.

474\_1. Water servicing within the city shall comply with the requirements of the Ministry of the Environment, Conservation and Parks, the *Environmental Protection Act*, the *Safe Drinking Water Act* and all other provincial and municipal requirements as applicable.

474\_11. Outside of the Urban Growth Boundary, private wells may be used to supply water, only in accordance with the requirements of relevant legislation and standards, consistent with the *Provincial Policy Statement* and in conformity with the Water Services policies of this Plan. The City will require that the applicant provide information with their application to demonstrate that the site can provide water supply which meets the requirements of Ministry of the Environment, Conservation and Parks *Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment*, meets or exceeds the *Ontario Drinking Water Standards* and can provide a sufficient quantity of water without affecting the quantity and quality of water in active wells operating within 500 metres of the proposed development, and that the required separation distances set out in the *Ontario Building Code* between wells, septic systems and storm drainage systems can be adequately met. This must be to the satisfaction of the City of London and an accepted peer review as necessary. The applicant may be required to pay for the cost of a peer review of the information submitted.

478\_3. They will require the approval of the Ministry of the Environment, Conservation and Parks, including certification under the appropriate section of the *Environmental Protection Act*.

485\_ Solid waste treatment and processing facilities serving a plant located on the same site are permitted in the Heavy Industrial Place Type and the Waste Management Resource Recovery Area Place Type, subject to receipt of an Environmental Compliance Approval issued by the Ministry of the Environment, Conservation and Parks.

489\_ Planning and development applications in the potential influence area of closed landfill sites and other sites which produce gases similar to those found in landfill areas will require a compatibility study which meets Ministry of the Environment, Conservation and Parks guidelines.

5. The Homelessness Prevention and Housing chapter of The Official Plan for the City of London is amended by deleting Policies 506 and 521 and replacing them with the following:

506\_ Subject to the City Structure Plan and Residential Intensification policies in the Neighbourhoods Place Type chapter of this Plan, infill and intensification in a variety of forms, including additional residential units, will be supported to increase the supply of housing in areas where infrastructure, transit, and other public services are available and accessible.

521\_ Building height and densities may be increased, in conformity with the Our Tools part of this Plan, to support the provision of affordable housing in planning and development proposals.

6. The Culturally Rich and Diverse City chapter of The Official Plan for the City of London is amended by deleting Policy 546 and replacing it with the following:

546\_ Incentivize the provision of public art through the Planning and Development process.

7. The Cultural Heritage chapter of The Official Plan for the City of London is amended by deleting Policy 570\_7 in its entirety, and deleting Policies 556, 557, 584 589, 596 and 618 and replacing them with the following:

#### Municipal Heritage Committee

556\_ In accordance with the *Ontario Heritage Act*, City Council may, by by-law, establish a municipal heritage committee to advise and assist Council on cultural heritage matters. In London, the municipal heritage committee is known as the Community Advisory Committee on Planning (CACP).

#### The Register of Cultural Heritage Resources

557\_ In accordance with the *Ontario Heritage Act*, City Council, in consultation with the Community Advisory Committee on Planning (CACP), will prepare and maintain a Register listing properties of cultural heritage value or interest. The Register may also be known as *The City of London Inventory of Heritage Resources*. In addition to identifying properties designated under the *Ontario Heritage Act*, the Register may include properties that are not designated but that Council believes to be of cultural heritage value or interest.

584\_ Building height and densities may be increased, in conformity with the Our Tools part of this Plan, in support of heritage designation of a property that is of cultural heritage value or interest.

589\_ A property owner may apply to alter the cultural heritage attributes of a property designated under the *Ontario Heritage Act*. The City may, pursuant to the Act, issue a permit to alter the structure. In consultation with the Community Advisory Committee on Planning, the municipality may delegate approvals for such permits to an authority.

596\_ A property owner may apply to alter a property within a heritage conservation district. The City may, pursuant to the *Ontario Heritage Act*, issue a permit to alter the structure. In consultation with the Community Advisory Committee on

Planning, the City may delegate approvals for such permits to an authority.

618\_ All archaeological assessments shall be provided to the Ministry of Heritage, Sport, Tourism and Culture Industries in accordance with the *Ontario Heritage Act*. The assessment report shall be provided to the City for comment to ensure that the scope is adequate and consistent with the conservation objectives of the City.

8. The Food System chapter of The Official Plan for the City of London is amended by deleting Policy 667 and replacing it with the following:

667\_ The provision of publicly-accessible rooftop garden space and green roofs designed for food production or recreation will be encouraged as part of a Planning and Development Application.

9. The Green and Healthy City chapter of The Official Plan for the City of London is amended by deleting Policy 731 and replacing it with the following:

731\_ Incentives may be considered that support incorporating sustainable development forms, technologies and techniques.

10. The Green Space Place Type policies of The Official Plan for the City of London are amended by deleting Policy 761\_7 and replacing it with the following:

761\_7. Provide for the protection of natural heritage features and areas which have been identified, studied and recognized by City Council as being of city-wide or regional significance, and/or by the Ministry of Northern Development, Mines, Natural Resources and Forestry as provincially significant.

11. The Downtown Place Type policies of The Official Plan for the City of London are amended by deleting Policies 799\_3, 800\_5, 802\_1 and 803\_1 and replacing them with the following:

799\_3. Prepare design guidelines to ensure that all development contributes to a vibrant and walkable environment and enhances the city's Downtown skyline and heritage properties.

800\_5. Where surface commercial parking lots have previously been established through temporary zoning and have been in place for an extended period of time, further extensions of such temporary uses will only be considered where the criteria described in the Our Tools section of the Plan have been met.

802\_1. Buildings within the Downtown Place Type will be a minimum of either three storeys or nine metres in height and will not exceed 20 storeys in height. High-rise buildings up to 35 storeys, may be permitted in conformity with the Our Tools policies of this Plan.

803\_1. All planning and development applications will conform with the City Design policies of this Plan, and have

regard for *Our Move Forward: London's Downtown Plan* and applicable design guidelines.

12. Specific Policies for the Downtown Place Type of The Official Plan for the City of London are amended by deleting Policies 805A and 805B and replacing them with the following:

100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue

805A\_ Within the Downtown Place Type applied to the lands located at 100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue, a maximum height of 129 metres or up to 38 storeys may be permitted.

435-451 Ridout Street North

805B\_ In the Downtown Place Type at 435-451 Ridout Street North, a maximum intensity of 40-storeys, excluding a mechanical penthouse and measured from the Ridout Street North frontage, may be permitted subject to a zoning by-law amendment.

13. Specific Policies for the Transit Village Place Type of The Official Plan for the City of London are amended by deleting Policy 822 and replacing it with the following:

1067, 1069 and 1071 Wellington Road

822\_ In the Transit Village Place Type at 1067, 1069 and 1071 Wellington Road, a mixed-use development with a maximum height of 27 storeys may be permitted, to provide for affordable housing.

14. The Specific-Segment policies for the Rapid Transit and Urban Corridors Place Type of The Official Plan for the City of London are amended by deleting Policy 847\_2 and replacing it with the following:

847\_2. Buildings in these three Main Street segments will be a maximum of 12 storeys in height. Buildings up to 16 storeys, may be permitted in conformity with the *Our Tools* part of this Plan.

15. The Preservation policies for Rapid Transit and Urban Corridor segments of The Official Plan for the City of London are amended by adding a new policy number 849A for the Segment Goals policies, and deleting policy 1 of the Segment Goals policies and replacing it with the following:

849A\_ The goals of the Preservation segments are described as follows:

1. Heritage designated properties will be protected and conserved in conformity with the Cultural Heritage policies of this Plan and in accordance with the *Ontario Heritage Act*.

16. The Transitional policies for Rapid Transit and Urban Corridor segments of The Official Plan for the City of London are amended by deleting Policy 855 and replacing it with the following:

855\_ The Transitional segment policies are meant to guide development within Rapid Transit Corridors and Urban

Corridors in specific areas so that proposals that do not generally fulfill the long-term vision for these Place Types can be allowed on a transitional basis, without precluding the future redevelopment of these areas into more compact and transit-oriented mixed-use corridors.

17. Specific Policies for the Rapid Transit and Urban Corridor Place Types of The Official Plan for the City of London are amended by deleting Policies 864A and 864D and the first paragraph in Policies 867 and 869, and replacing them with the following:  
  
809 Dundas Street  
  
864A\_ In the Rapid Transit Corridor Place Type located at 809 Dundas Street, building height of up to 24 storeys and density of up to 710 units per hectare may be permitted.  
  
676-700 Beaverbrook Avenue and 356 Oxford Street West  
  
864D\_ In the Rapid Transit Corridor Place Type located at 676-700 Beaverbrook Avenue and 356 Oxford Street West, a maximum height of 18 storeys (62 metres) may be permitted.  
  
867\_ In addition to the above policies, the following additional policies may apply subject to the Our Tools part of this Plan:  
  
869\_ In addition to the above policies, the following additional policies may apply subject to the Our Tools part of this Plan:
18. The Shopping Area Place Type policies of The Official Plan for the City of London are amended by deleting Policy 878\_2 and replacing it with the following:  
  
878\_2. Buildings within the Shopping Area Place Type will not exceed four storeys in height. Buildings up to six storeys, may be permitted in conformity with the Our Tools policies of this Plan.
19. Specific Policies for the Shopping Area Place Type of the Official Plan for the City of London are amended by deleting Policies 897 and 902A and replacing them with the following:  
  
897\_ Net density within the Mixed Use area will not exceed 100 units per hectare, on an overall basis for the Mixed Use area. Building heights will typically range from two to twelve storeys. Buildings exceeding twelve storeys may be permitted at key locations such as gateways and focal points so long as they meet the intent of these policies and associated Urban Design Guidelines.  
  
1761 Wonderland Road North  
  
902A\_ In the Shopping Area Place Type at 1761 Wonderland Road North, a mixed-use commercial/residential apartment building up to 17 storeys may be permitted.
20. The Main Street Place Type policies of The Official Plan for the City of London are amended by deleting Policy 910\_4 and replacing it with the following:

910\_4. Buildings will be a minimum of either two storeys or eight metres in height and will not exceed four storeys in height. Buildings up to six storeys may be permitted in conformity with the Our Tools policies of this Plan.

21. The Neighbourhoods Place Type policies of The Official Plan for the City of London are amended by deleting Policies 936\_4 and 951 and replacing them with the following:

936\_4. With the exception of properties located on Civic Boulevards or Urban Thoroughfares, large amounts of onsite parking will not be permitted on properties within the Neighbourhoods Place Type to accommodate the parking requirements of mixed-use buildings. Front yard parking will not be permitted on properties fronting a Neighbourhood Street or Neighbourhood Connector. The City Design policies of this Plan will provide direction for parking for other locations within the Neighbourhoods Place Type. On-street parking may be permitted to address parking requirements where it is demonstrated that there is capacity for such parking and it is appropriate and permitted.

#### Scoped Site Plan Approval Process

951\_ The standard site plan approval process shall apply to intensification projects that will result in three or more residential units. However, for intensification proposals that will result in less than three residential units, and for additional residential units in accessory structures that are subject to site plan approval, a scoped site plan approval process may apply as follows:

22. Specific Policies for the Neighbourhoods Place Type of The Official Plan for the City of London are amended by deleting Policies 1058A and 1074 in its entirety; adding new policies 1057C, 1068A and 1070F as follows; and deleting Policies 988, 995\_1, 995\_2, 997, 1004, 1006, 1007, 1038, 1038C, 1039A, 1052, 1053, 1056, 1058, 1060, 1062A\_3, 1067B and 1070C\_4 and the first paragraph in Policies 1069, 1069A and 1072 and replacing them with the following:

988\_ Consideration shall be given to alternative development standards, where urban design guidelines have been approved by City Council, and associated zoning regulations for small groupings of multiple-attached dwellings, such as street townhouses, and mix of residential dwelling types along Neighbourhood Street and Neighbourhood Connector frontages provided on-street parking and other zoning requirements are achieved. The intent is to achieve a mix of residential uses along the streetscape. Consideration will be given to incorporating gateway street amenities, such as street furnishings, vegetation and landscaping, benches, cycling paths, signs and banners where possible.

995\_1. Normally heights will not exceed four storeys. In some instances, heights may be permitted to exceed this limit, if determined through a planning and development process to be appropriate subject to a site-specific zoning by-law amendment and/or the Our Tools part of this Plan.

995\_2. Residential development will not exceed an approximate net density of 75 units per hectare. Exceptions to the density limit may be made without amendment to this

Plan for developments which are designed and occupied for senior citizens' housing, in conformity with the Our Tools part of this Plan.

997\_ The primary permitted uses shall be in conformity with the Neighbourhoods Place Type. Permitted uses may be mixed along the Neighbourhood Street and Neighbourhood Connector frontages. Small groupings of multiple-attached dwellings, such as street townhouses, may be permitted along a residential streetscape in conformity with the intensity and height limitations of the Neighbourhoods Place Type policies of this Plan. Zoning on individual sites may not allow for the full range of permitted uses.

#### High Density Residential Overlay (From 1989 Official Plan)

1004\_ The lands located at the most southwestern extent of the Old Victoria community, including the High Density Residential Overlay (from 1989 Official Plan) as identified on Map 2, may be served by a private street or a public Neighbourhood Street having direct access to Commissioners Road East. The exact location of the intersection of the private street or public street, and Commissioners Road East shall be determined at the detailed subdivision, zoning and site plan approval stages. Development of the subject lands may provide for connection to the lands to the west, thereby providing a second access.

#### Town Centre

1006\_ The intersection of Commissioners Road East and Sheffield Boulevard will provide an identifiable centre and gateway for the westerly area of the Old Victoria community. This Town Centre, comprising the High Density Residential Overlay (from 1989 Official Plan) as identified on Map 2, will develop as a mixed-use area with no more than 1,000 to 2,000m<sup>2</sup> of ground floor commercial retail space in buildings that are generally two storeys or more. A public square and enhanced site and architectural design together with substantial landscaping will produce an identifiable and pleasing focus and west gateway to the Old Victoria community. Consideration will be given to the use of innovative zoning approaches in order to implement the mixed-use intent and principles of the Town Centre.

#### Neighbourhood Connector

1007\_ The Neighbourhood Connector through the Old Victoria community is to be designed as a residential street with direct access for adjacent land uses and on-street parking. Its intersections with Commissioners and Hamilton Roads shall be spaced strategically to preserve function and safety. The west portion of the Neighbourhood Connector shall gently curve and extend northerly to a roundabout, to facilitate a visual terminus of the heritage farm residence along local street development. Specific street design and intersection locations shall be studied in detail at the subdivision and zoning stage with respect to potential alternatives to City standard street widths, design and cross-sections. Consideration is to be given to alternatives that strengthen the community vision such as on-street parking, widened sidewalks, and outdoor patio opportunities at Town Centre locations, reduced building setbacks, reduced street



widths, alternative utility servicing, medians with planting strips, reduced design speeds, rear lanes, etc.

1038\_ The lands in the Neighbourhoods Place Type within the block bounded by Richmond Street, Central Avenue, Wellington Street and Hyman Street may be developed for a greater density and range of uses consistent with the form of development that has already occurred within this area. The maximum density for residential development shall be 100 units per hectare. Exceptions to the density limit may be made without amendment to the Plan for developments in conformity with the Our Tools part of this Plan. Offices will be a main permitted use in this area in the form of office conversions, freestanding office buildings and office-apartment buildings. A type of development which is similar in scale and design features to that existing in the area and the retention of existing structures including their heritage features shall be encouraged.

175-199 Ann Street and 84-86 St. George Street

1038C\_ In the Neighbourhoods Place Type at 175-199 Ann Street and 84-86 St. George Street, the lands located within the High Density Residential Overlay (from 1989 Official Plan) are appropriate for a greater intensity of development. Heights in excess of 12 storeys may be permitted on these lands, where the Evaluation Criteria for Planning and Development Applications policies of this Plan can be met. Development along the St. George Street frontage will include a significant step back to provide a low-rise character that is consistent with the streetscape.

633, 635, 637, 645, 649, 651 and 655 Base Line Road East

1039A\_ In the Neighbourhoods Place Type at 633, 635, 637, 645, 649, 651 and 655 Base Line Road East, the proposed continuum of care facility may have a building height of 8 storeys (38.5m).

1052\_ A maximum building height of approximately 14 storeys (45m) shall be permitted provided the development is consistent with the City Design chapter of this Plan and the urban design objectives of City Council as determined through the zoning by-law amendment process. Building height and densities may be increased, in conformity with the Our Tools part of this Plan, through enhanced design.

1053\_ 1960 Dalmagarry Road and 705 Freeport Street may be developed, in conjunction with the provisions for stepping-down the building height, for a multi-storey apartment building or multi-storey buildings which have a high degree of design and compatibility with the surrounding land use(s). A maximum building height of approximately six storeys (20 m) may be permitted provided the development is consistent with the City Design chapter of this Plan and the urban design objectives of City Council as determined through the zoning bylaw amendment process. Building height and densities may be increased, in conformity with the Our Tools part of this Plan, through enhanced design.

1056\_ Access to 1960 Dalmagarry Road will be from Dalmagarry Road only and through internal driveways. Access to 705 Freeport Street will be from Freeport Street. Access to high-rise apartment

buildings on located at 669 Freeport Street will not be permitted to Freeport Street or Fanshawe Park Road West in order to limit the impact of increased traffic on the neighbourhood street and to maintain traffic flow on the urban thoroughfare street network.

#### 18 Elm Street

1057C\_ In the Neighbourhoods Place Type at 18 Elm Street, a mixed-use apartment building with community uses at grade may be permitted. The mixed-use apartment building permitted may be up to 4 storeys in height.

1058\_ In the Neighbourhoods Place Type at 1156 Dundas Street the following specific policy applies to lands north of the original McCormick Factory building and south of the extension of Gleeson Street. Notwithstanding the height and density maximums identified in the Neighbourhoods Place Type policies and the policies of the McCormick Area Secondary Plan, a maximum total density of up to 125 units per hectares may be permitted, subject to the Residential Intensification policies in the Neighbourhoods Place Type chapter of this Plan, the Urban Design Principles in the McCormick Area Secondary Plan, and the Urban Design Guidelines for the McCormick Factory Site.

#### 545 Fanshawe Park Road West

1060\_ Within the High Density Residential Overlay (from 1989 Official Plan), for the lands at 545 Fanshawe Park Road West, a site-specific zone may be permitted for a height in excess of 12 storeys and a density in excess of 150 units per hectares subject to the evaluation criteria for Planning and Development Applications.

1062A\_3. A compatibility study has demonstrated that Ministry of the Environment, Conservation and Parks D-6 Guidelines: Compatibility Between Industrial Facilities and Sensitive Land Uses can be met, or mitigative measures provided, to the satisfaction of the City of London.

#### 415 Oxford Street West

1067B\_ In the Neighbourhoods Place Type located at 415 Oxford Street West, a broad range of residential dwelling types including townhouses, stacked townhouses, back-to-back stacked townhouses, and apartment buildings are permitted. Residential buildings with a maximum height of 8 storeys may be permitted within 150 metres of the Oxford Street West right-of-way. Buildings within 150 metres of the Oxford Street right-of-way shall have their primary entrances and orientation toward Oxford Street West. Buildings up to a maximum of 12 storeys may be permitted within 150 metres of the Oxford Street West right-of-way where the site plan and building design mitigate the impacts of the additional height in conformity with the Our Tools part of this Plan. Beyond 150 metres from the Oxford Street West right-of-way in the Neighbourhoods Place Type, townhouses, stacked townhouses, and back-to-back stacked townhouses with a maximum height of 4 storeys are permitted.

#### Hamilton Road Main Street Area

1068A\_ In the Neighbourhoods Place Type located at 90-92, 111-113 Rectory Street, 821-871 Stedwell Street, 75-81

Chesley Avenue, 86 Anderson Avenue, 119 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 217-227 Egerton Street, the uses, intensity and form permitted in the Main Street Place Type may be permitted if the property is combined with a property fronting Hamilton Road.

1069\_ For the property located at 2118 Richmond Street, buildings with a maximum height of up to ten storeys and a maximum density of up to 123 units per hectare may be permitted subject to the following:

1069A\_ In the Neighbourhoods Place Type applied to the lands located at 2300 Richmond Street within the area bounded by Richmond Street to the west and the limit of Green Space Place Type to the north, east and south, a maximum height of 8 storeys and 320 dwelling units may be permitted, subject to the following conditions:

1070C\_4. Maximum Building heights will be limited to four storeys, and zoning by-law amendments for additional height will not be permitted. Minimum heights of one storey may be permitted.

#### Old Victoria Hospital Land

1070F\_ In the Neighbourhoods Place Type at 370 South Street and 124 Colborne Street, Policies 1709\_3, 4 and 5 shall not apply to vacant land condominiums on those lands.

1072\_ In addition to the above policies, the following policies may apply subject to the Our Tools part of this Plan:

23. The Institutional Place Type policies of The Official Plan for the City of London are amended by deleting Policy 1086\_1 and replacing it with the following:

1086\_1. Buildings within the Institutional Place Type will be a minimum of either two storeys or eight metres in height and will not exceed 12 storeys in height. Buildings up to 15 storeys, may be permitted in conformity with the Our Tools policies of this Plan.

24. Specific Policies for the Institutional Place Type of The Official Plan for the City of London are amended by deleting Policy 1101A and replacing it with the following:

#### 754-760 Base Line Road East

1101A\_ At 754-760 Base Line Road East, in addition to the permitted uses of the Institutional Place Type and the Baseline Office Area Specific Policy Area, residential uses that are not accessory to an institutional use may be permitted in the form of a low rise apartment building up to a maximum height of 4 storeys and a maximum density of 75 units per hectare. Development above 75 units per hectare, up to a maximum of 165 units per hectare may only be permitted subject to a site-specific zoning by-law amendment where the site and building design mitigates the impacts of the additional height and/or density in conformity with the Our Tools part of this Plan. Enhanced landscaped open space should be incorporated in the site design to provide amenity areas for the increased number of dwelling units.

25. The Industrial Place Type policies of The Official Plan for the City of London are amended by deleting Policies 1114\_10c, 10g and 10h, 1115\_12c and 1120 and replacing them with the following:

1114\_10c. Waste disposal sites and transfer stations, subject to meeting the requirements of the Ministry of the Environment, Conservation and Parks and other ministries in accordance with all relevant legislation, policies and guidelines.

1114\_10g. Solid waste treatment and processing facilities serving a plant on the same site are permitted in the Heavy Industrial Place Type, subject to receipt of an Environmental Compliance Approval issued by the Ministry of the Environment, Conservation and Parks.

1114\_10h. Waste transfer stations or storage areas, and facilities for storing hazardous waste will be permitted only on lands in the Heavy Industrial Place Type and lands within the Waste Management Resource Recovery Area Place Type. They will require an amendment to the *Zoning By-law* and also require the approval of the Ministry of the Environment, Conservation and Parks, including certification under the *Environmental Protection Act*. They will be planned, designed, operated, and maintained in such a way as to promote compatibility with adjacent, existing and future land uses, and to minimize any adverse impacts on the natural environment and surrounding area.

1115\_12c. The outdoor patio capacity, location with respect to residential uses, outdoor lighting, loading, and parking criteria outlined in the *Zoning By-law* are addressed.

1120\_ Composting and recycling facilities are preferred within the Heavy Industrial Place Type and the Waste Management Resource Recovery Area, but may also be permitted within the Light Industrial Place Type where appropriate. The location of composting facilities and recycling facilities will require an amendment to the *Zoning By-law*. If the proposed operation requires an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks, such Approval shall be applied for concurrent with the application for a zoning by-law amendment such that the public process and City Council consideration will have the opportunity of providing input into the conditions of the Environmental Compliance Approval. Final reading of the zoning by-law amendment will be withheld or a holding provision may be applied to require the Environmental Compliance Approval process as a pre-condition. Such facilities must be planned, designed, operated and maintained in such a way as to promote compatibility with adjacent, existing and future land uses, and to minimize any adverse impacts on the natural environment.

26. Specific Policies for the Industrial Place Type of The Official Plan for the City of London are amended by moving Policy 1131 right after the heading "Light Industrial Specific Policies", and deleting Policy 1139 and replacing it with the following:

1139\_ All uses adding, emitting, or discharging a contaminant into the natural environment that are required to obtain an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks as required by the *Environmental Protection Act* and associated regulations are not permitted. Uses permitted in this category will also be required to comply with additional requirements as set out in this section of the Plan and in the City of London's *Waste Discharge By-law*.

27. The Future Growth Place Type policies of The Official Plan for the City of London are amended by deleting Policy 1158 and replacing it with the following:

Future Community Growth Place Type

1158\_ The Future Community Growth Place Type will be applied where there is an expectation that non-Industrial Place Types will be established. While this will likely include the Neighbourhoods Place Type, it may also support the application of many other place types such as Urban Corridor, Shopping Area, Institutional, and Green Space.

28. The Farmland Place Type policies for The Official Plan for the City of London are amended by deleting Policies 1193, 1221\_4, 1226\_3 and 1230\_3 and replacing it with the following:

1193\_ A severance to create a new residential lot outside the Urban Growth Boundary in the Farmland Place Type will not be permitted, except in conformity with the Surplus Farm Dwellings policies in the Agricultural Land Consent section of this chapter.

1221\_4. Encourage property owners to make use of programs and services provided by the Ministry of Northern Development, Mines, Natural Resources and Forestry and the conservation authorities for the management of forests and woodlots.

1226\_3. As a condition of consent being granted, the applicant shall demonstrate that an adequate supply of potable water that meets the requirements of the *Ontario Drinking Water Standards* can be provided to the proposed lot(s), and that there will be no impacts on adjacent properties that are serviced by private water wells. The applicant shall also demonstrate that the development of private on-site waste water systems and private stormwater systems on the proposed lot(s) will not have an adverse impact on existing area properties serviced by private water wells. The reporting must meet the requirements of the Ministry of the Environment, Conservation and Parks *Procedure D-5 Technical Guidelines for Private Wells: Water Supply Assessment*. A peer review by a qualified professional of this report may be required, at the applicant's expense.

1230\_3. The dwelling lot cannot be severed if it is part of the farm cluster. The farm cluster is the grouping of buildings and structures on the farm unit that would include the principal farm residence and any secondary farm dwelling unit and farm-related buildings and structures.

29. The Rural Neighbourhoods Place Type policies of The Official Plan for the City of London are amended by deleting Policies 1242\_2 and 1243 and replacing them with the following:

1242\_2. Additional residential unit.

#### Residential Use

1243\_ Within the Rural Neighbourhoods Place Types shown on Map 1 – Place Types, the primary use of land will be single detached dwellings on lots suitably sized to allow for the proper siting and functioning of individual on-site water supply and wastewater treatment systems. Additional residential units may be permitted subject to the ability of existing services to accommodate the proposed use.

30. The Waste Management Resource Recovery Area policies of The Official Plan for the City of London are amended by deleting the “Ministry of the Environment and Climate Change” reference and replacing it with “Ministry of Environment, Conservation and Parks” in Policies 1268\_3, 1284 and 1287.

31. The Natural Heritage chapter of The Official Plan for the City of London is amended by deleting the “Ministry of Natural Resources and Forestry” reference and replacing it with “Ministry of Northern Development, Mines, Natural Resources and Forestry” in Policies 1323, 1325, 1327\_1, 1332, 1333, 1335, 1341, 1354, 1387, 1394 and 1408\_5; and deleting Policies 1340, 1342, 1350\_2, 1367, 1369, 1370, 1414 and 1431 and replacing them with the following:

1340\_ A woodland will be considered significant if it achieves a minimum of one High or five Medium criteria scores as determined by application of the *Environmental Management Guidelines*. A significant woodland will be included in the Green Space Place Type on Map 1 and identified as significant woodlands on Map 5.

1342\_ Woodlands that are determined to be ecologically significant on the basis of the criteria in this Plan and the application of the *Environmental Management Guidelines* will be included in the Green Space Place Type on Map 1 and identified as significant woodlands on Map 5.

1350\_2. The minimum width of significant valleylands will generally be comprised of 30 metres on each side of the watercourse measured from the high water mark. The ultimate width of a corridor will be established on a case-by-case basis to address the impacts of the adjacent development and the sensitivity of the features and functions through the application of the *Environmental Management Guidelines*, as part of an environmental impact study and/or subject lands status report approved by the City. The City may also consider technical and/ or scientific documents that reflect improvement in scientific knowledge regarding natural features.

1367\_ Environmentally significant areas (ESAs) are large areas that contain natural features and perform ecological functions that warrant their retention in a natural state. Environmentally significant areas are large features of the

Natural Heritage System, often represented by a complex of wetlands, woodlands, significant wildlife habitat or valleylands. Wetlands, areas of natural and scientific interest and species at risk will be identified and evaluated in accordance with provincial requirements. While environmentally significant areas are protected by their inclusion in the Green Space Place Type, additional measures to provide for their protection, management and utilization are considered necessary, and may include the preparation of conservation master plans. Environmentally significant areas are delineated through the application of the *Environmental Management Guidelines* and through the application of provincial guidelines.

1369\_ Certain lands adjacent to these recognized environmentally significant areas may have potential for inclusion in the environmentally significant area if warranted on the basis of site-specific evaluation, including the application of the *Environmental Management Guidelines* that shall be undertaken in conjunction with secondary plans, subject lands status reports, or environmental impact studies associated with a development application.

1370\_ To assist in the consideration of proposals to recognize environmentally significant areas in The Official Plan, City Council may request the submission of detailed supporting information from any agency, individual or group proposing the recognition of a candidate area. The evaluation criteria contained in the following policy will be used, together with more detailed criteria and application of the *Environmental Management Guidelines*, to recognize environmentally significant areas in this Plan.

1414\_ The location, width, composition and use of ecological buffers necessary to protect natural heritage areas from the impacts of development on adjacent lands will be specified through application of the *Environmental Management Guidelines* as part of an approved secondary plan and/or an environmental impact study. The City may also consider technical and/ or scientific documents that reflect improvements in scientific knowledge regarding natural features

1431\_ Environmental impact studies are required to determine whether, or the extent to which, development may be permitted in areas within, or adjacent to, specific components of the Natural Heritage System. They will confirm or refine the boundaries of components of the Natural Heritage System, and will include conditions to ensure that development does not negatively impact the natural features and ecological functions for which the area is identified in accordance with the *Environmental Management Guidelines*.

32. The Natural Resources chapter of The Official Plan for the City of London is amended by deleting the “Ministry of Natural resources and Forestry” reference and replacing it with “Ministry of Northern Development, Mines, Natural Resources and Forestry” in Policies 1539, 1540, 1541, 1542\_1 and 1542\_3; and deleting the “Ministry of Environment and Climate Change” reference and replacing it with “Ministry of Environment, Conservation and Parks” in Policies 1542\_1 and 1542\_3.

33. The Our Tool part of The Official Plan for the City of London is amended by deleting Policies 1709A and 1719\_4, 5, 6, 7 and 8 in its entirety, and deleting Policies 1627\_1 and 1683\_4 and replacing them with the following:

1627\_1. A parcel of land subject to a planning application is surrounded by a limited number of large parcels that effectively comprise the entire circulation area (e.g. Institutional, Green Space, Industrial, Farmland).

1683\_4. Projects where zoning has been applied for additional height or density.

34. The Glossary of The Official Plan for the City of London is amended by deleting the “Group Home”, “Secondary dwelling unit”, “Built-Area Boundary”, “Ministry of the Environment and Climate Change D-series Guidelines” and “Wildland Fire Assessment and Mitigation Standards” definitions in its entirety and replacing them with the following:

**Additional residential unit** means self-contained residential units with kitchen and bathroom facilities within dwellings or within accessory structures as defined in the Additional Residential Unit policies of this Plan.

**Built-Area Boundary** describes the built area of the City as of 2016. The City Structure Plan shows the Built-Area Boundary. The Built-Area Boundary is fixed in time for the purposes of implementing and monitoring the City’s target for intensification. Residential development occurring within the Built-Area Boundary will be considered as intensification for the purposes of meeting the City’s intensification target.

**Group Home** means a residence licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. A group home may include youth on probation under federal or provincial statute.

**Ministry of the Environment, Conservation and Parks D-series Guidelines** are a series of guidelines that are to be applied in the land use planning process to avoid and mitigate land use planning conflicts.

**Wildland Fire Assessment and Mitigation Standards** means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ministry of Northern Development, Mines, Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

35. Table 10 of The Official Plan for the City of London is amended by deleting “Secondary suites” and replacing it with “Additional residential units”.

36. Map 1 – Place Types, of The Official Plan is amended as indicated on “Schedule 1” attached hereto, by:



- 1) Changing the lands at 1577 and 1687 Wilton Grove Road from Future Industrial Growth Place Type and Environmental Review Place Type to Light Industrial and Green Space Place.
- 2) Changing the lands at 1176, 1200 and 1230 Hyde Park Road from Green Space Place Type to Neighbourhoods Place Type.
- 3) Changing the lands at 3334 and 3354 Wonderland Road South from Neighbourhoods Place Type to Shopping Area Place Type.
- 4) Adding a Rural Connector identified as Scotland Drive.
- 5) Changing the lands at 3130 Dingman Drive from Shopping Area Place Type to Green Space Place Type.
- 6) Changing the Blackwell Park and 1200 Blackwell Boulevard from Neighbourhoods Place Type to Green Space Place Type.
- 7) Changing the Byron View Park from Neighbourhoods Place Type to Green Space Place Type.
- 8) Changing the Campbell Woods from Neighbourhoods Place Type to Green Space Place Type.
- 9) Changing the Carriage Hill Park from Neighbourhoods Place Type to Green Space Place Type.
- 10) Changing the Clara Brenton Woods from Neighbourhoods Place Type to Green Space Place Type.
- 11) Changing the Clayton Walk Park from Neighbourhoods Place Type to Green Space Place Type.
- 12) Changing the Dragon Fly Woods from Future Industrial Growth Place Type to Green Space Place Type.
- 13) Changing the Edgevalley Park, Drew Park, and 289 Edgevalley Road from Neighbourhoods Place Type to Green Space Place Type.
- 14) Changing the Exmouth Circle Open Space and Marconi Blvd Open Space from Neighbourhoods Place Type to Green Space Place Type.
- 15) Changing the Farnborough Park from Neighbourhoods Place Type to Green Space Place Type.
- 16) Changing the southeast corner of Fountain Grass Drive and Upper West Avenue from Green Space Place Type to Neighbourhoods Place Type, and the lands at 1540 Upper West Avenue from Neighbourhoods Place Type to Green Space Place Type.
- 17) Changing the Foxwood SWM Park from Neighbourhoods Place Type to Green Space Place Type.
- 18) Changing the Graham Place Type Stormwater Management Facility from Neighbourhoods Place Type to Green Space Place Type.

- 19) Changing the Grand Oak Park from Neighbourhoods Place Type to Green Space Place Type.
- 20) Changing the Hickory Woods from Neighbourhoods Place Type to Green Space Place Type.
- 21) Changing the Lambeth Optimist Park from Neighbourhoods Place Type to Green Space Place Type.
- 22) Changing the Middleton Park and Middleton SWM Park from Neighbourhoods Place Type to Green Space Place Type.
- 23) Changing the Morgan Park from Neighbourhoods Place Type to Green Space Place Type and the Pincombe Drain Park South from Shopping Area Place Type to Green Space Place Type.
- 24) Changing the Murray-Marr SWM Park from Institutional Place Type to Green Space Place Type.
- 25) Changing the North London Athletic Fields from Neighbourhoods Place Type to Green Space Place Type.
- 26) Changing the Pebblecreek Park East and South from Neighbourhoods Place Type to Green Space Place Type.
- 27) Changing the Pibline Park from Neighbourhoods Place Type to Green Space Place Type.
- 28) Changing the Riverbend Park from Neighbourhoods Place Type to Green Space Place Type.
- 29) Changing the Riverbend SWMF West from Neighbourhoods Place Type to Green Space Place Type.
- 30) Changing the Riverside Woods and Riverside Woods West from Neighbourhoods Place Type to Green Space Place Type.
- 31) Changing the Silverleaf SWM Park from Neighbourhoods Place Type to Green Space Place Type.
- 32) Changing the Stanton Meadows (Hyde Park SWMF #5) Park from Neighbourhoods Place Type to Green Space Place Type.
- 33) Changing the Stoney Creek Meadow Marsh from Neighbourhoods Place Type to Green Space Place Type.
- 34) Changing the Stronach Park from Neighbourhoods Place Type to Green Space Place Type.
- 35) Changing the Sunningdale SWM Park from Neighbourhoods Place Type to Green Space Place Type.
- 36) Changing the Vauxhall Park and St. Julien Park from Neighbourhoods Place Type to Green Space Place Type.
- 37) Changing the Vimy Ridge Park from Neighbourhoods Place Type to Green Space Place Type.
- 38) Changing the White Oak Rd Open Space from Light Industrial Place Type to Green Space Place Type.

- 39) Adding Neighbourhood Connectors at southeast corner of Commissioner Road East and Jackson Road.
- 40) Removing a Neighbourhood Connector identified as Oriole Drive.
- 41) Removing a Neighbourhood Connector identified as Concept Drive east of Innovation Drive.
- 42) Realigning Kains Road with the built subdivision road alignment.
- 43) Removing a Neighbourhood Connector identified as Maynard Patterson Boulevard in its entirety.
- 44) Realigning the intersection of Trafalgar Street and Hale Street with the roundabout road.
- 45) Extending a Neighbourhood Connector identified as Savoy Street.
- 46) Adding a Neighbourhood Connector identified as Superior Drive at east of Adelaide Street.
- 47) Extending a street identified as Sharon Road to Murray Road.

37. Map 3 – Street Classifications, of The Official Plan for the City of London is amended as indicated on “Schedule 2” attached hereto, by:

- 1) Adding Neighbourhood Connectors at southeast corner of Commissioner Road East and Jackson Road.
- 2) Removing a Neighbourhood Connector identified as Oriole Drive.
- 3) Removing a Neighbourhood Connector identified as Concept Drive east of Innovation Drive.
- 4) Realigning a Neighbourhood Connector identified as Kains Road.
- 5) Removing a Neighbourhood Connector identified as Maynard Patterson Boulevard in its entirety.
- 6) Realigning the intersection of Trafalgar Street and Hale Street with the roundabout road.
- 7) Extending a Neighbourhood Connector identified as Savoy Street.
- 8) Extending a Neighbourhood Connector identified as Superior Drive to east of Adelaide Street.
- 9) Adding a Rural Thoroughfare connecting Sharon Road and Murray Road.
- 10) Extending a Rural Connector identified as Pack Road to east of Westdel Borne.
- 11) Adding a Neighbourhood Connector east of Highbury Avenue North.

12) Changing Hubrey Road from Neighbourhood Street to Neighbourhood Connector.

13) Extending a Civic Boulevard identified as Exeter Road to east of Bessemer Road.

38. Map 5 – Natural Heritage, of The Official Plan for the City of London is amended as indicated on “Schedule 3” attached hereto, by:

1) Realigning the Woodland boundary in the Old Victoria Hospital area.

2) Removing the Valleylands and Unevaluated Wetlands at 15880 Robin’s Hill Road.

3) Realigning the boundaries of the Environmentally Significant Area and Provincially Significant Wetlands, removing a Potential Naturalization Area, and adding a Potential Naturalization Area at the lands located at 1577 and 1687 Wilton Grove Road.

39. Map 7 – Specific Policy Areas, of The Official Plan for the City of London is amended as indicated on “Schedule 4” attached hereto, by:

1) Removing Specific Policy Area #79 in its entirety.

2) Changing the boundary of Specific Policy Area #30.

3) Changing the boundary of Specific Policy Area #31.

4) Adding a new specific policy area for the lands located at 240 Waterloo Street and 358 Horton Street East.

5) Adding a new specific policy area for Beaufort/Irwin/Gunn/ Saunby (BIGS) Neighbourhood Secondary Plan.

6) Adding a new specific policy area for the lands located at 21 Wharncliffe Road South.

7) Adding a new specific policy area for the lands located at 1577 and 1687 Wilton Grove Road.

8) Adding a new specific policy area for the lands located at 1448 Adelaide Street North.

9) Adding a new specific policy area for the lands located at 633, 635, 637, 645, 649, 651 and 655 Base Line Road East.

10) Adding a new specific policy area for the lands located at 100, 335 and 353 Kellogg Lane, 1063, 1080, 1097 and 1127 Dundas Street, and 1151 York Street.

11) Adding a new specific policy area for the lands located at 379 Sunningdale Road West.

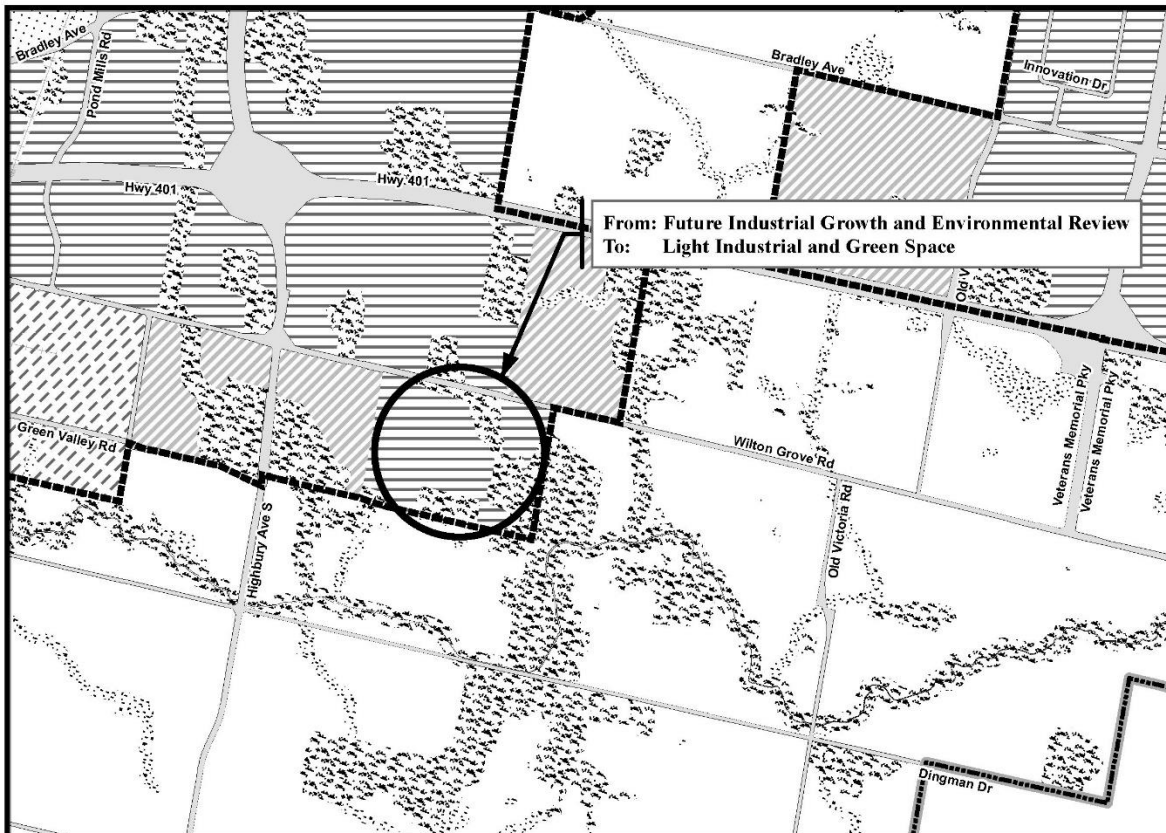
12) Adding a new specific policy area for the Brydges Street Area.

13) Adding a new specific policy area for the lands located at 2150 Oxford Street East.

- 14) Adding a new specific policy area for the lands located at 1176, 1200 and 1230 Hyde Park Road.
  - 15) Adding a new specific policy area for the lands located at 335-385 Saskatoon Street.
  - 16) Adding a new specific policy area for the lands located at 340-390 Saskatoon Street.
  - 17) Adding a new specific policy area for the lands located at 585 Third Street.
  - 18) Adding a new specific policy area for the lands located at 676-700 Beaverbrook Avenue and 356 Oxford Street.
  - 19) Adding a new specific policy area for the Hamilton Road Main Street Area.
  - 20) Changing Specific Policy Area #15 in the list of Specific Policy Areas by adding "and 825 Proudfoot Lane" at the end.
- 
40. Figure 14 of The Official Plan for the City of London is amended as indicated on Schedule 5 attached hereto by re-aligning the rapid transit routes to align with the approved routes.
  41. Figure 17 of The Official Plan for the City of London is amended as indicated on Schedule 6 attached hereto by adding a layer feature that shows the Thames Valley corridor.
  42. Figure 20 of The Official Plan for the City of London is amended as indicated on Schedule 7 attached hereto by re-aligning the rapid transit routes to align with the approved routes.

SCHEDULE 1

AMENDMENT NO:



From: Future Industrial Growth and Environmental Review  
To: Light Industrial and Green Space

Legend

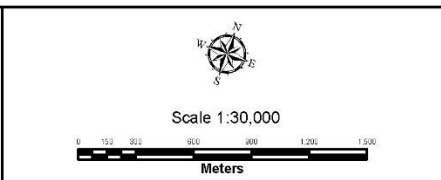
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|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| 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            |   |
| Neighbourhoods         | Green Space              |   |

OPA to 1989 Official Plan: OPA 650 (File Number: OZ-8667)

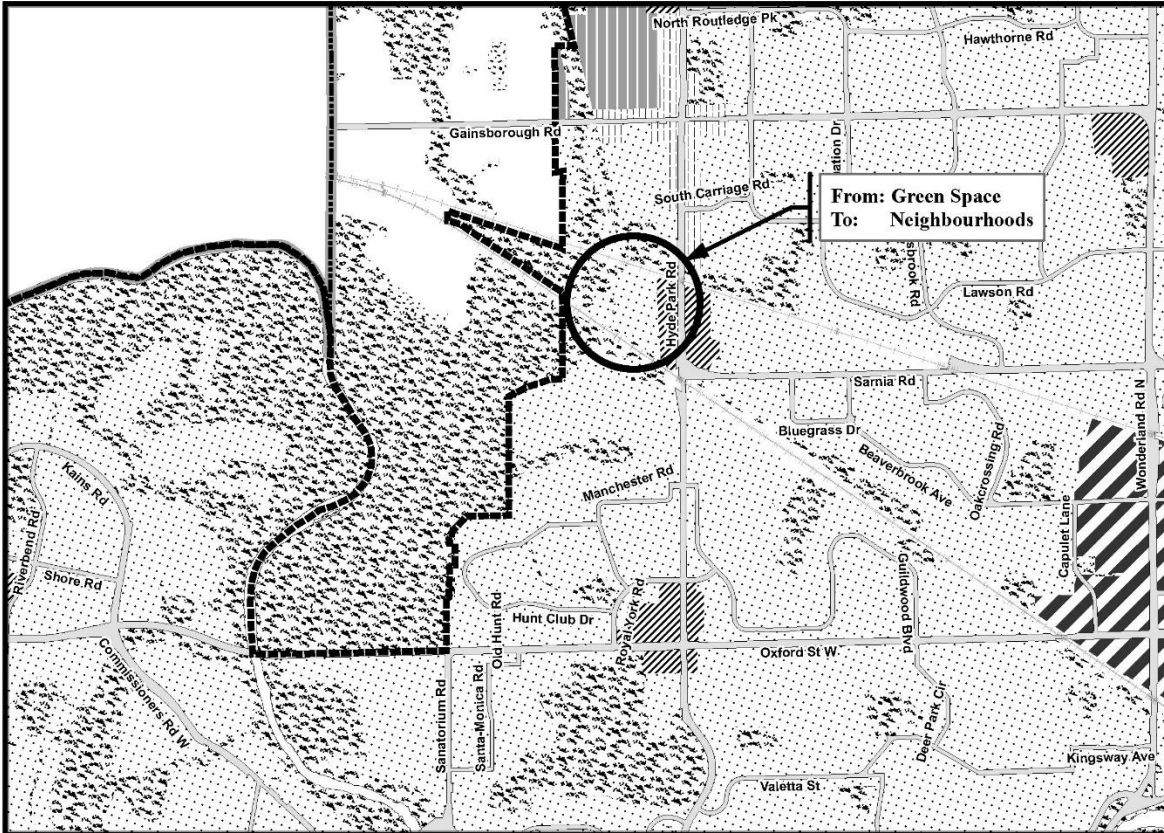
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**SCHEDULE 1-1  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/3/2023



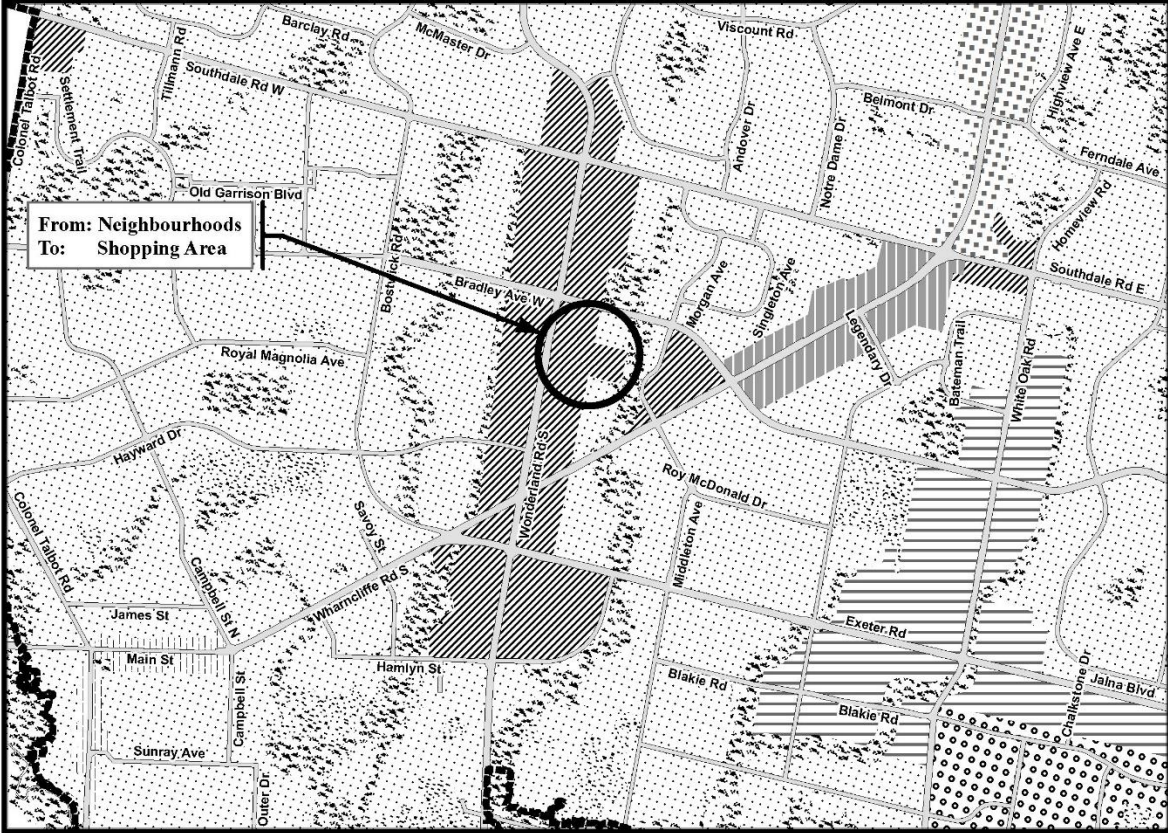
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- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | 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            |   |
| Neighbourhoods         | Green Space              |   |

**OPA to 1989 Official Plan: OPA 672 (File Number: O-8822)**

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 1-2 TO</b></p> <p align="center"><b>OFFICIAL AMENDMENT NO. ____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/3/2023</p>
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**Legend**

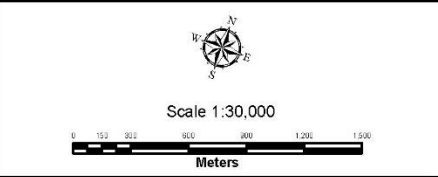
	Downtown		Future Community Growth		Environmental Review
	Transit Village		Heavy Industrial		Farmland
	Shopping Area		Light Industrial		Rural Neighbourhood
	Rapid Transit Corridor		Future Industrial Growth		Waste Management Resource Recovery Area
	Urban Corridor		Commercial Industrial		Urban Growth Boundary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

**OPA to 1989 Official Plan: OPA 705 (File Number: OZ-9043)**

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**SCHEDULE 1-3  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_**

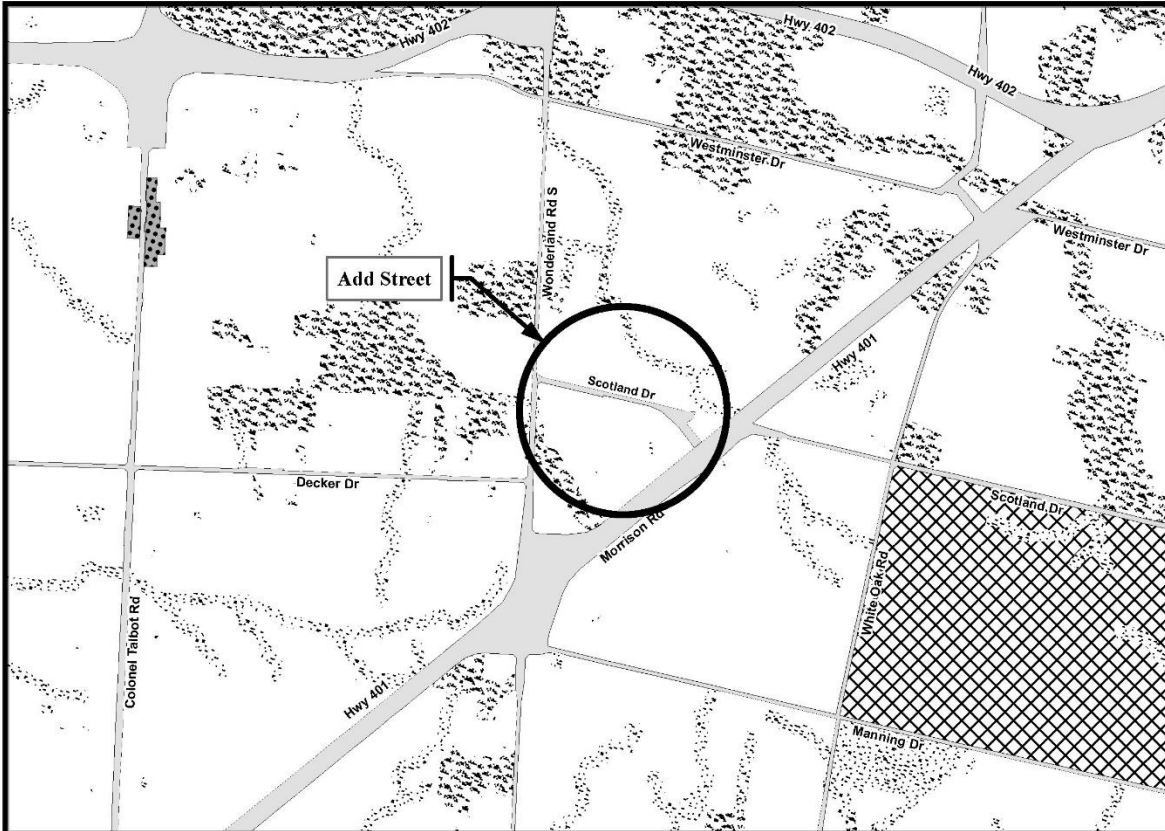
PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/3/2023



AMENDMENT NO:



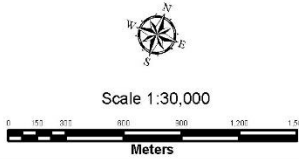
**Legend**

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|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

**SCHEDULE 1-4  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development

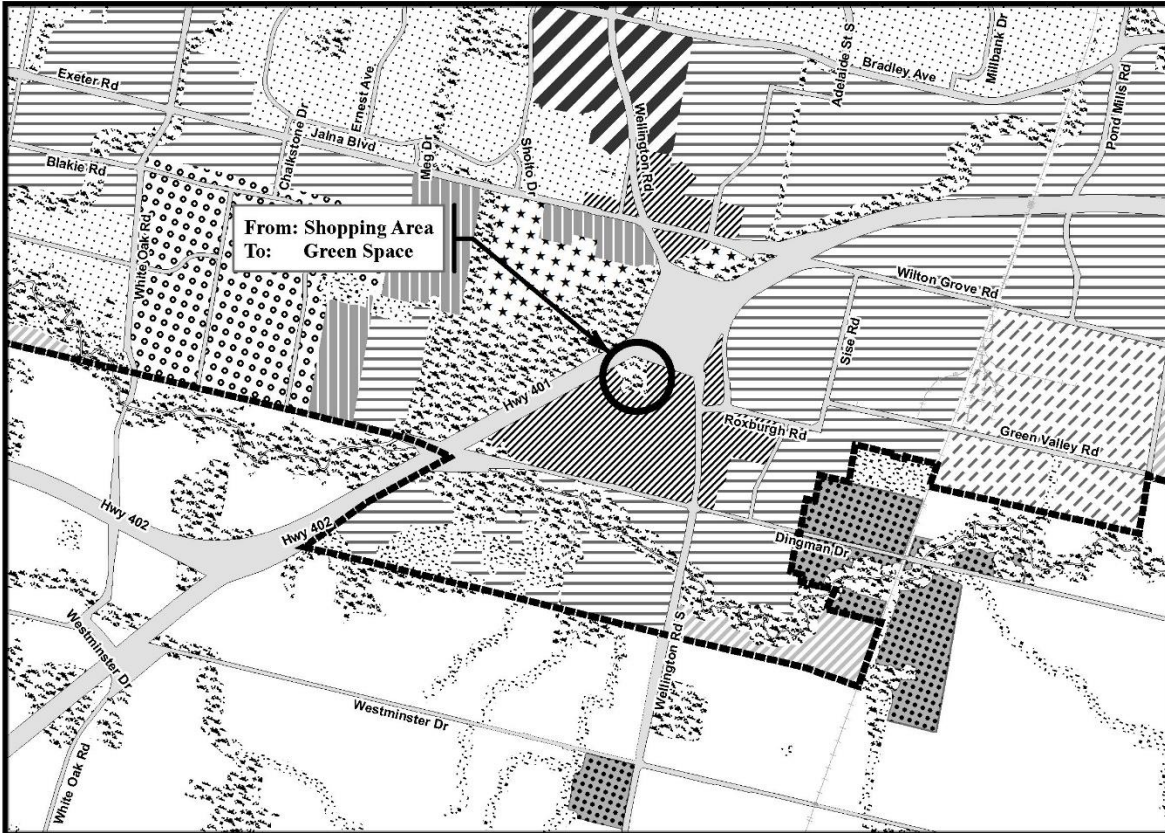


**FILE NUMBER:** O-9555

**PLANNER:** JL

**TECHNICIAN:** JI

**DATE:** 3/7/2023

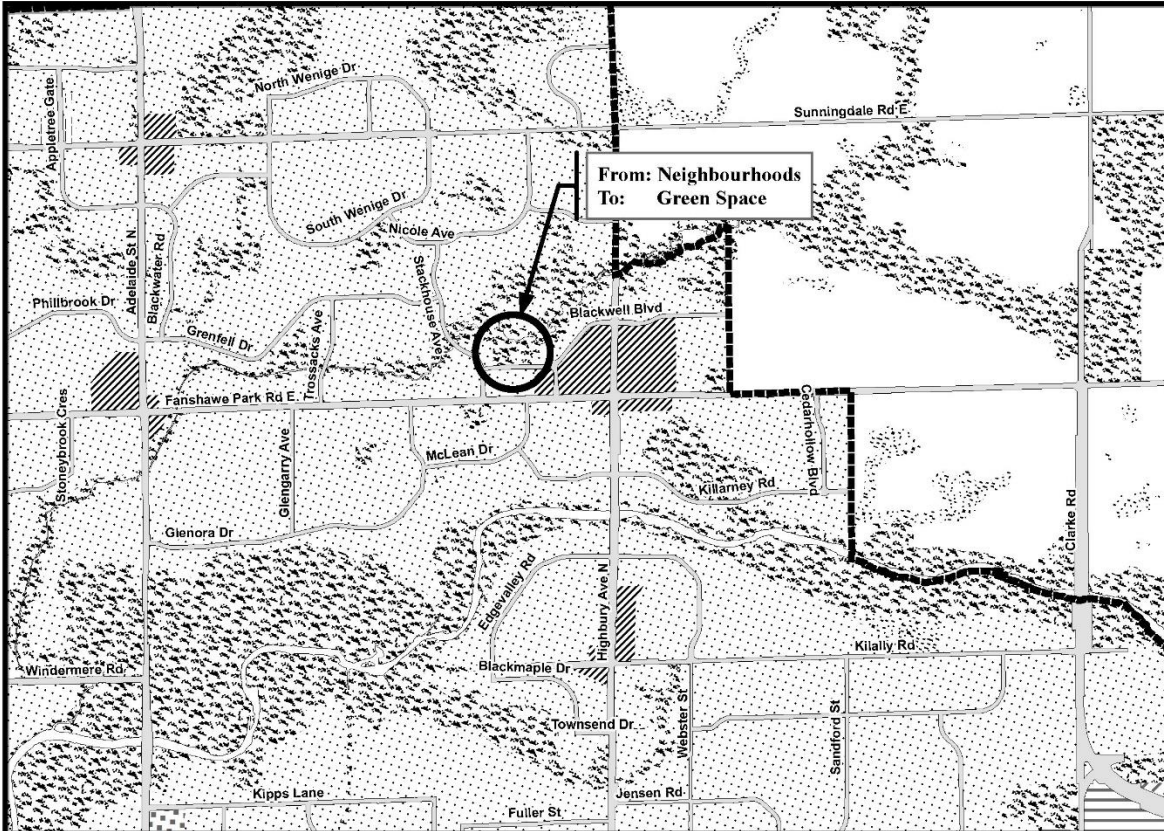


**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

<p><b>SCHEDULE 1-5 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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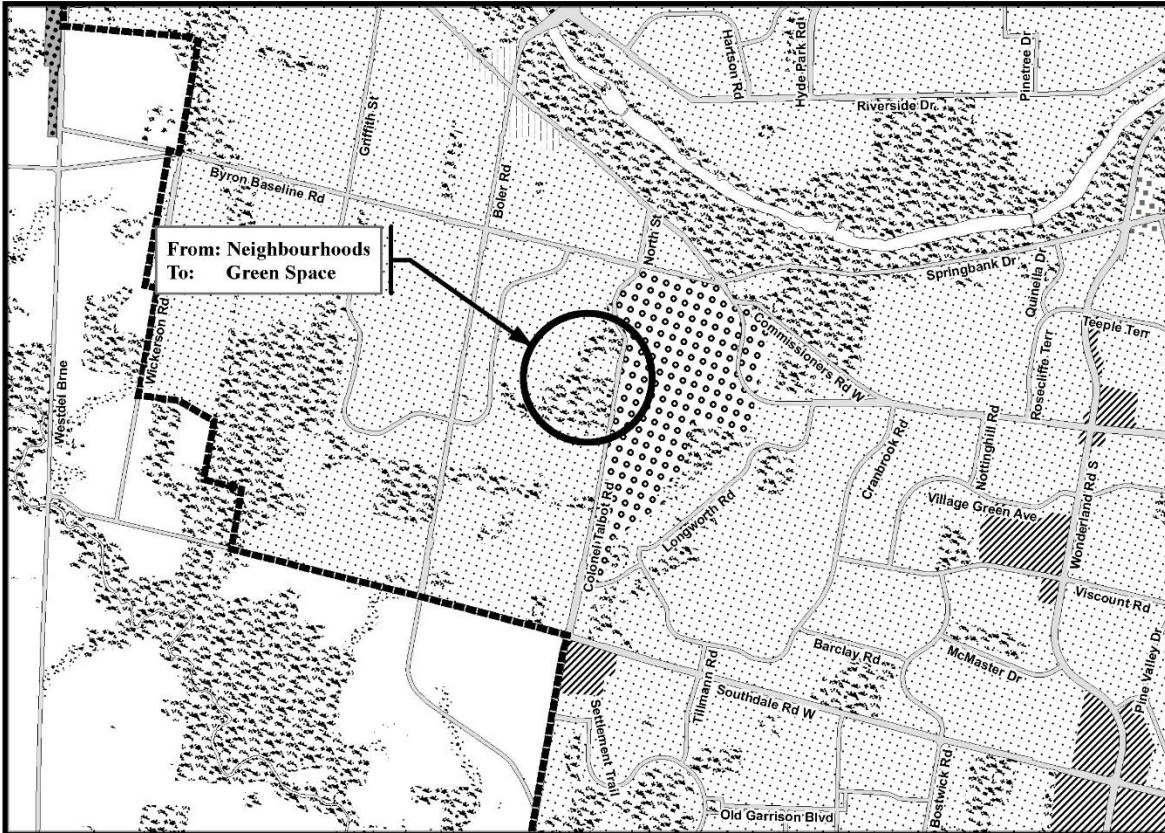


**Legend**

	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		
	Neighbourhoods		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.*

<p><b>SCHEDULE 1-6 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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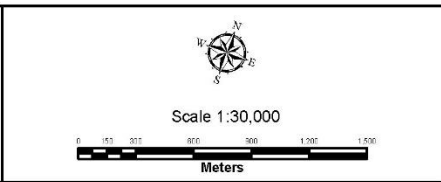
**Legend**

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	
Neighbourhoods	Green Space	

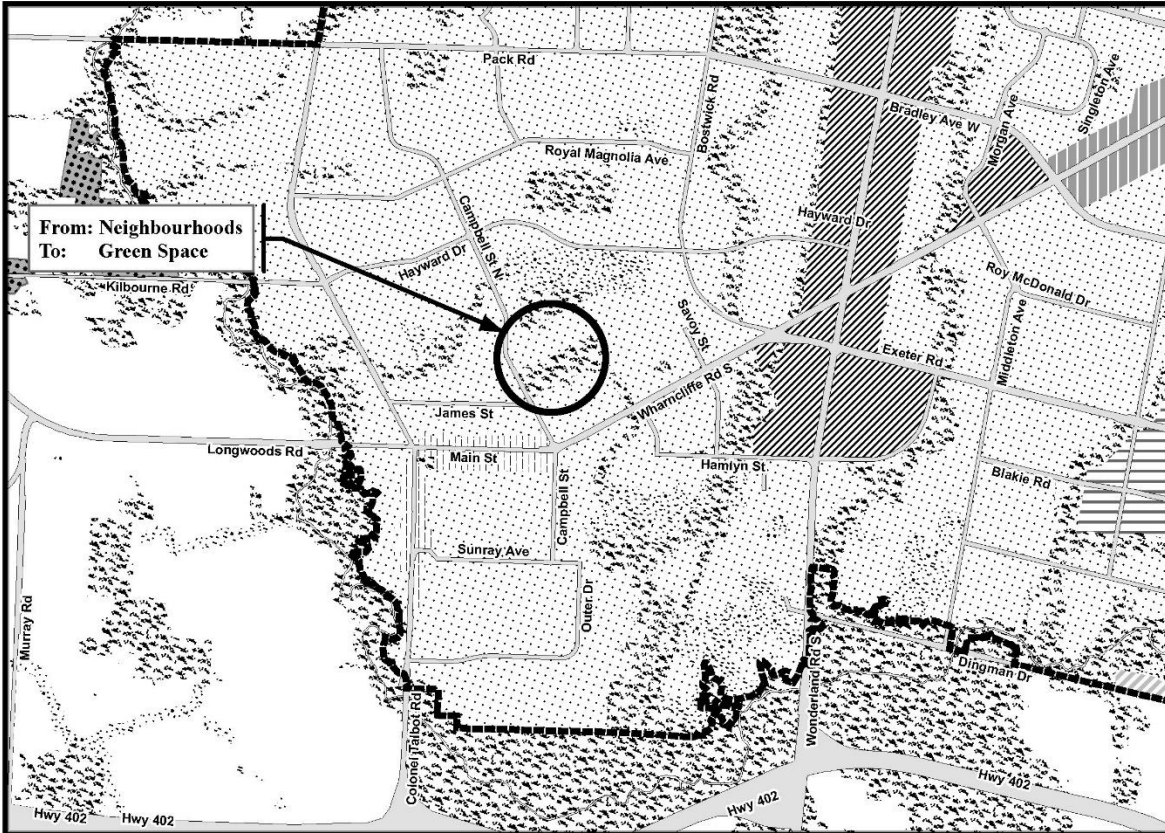
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**SCHEDULE 1-7  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/1/2023



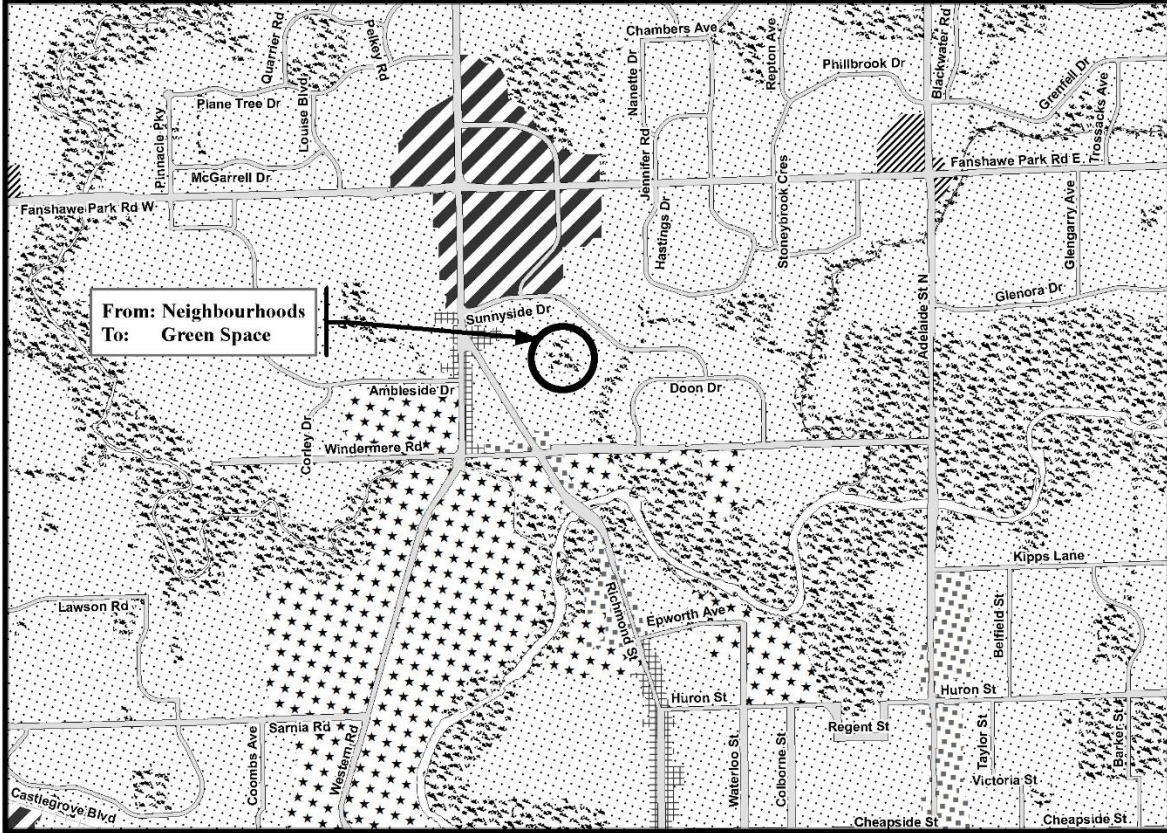
**Legend**

	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		
	Neighbourhoods		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.*

<p><b>SCHEDULE 1-8 TO OFFICIAL AMENDMENT NO. _____</b></p> <p><small>PREPARED BY: Planning &amp; Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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AMENDMENT NO:



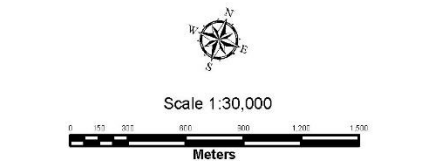
**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | Green Space              |   |

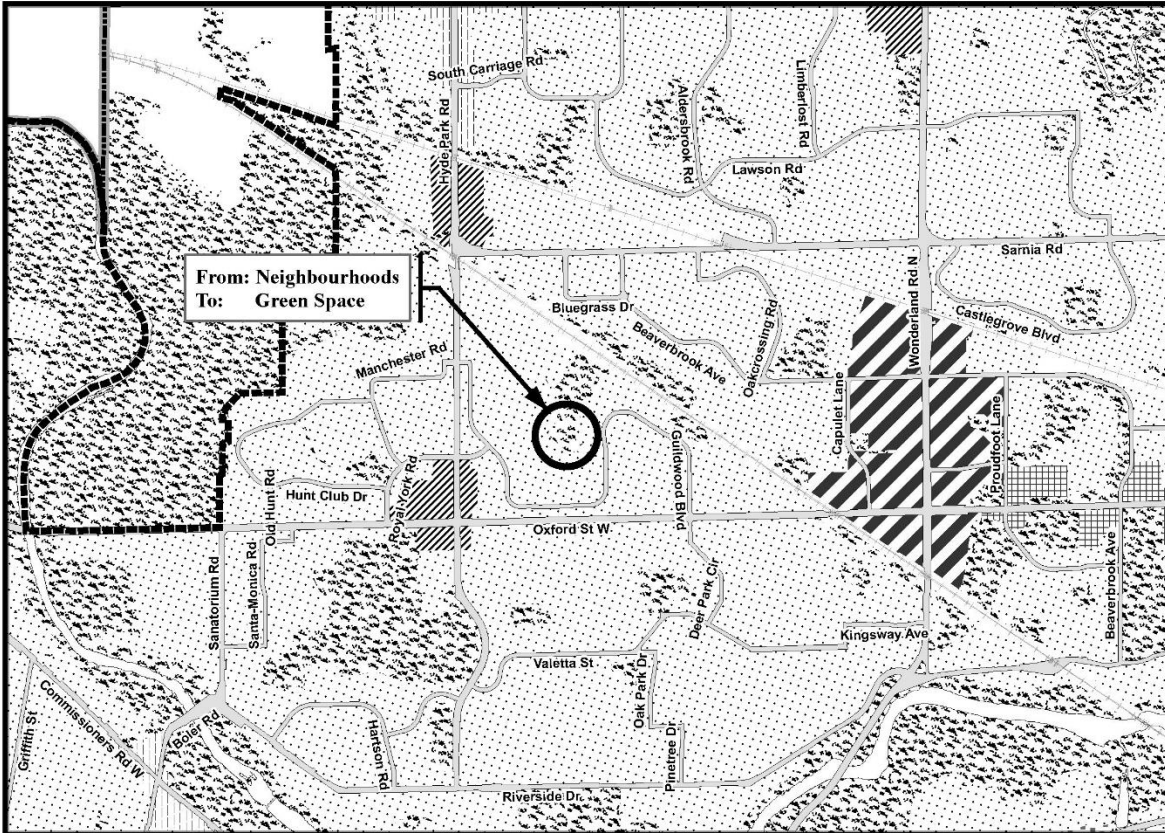
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**SCHEDULE 1-9  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/1/2023

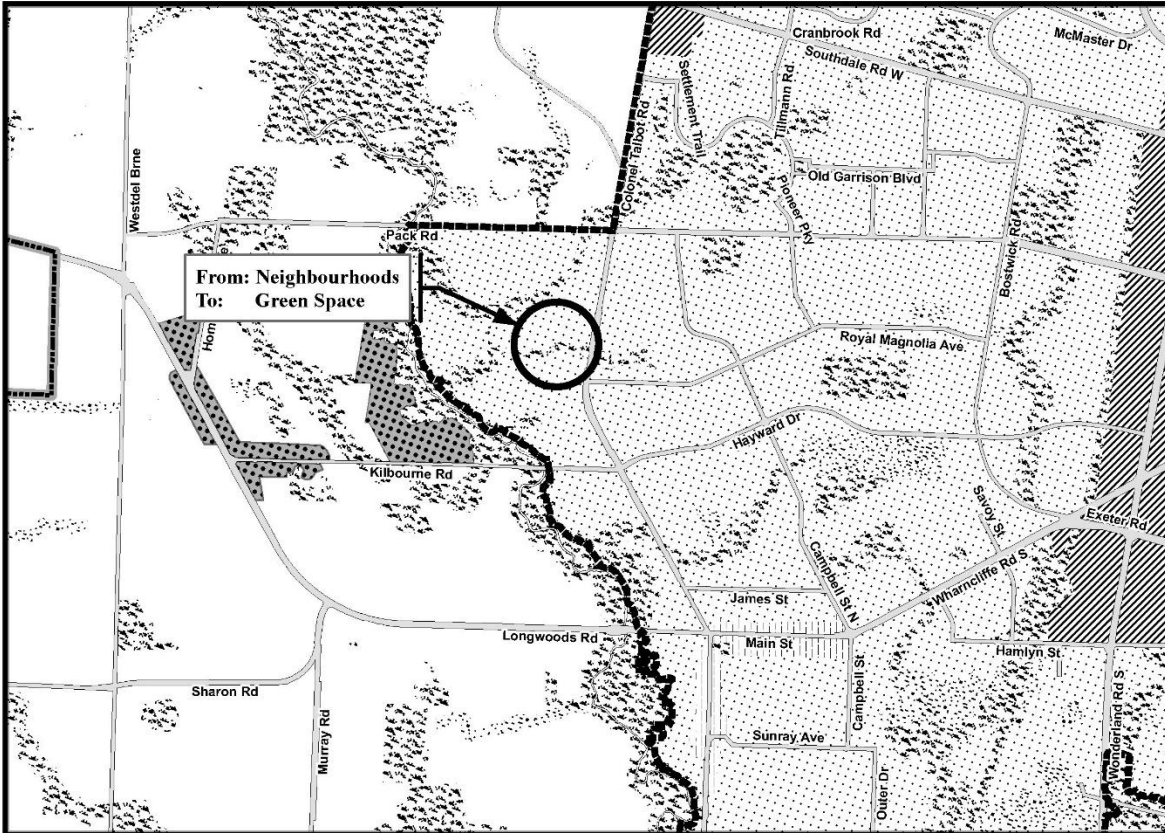


**Legend**




















- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

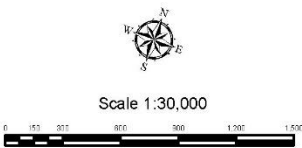
<p><b>SCHEDULE 1-10</b> <b>TO</b> <b>OFFICIAL AMENDMENT NO. _____</b></p> <p><small>PREPARED BY: Planning &amp; Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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**Legend**

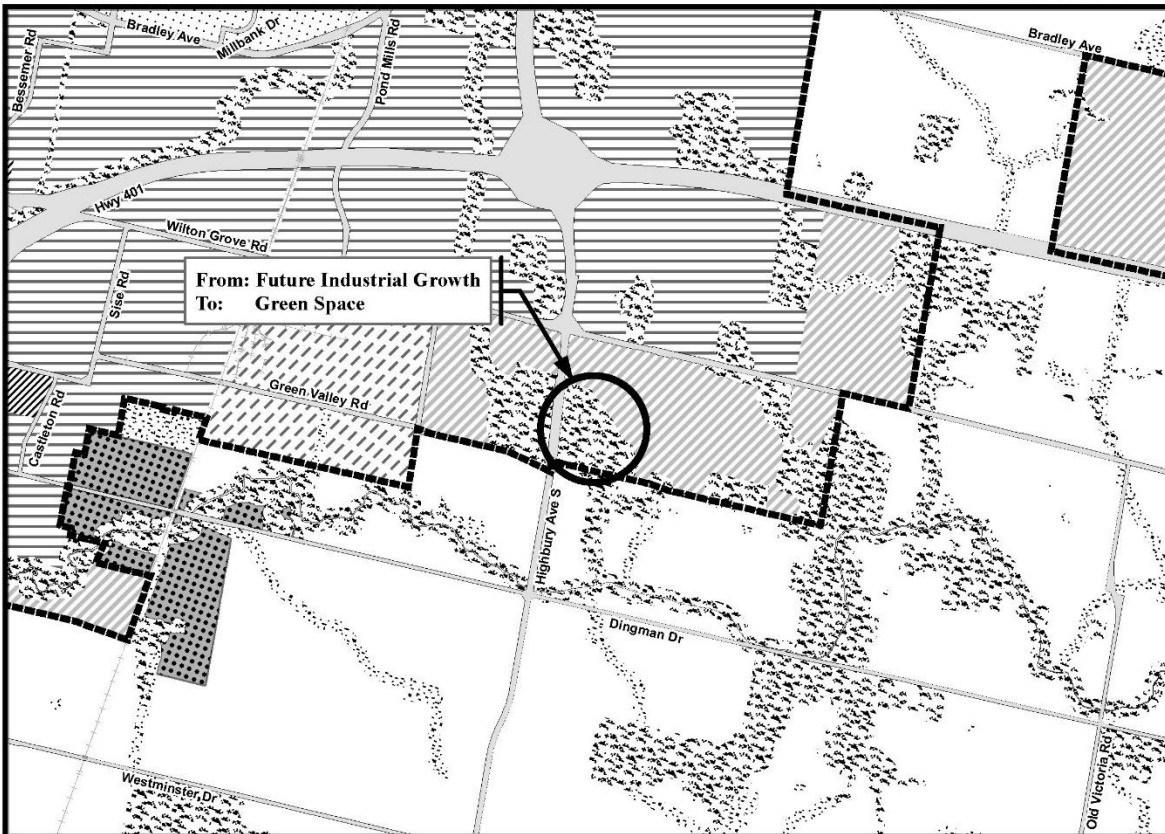
 Downtown	 Future Community Growth	 Environmental Review
 Transit Village	 Heavy Industrial	 Farmland
 Shopping Area	 Light Industrial	 Rural Neighbourhood
 Rapid Transit Corridor	 Future Industrial Growth	 Waste Management Resource Recovery Area
 Urban Corridor	 Commercial Industrial	 Urban Growth Boundary
 Main Street	 Institutional	
 Neighbourhoods	 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.*

<p><b>SCHEDULE 1-11 TO OFFICIAL AMENDMENT NO. _____</b></p> <p><small>PREPARED BY: Planning &amp; Development</small></p>	 <p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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AMENDMENT NO:

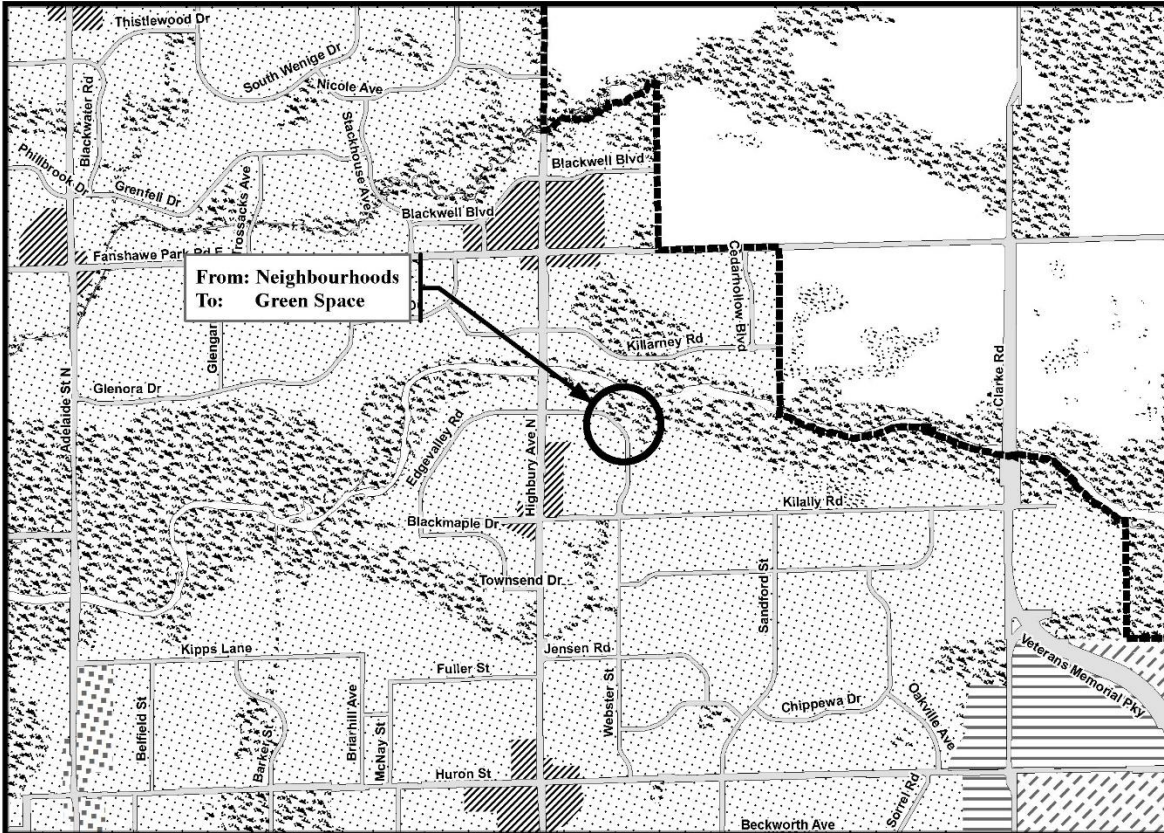


**Legend**

	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		
	Neighbourhoods		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.*

<p><b>SCHEDULE 1-12 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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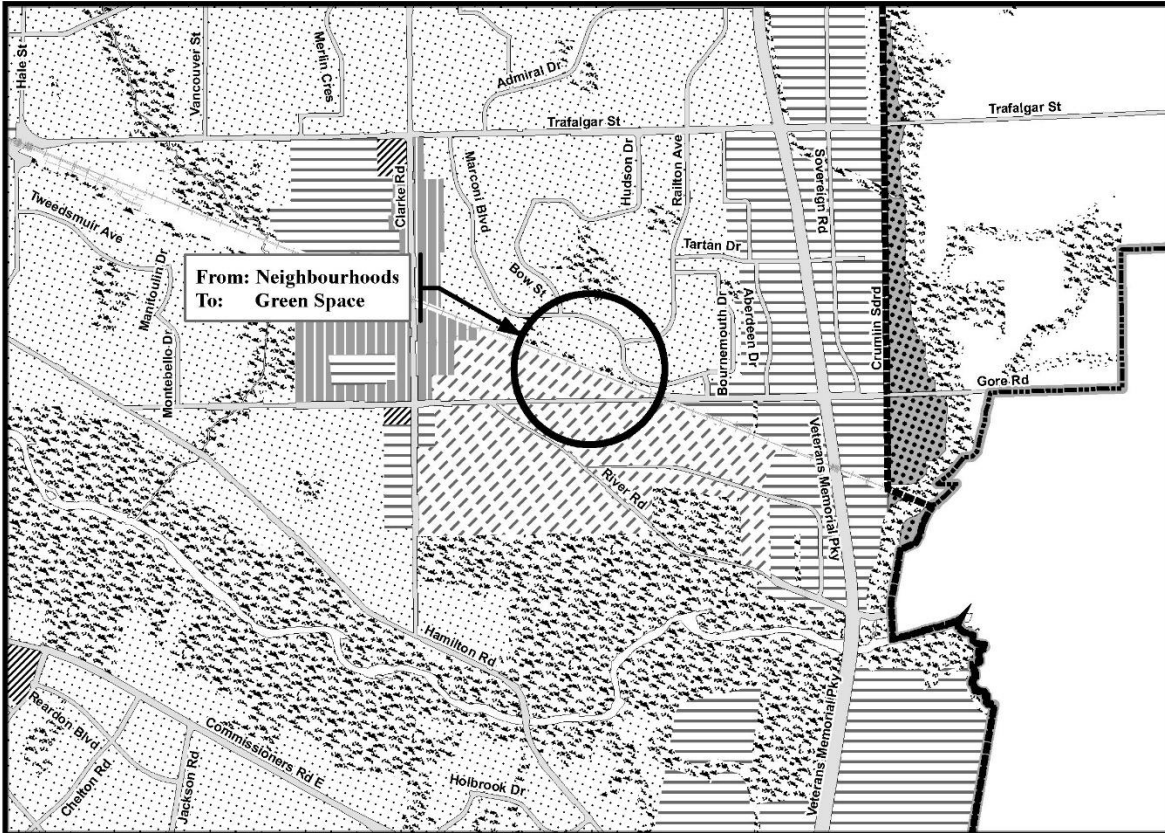


**Legend**

	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		
	Neighbourhoods		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.*

<p><b>SCHEDULE 1-13 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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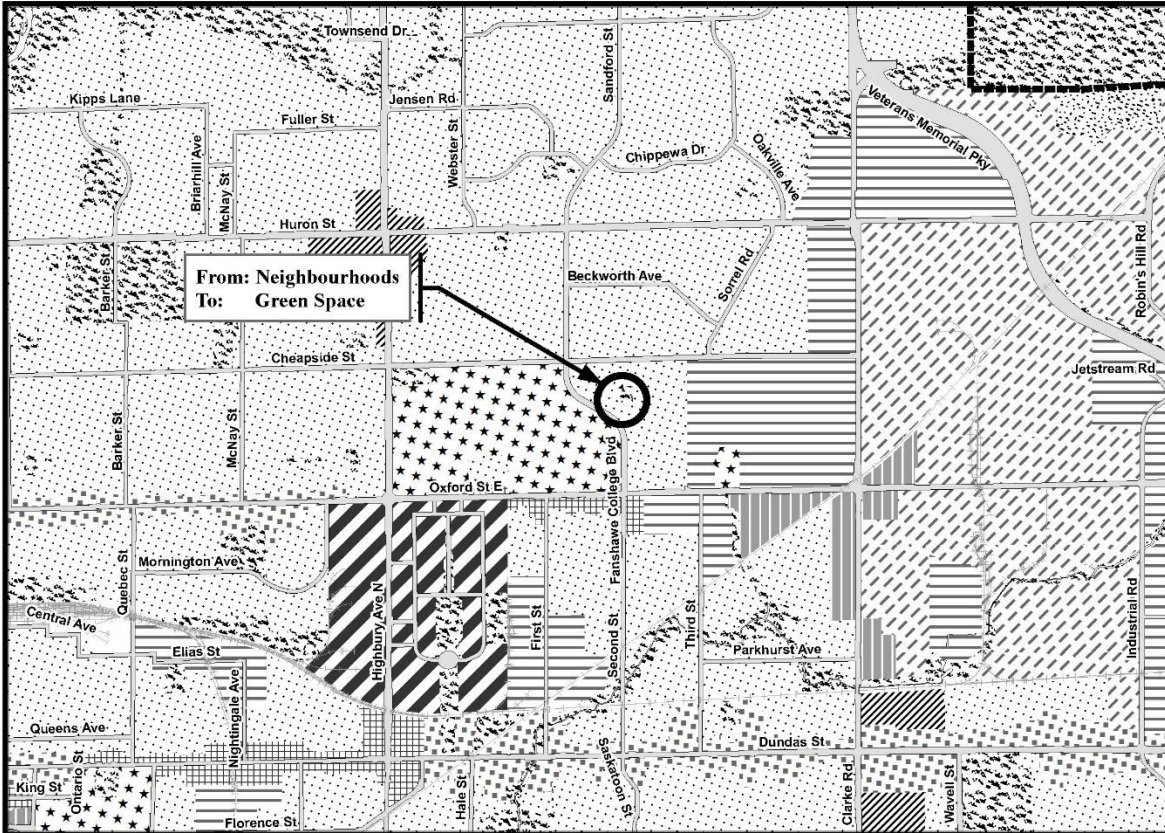


**Legend**

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	
Neighbourhoods	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.*

<p><b>SCHEDULE 1-14 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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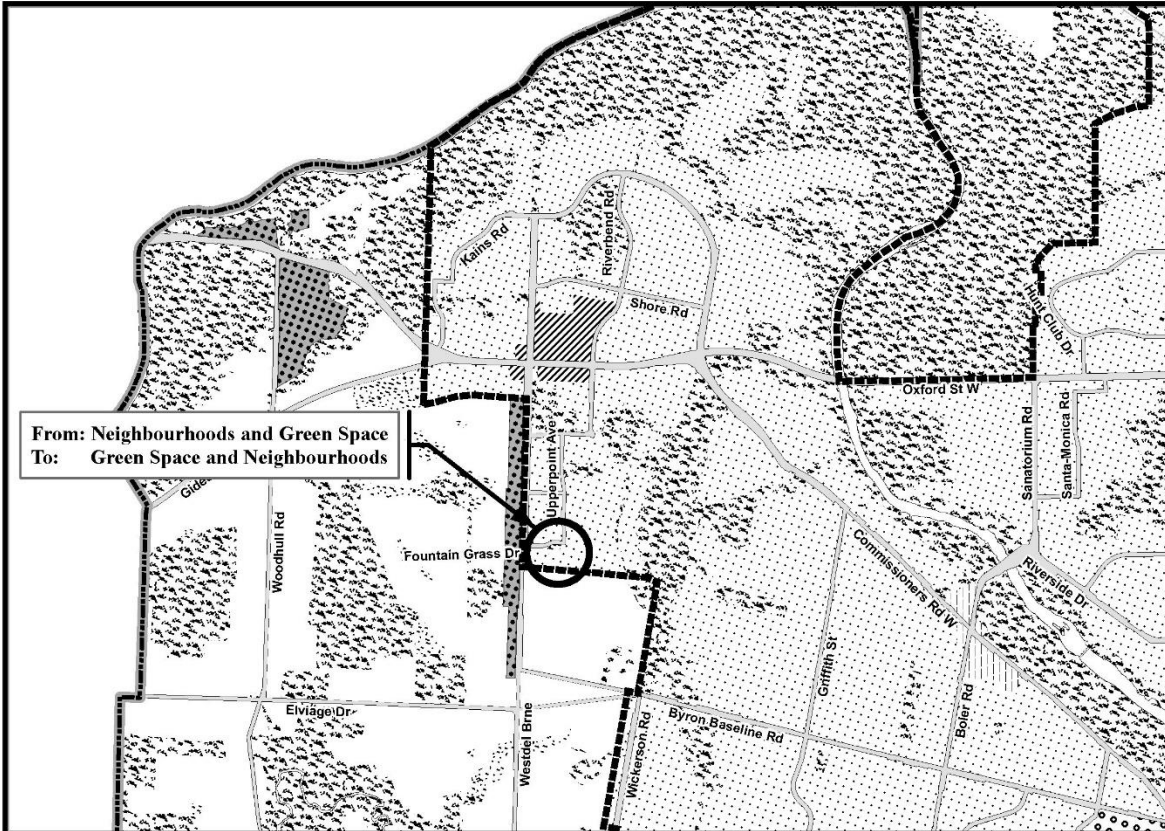


**Legend**

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	
Neighbourhoods	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.*

<p><b>SCHEDULE 1-15 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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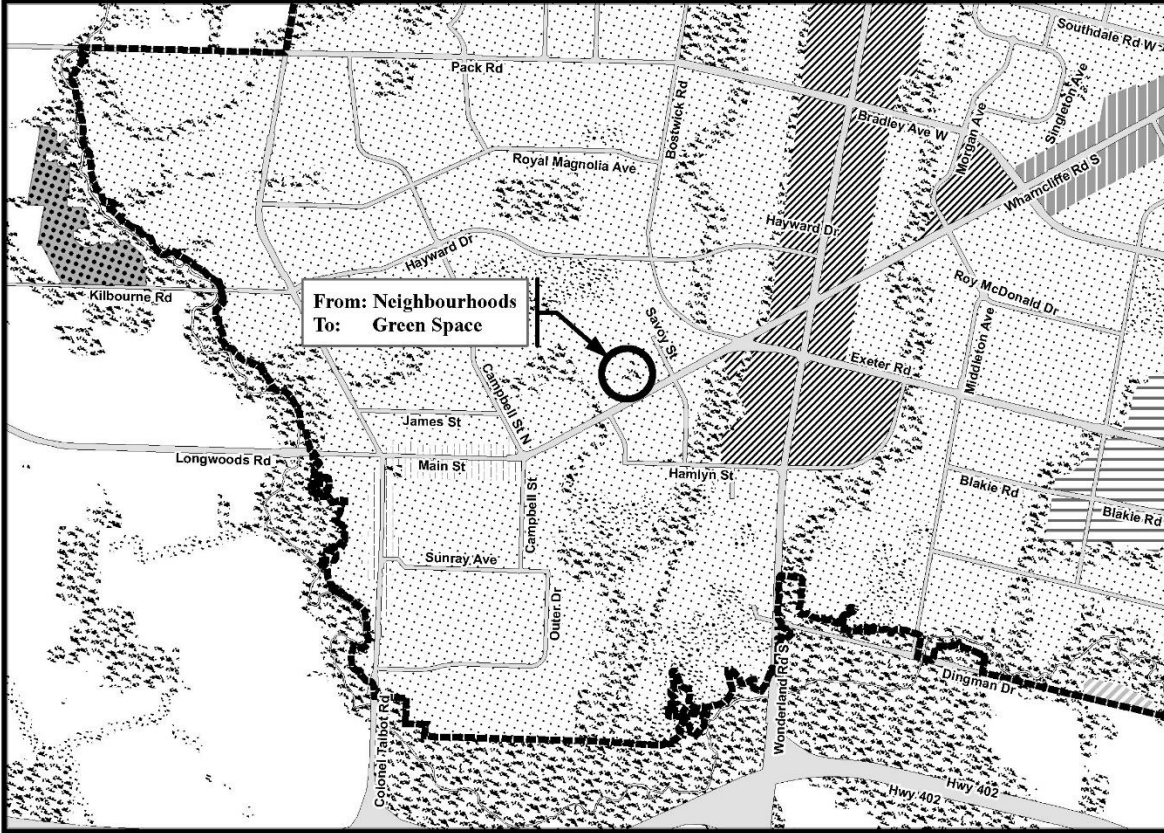


**Legend**

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	
Neighbourhoods	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.*

<p><b>SCHEDULE 1-16 TO OFFICIAL AMENDMENT NO. _____</b></p> <p><small>PREPARED BY: Planning &amp; Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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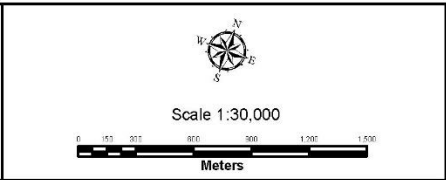
**Legend**

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	
Neighbourhoods	Green Space	

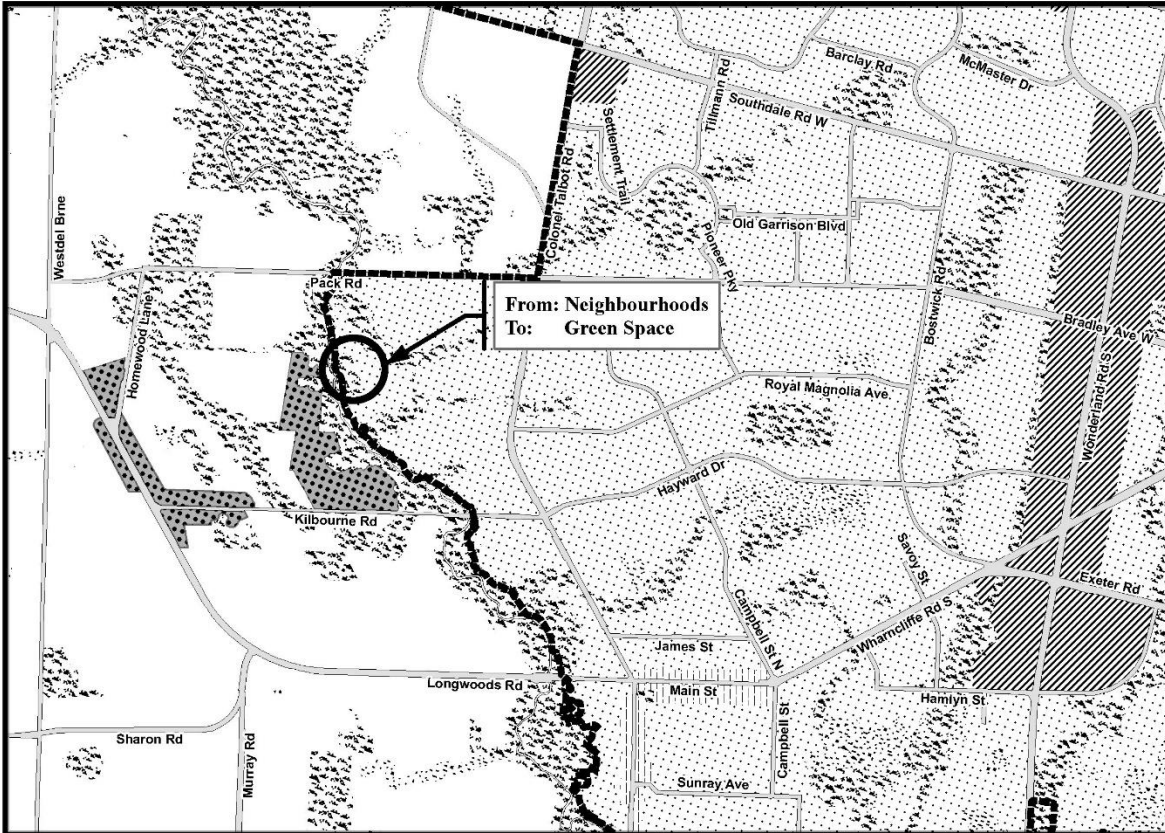
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**SCHEDULE 1-17  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/1/2023

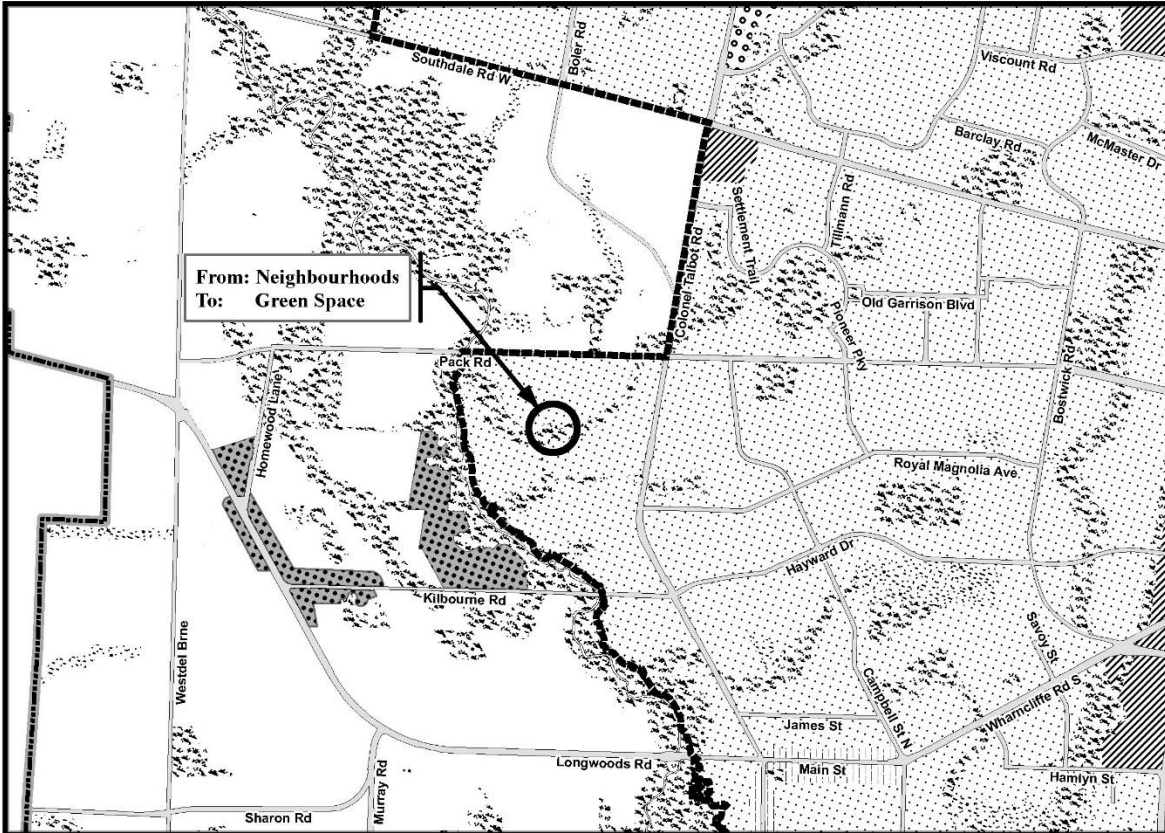


**Legend**

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	
Neighbourhoods	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.*

<p><b>SCHEDULE 1-18 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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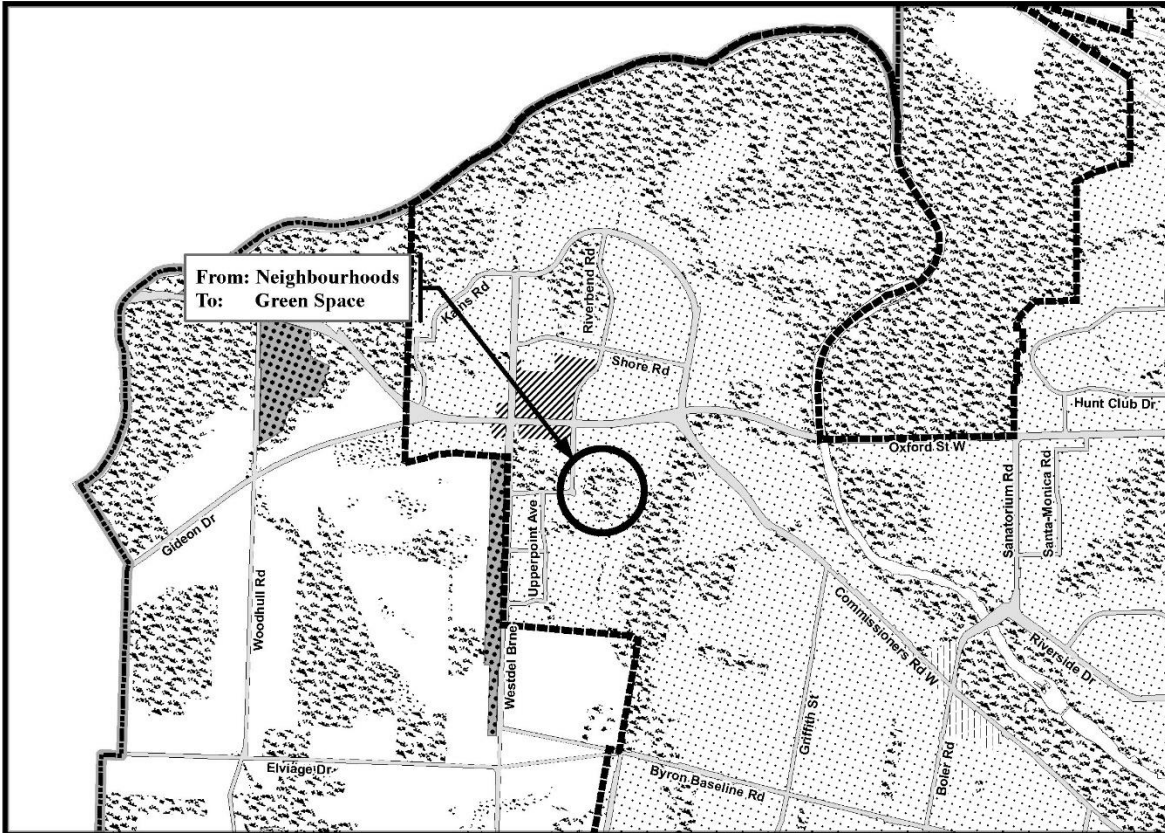
**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

<p><b>SCHEDULE 1-19 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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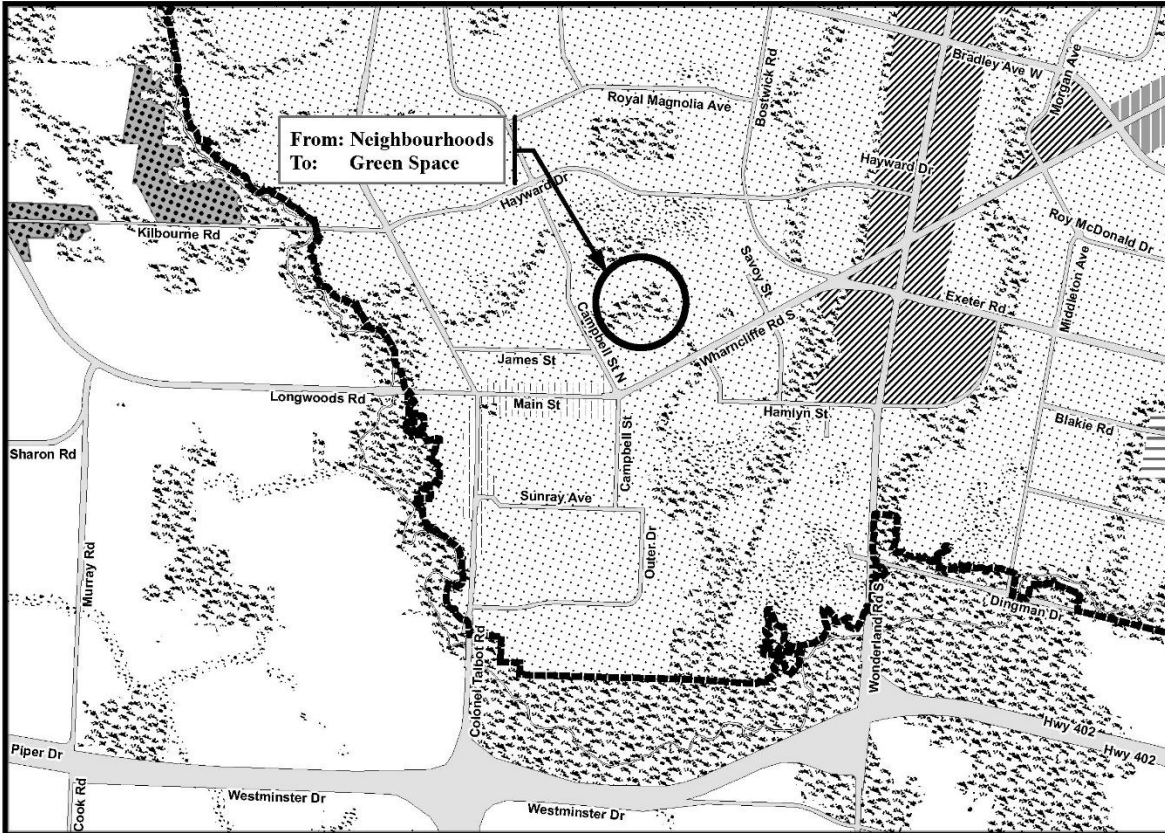


**Legend**

	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		
	Neighbourhoods		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.*

<p><b>SCHEDULE 1-20 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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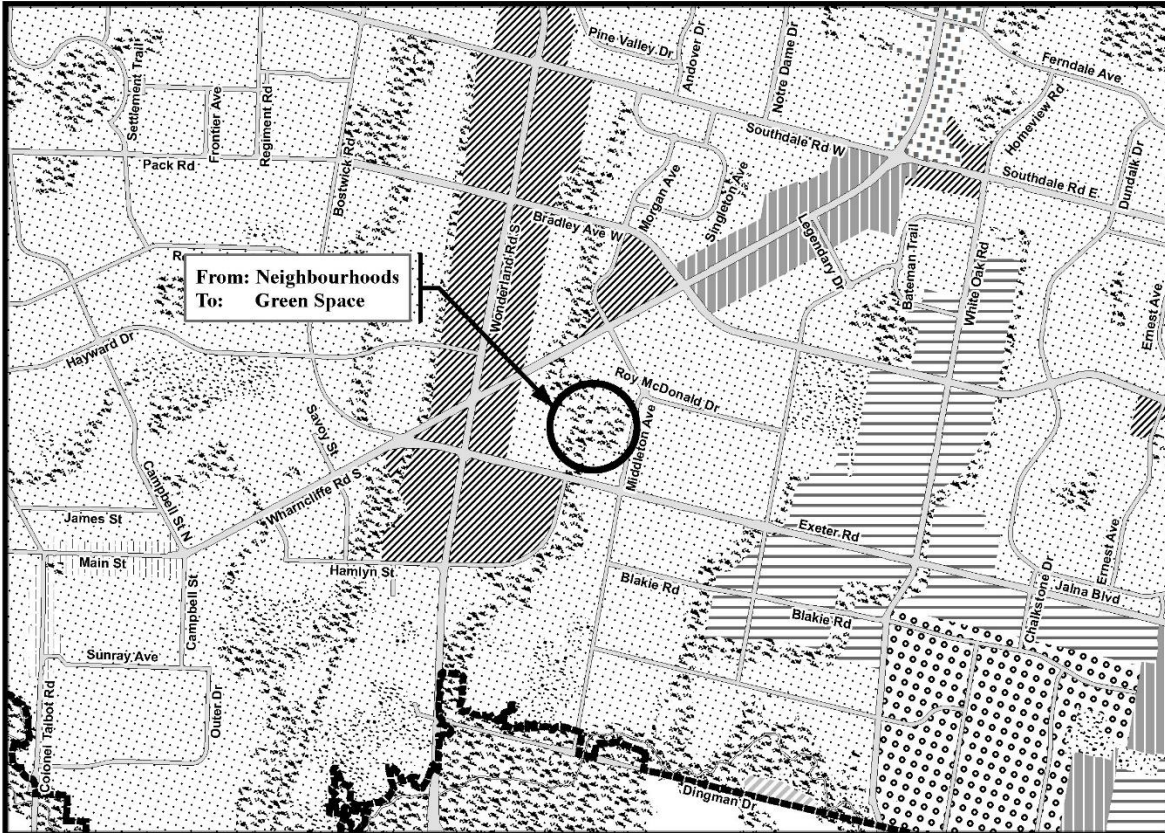


**Legend**

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	
Neighbourhoods	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.*

<p><b>SCHEDULE 1-21 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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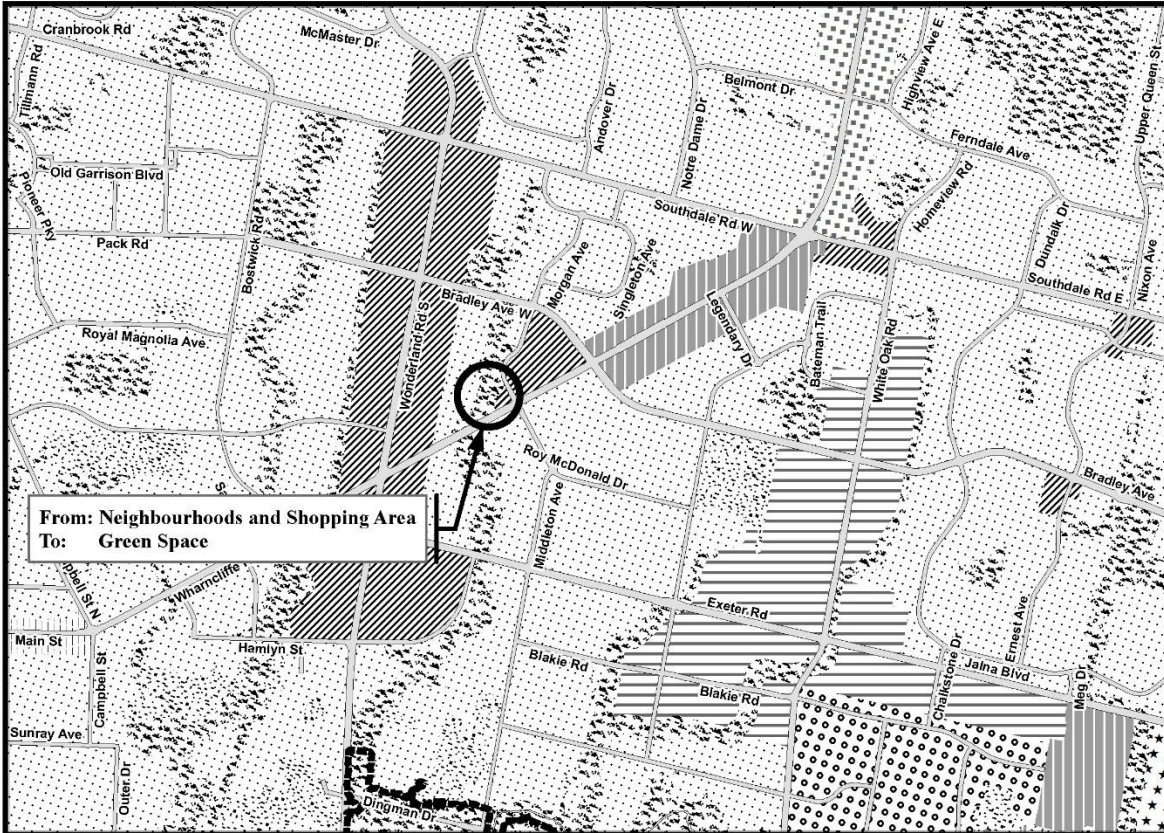


**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

<p align="center"><b>SCHEDULE 1-22 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/1/2023</p>
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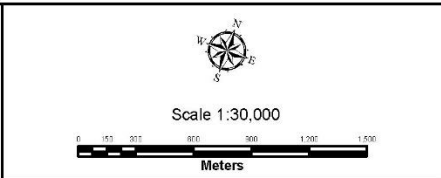
**Legend**

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	
Neighbourhoods	Green Space	

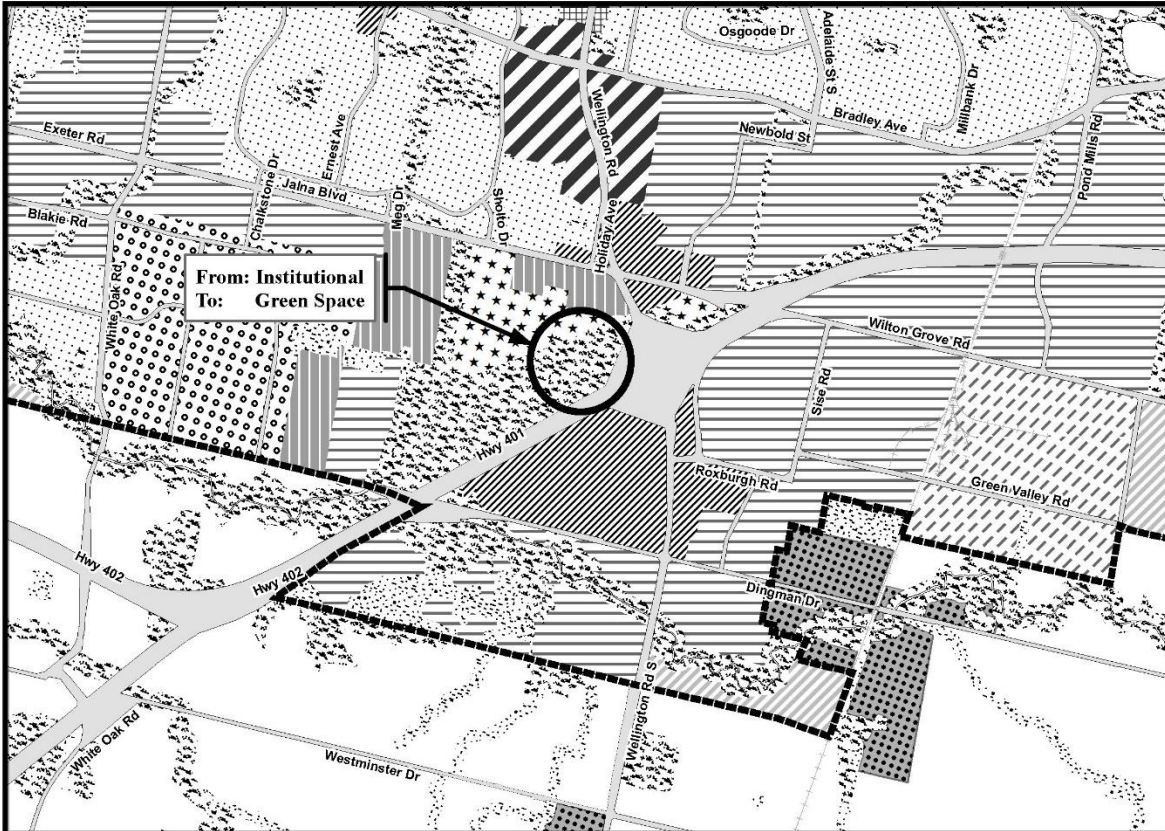
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**SCHEDULE 1-23  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/1/2023

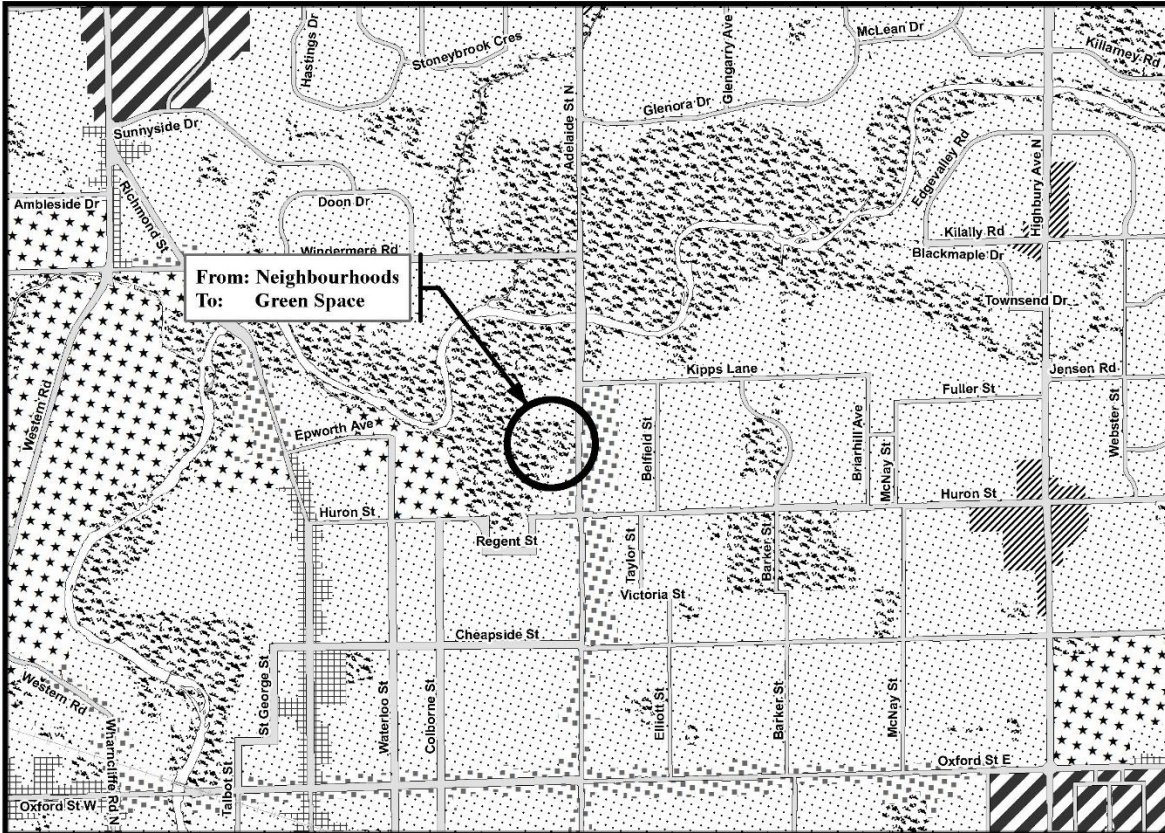


**Legend**

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	
Neighbourhoods	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.*

<p><b>SCHEDULE 1-24 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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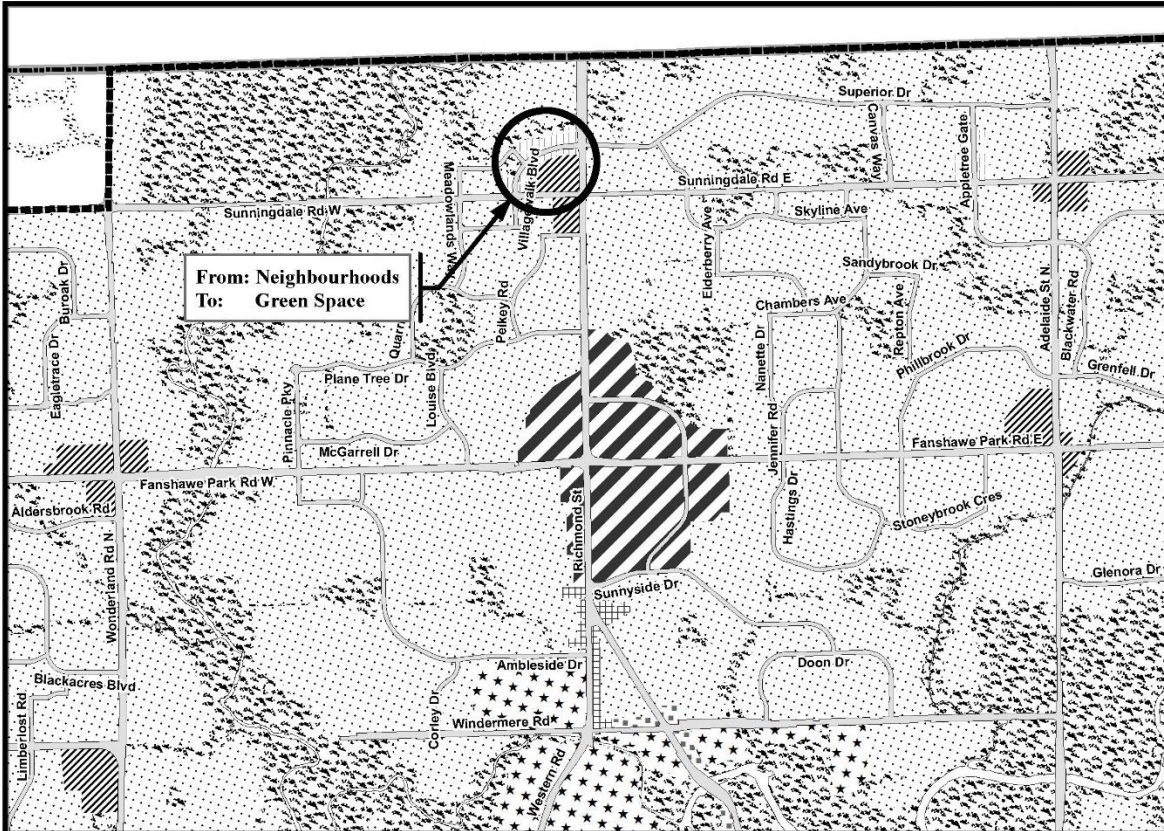


**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

<p><b>SCHEDULE 1-25 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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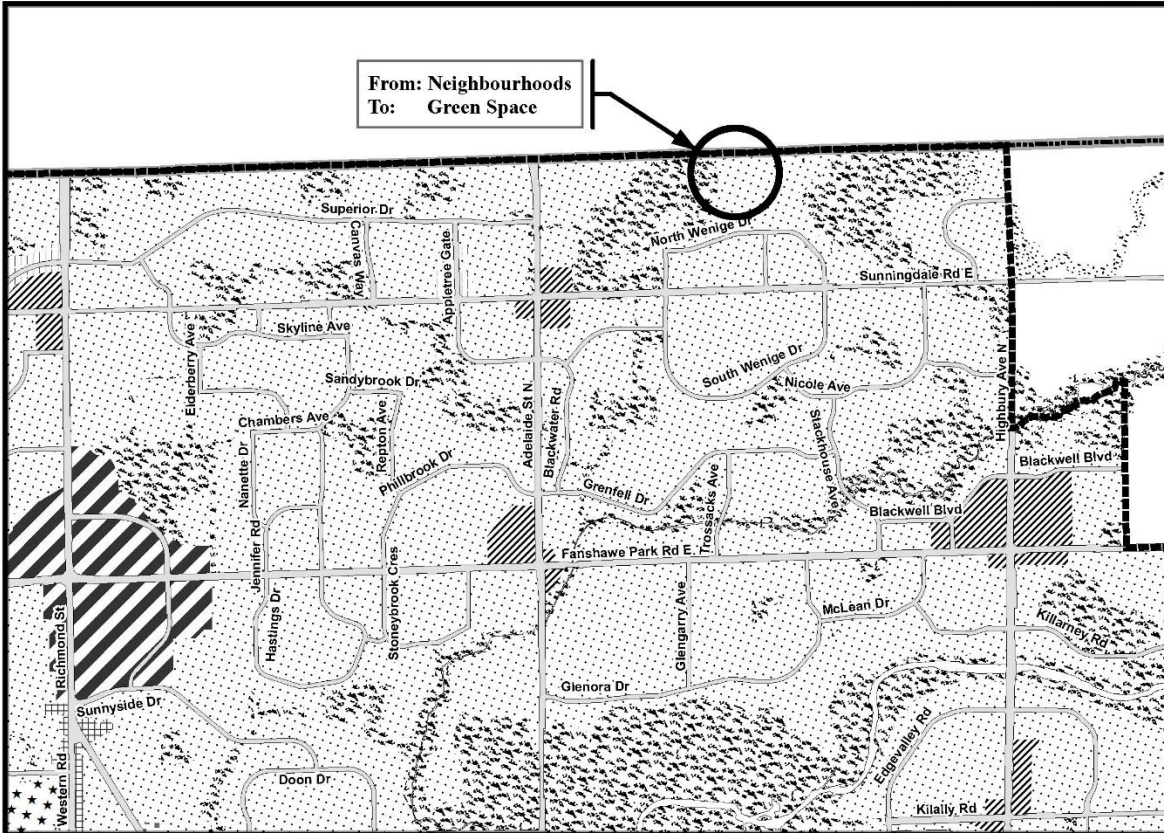


**Legend**

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	
Neighbourhoods	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.*

<p><b>SCHEDULE 1-26 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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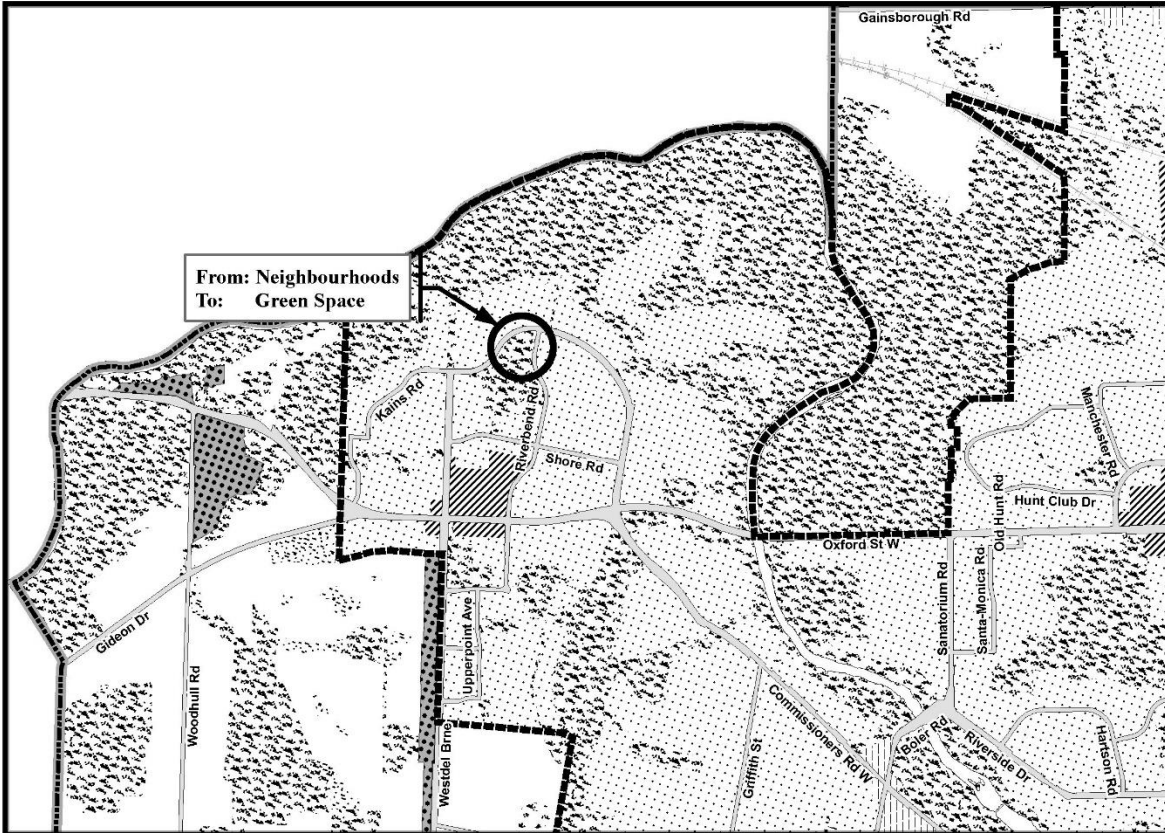
**Legend**

	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		
	Neighbourhoods		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.*

<p><b>SCHEDULE 1-27 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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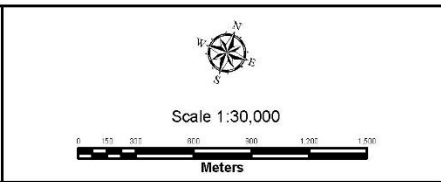
**Legend**

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	
Neighbourhoods	Green Space	

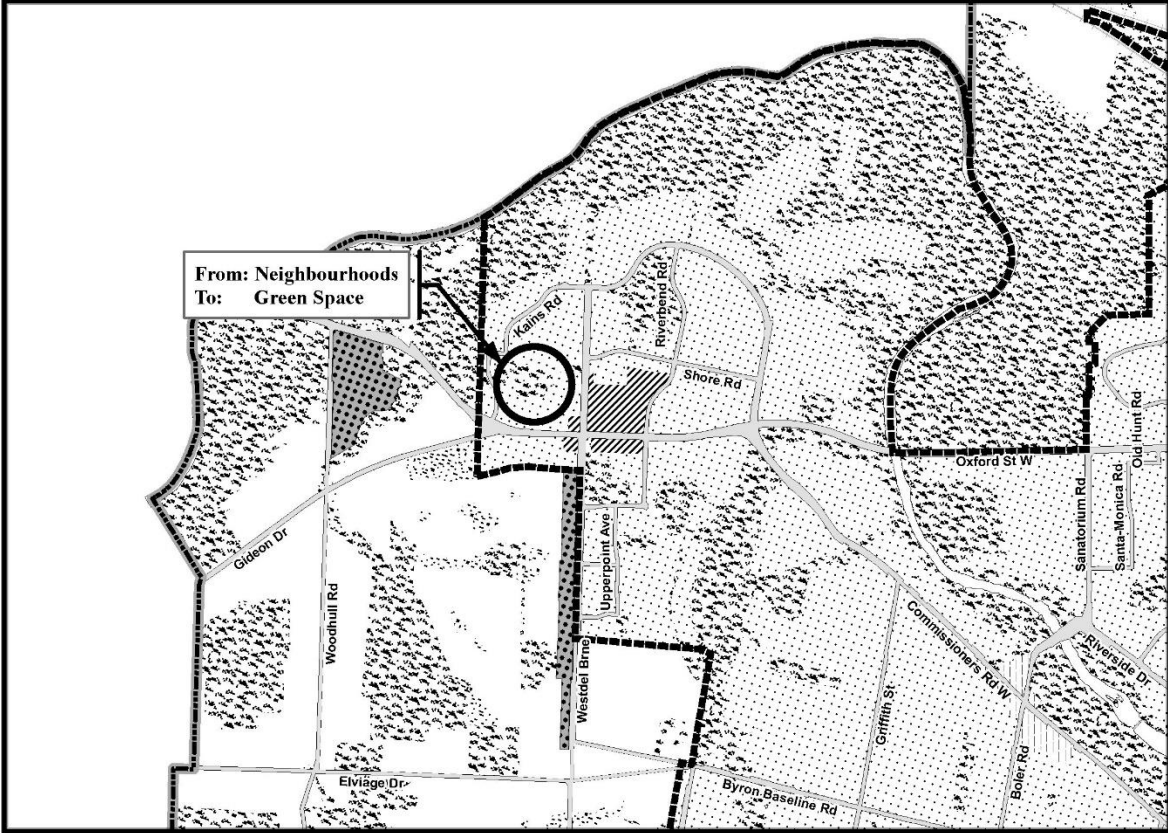
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**SCHEDULE 1-28**  
**TO**  
**OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/2/2023



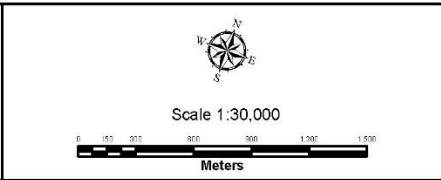
**Legend**

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	
Neighbourhoods	Green Space	

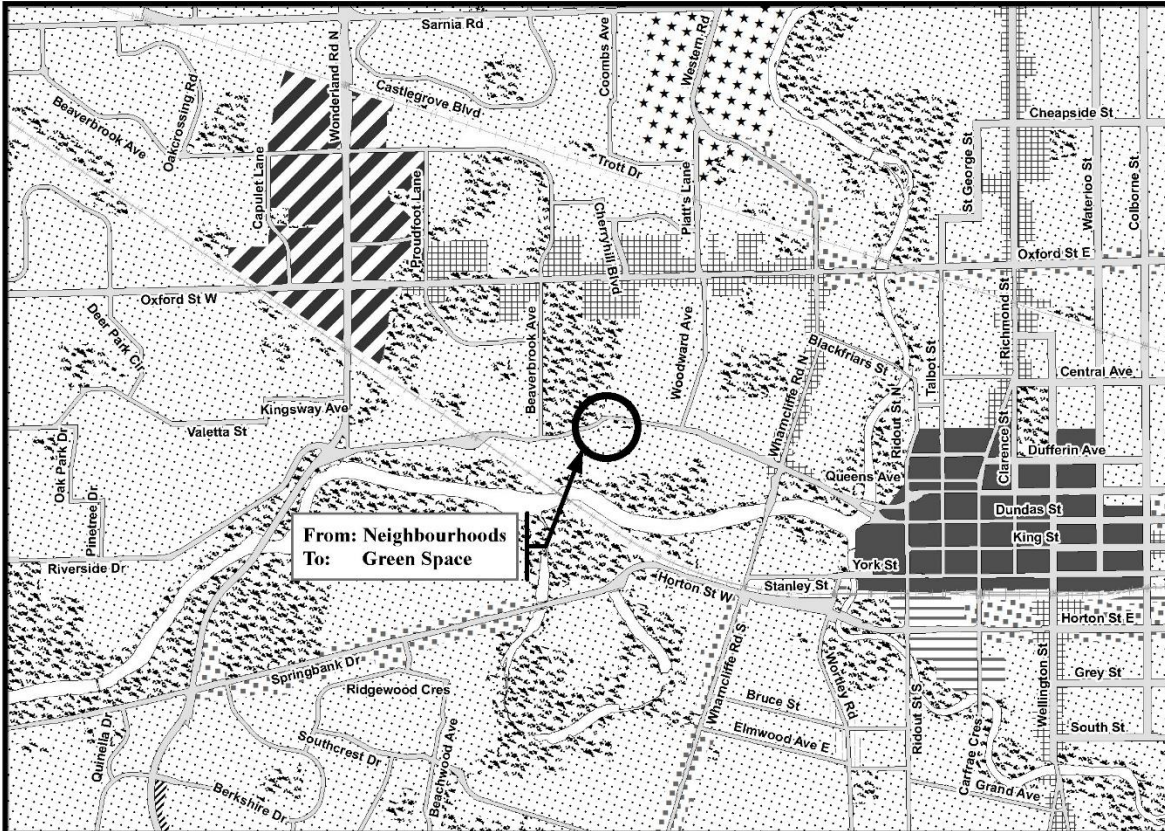
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**SCHEDULE 1-29  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/2/2023

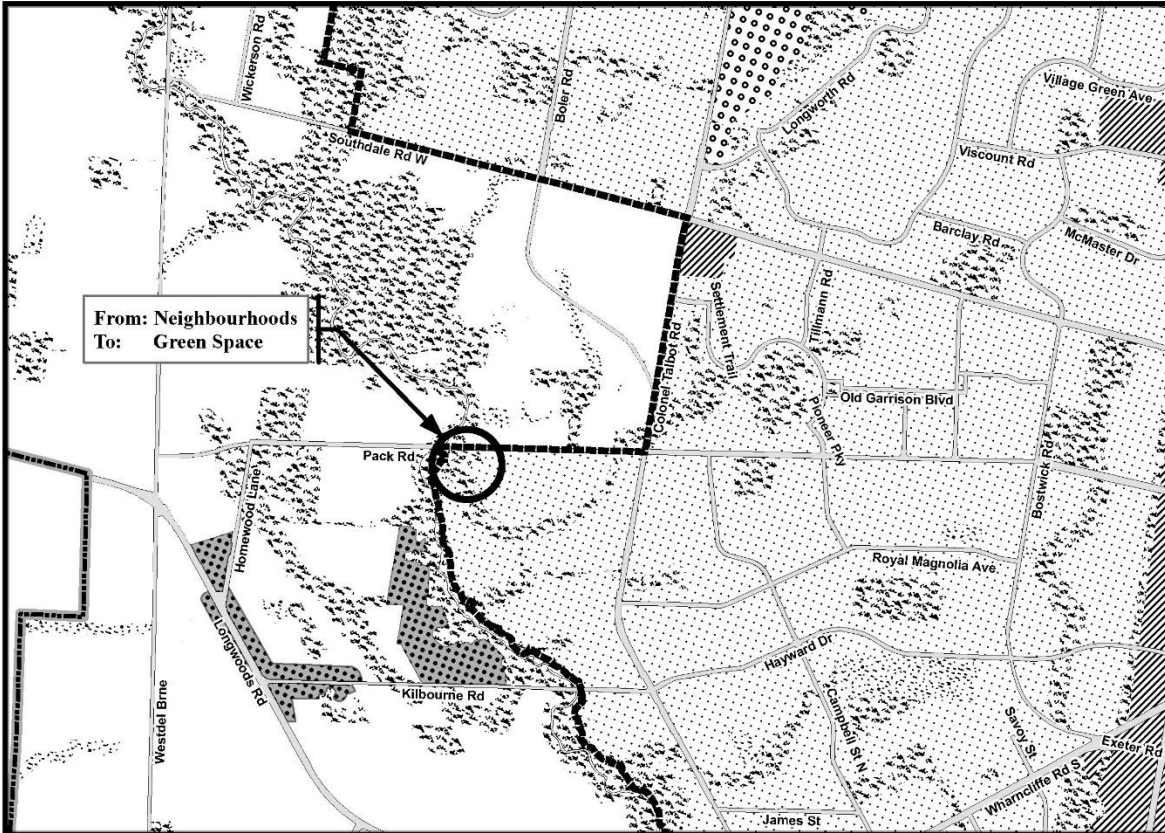


**Legend**

	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		
	Neighbourhoods		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.*

<p><b>SCHEDULE 1-30 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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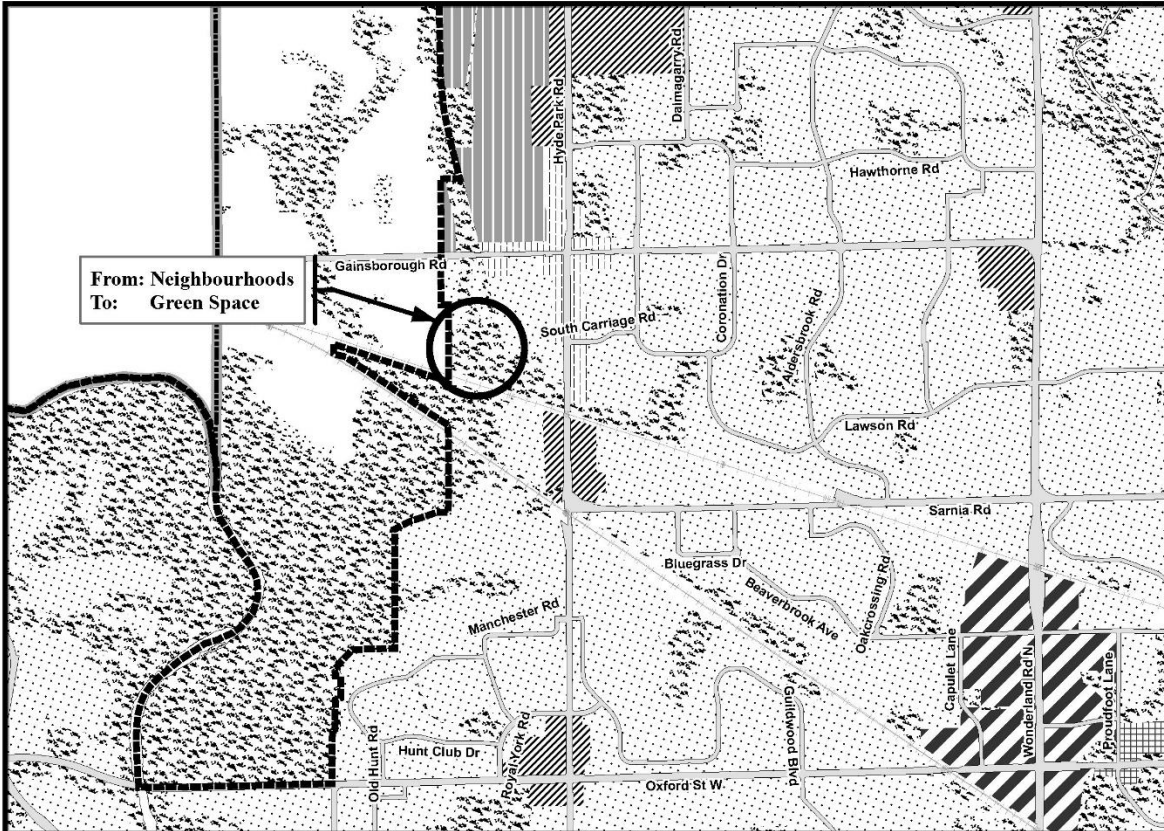


**Legend**

- |  |                        |  |                          |  |   |
|--|------------------------|--|--------------------------|--|---|
|  | 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            |  |   |
|  | Neighbourhoods         |  | 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.*

<p><b>SCHEDULE 1-31 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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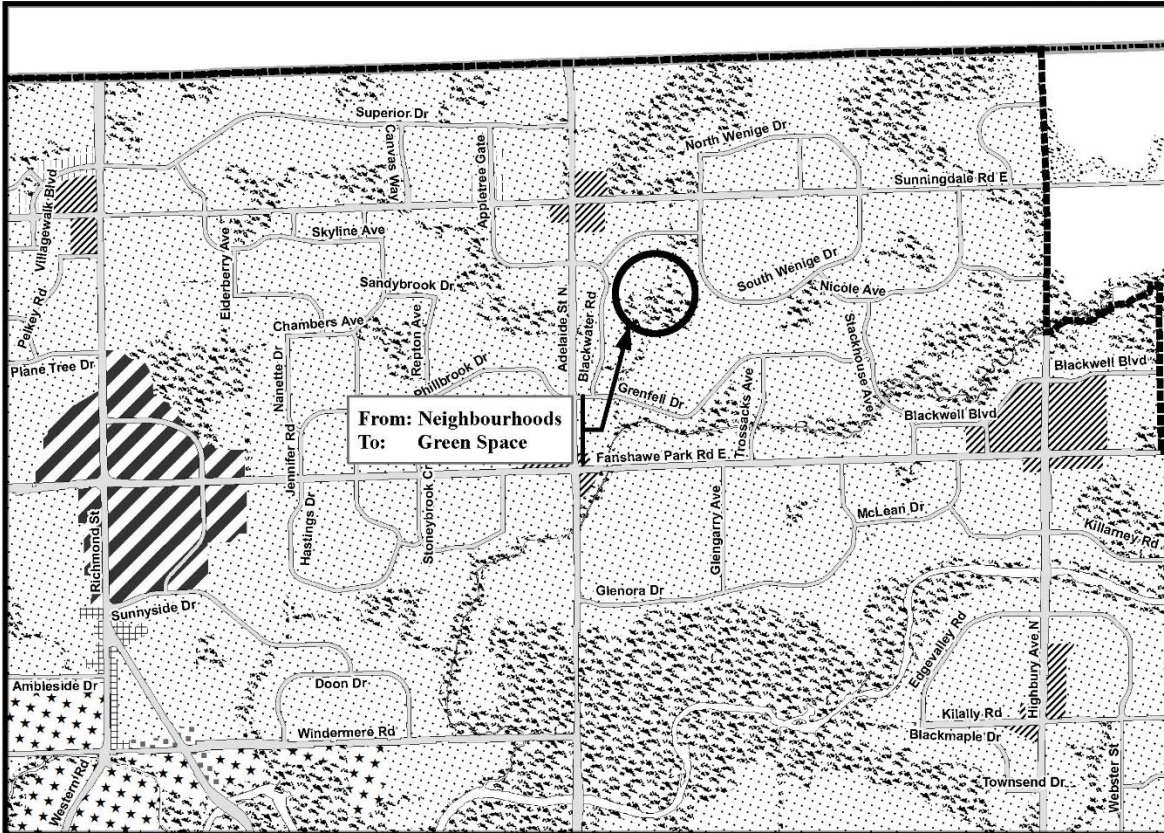


**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

<p><b>SCHEDULE 1-32 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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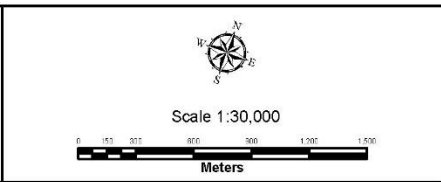
**Legend**

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	
Neighbourhoods	Green Space	

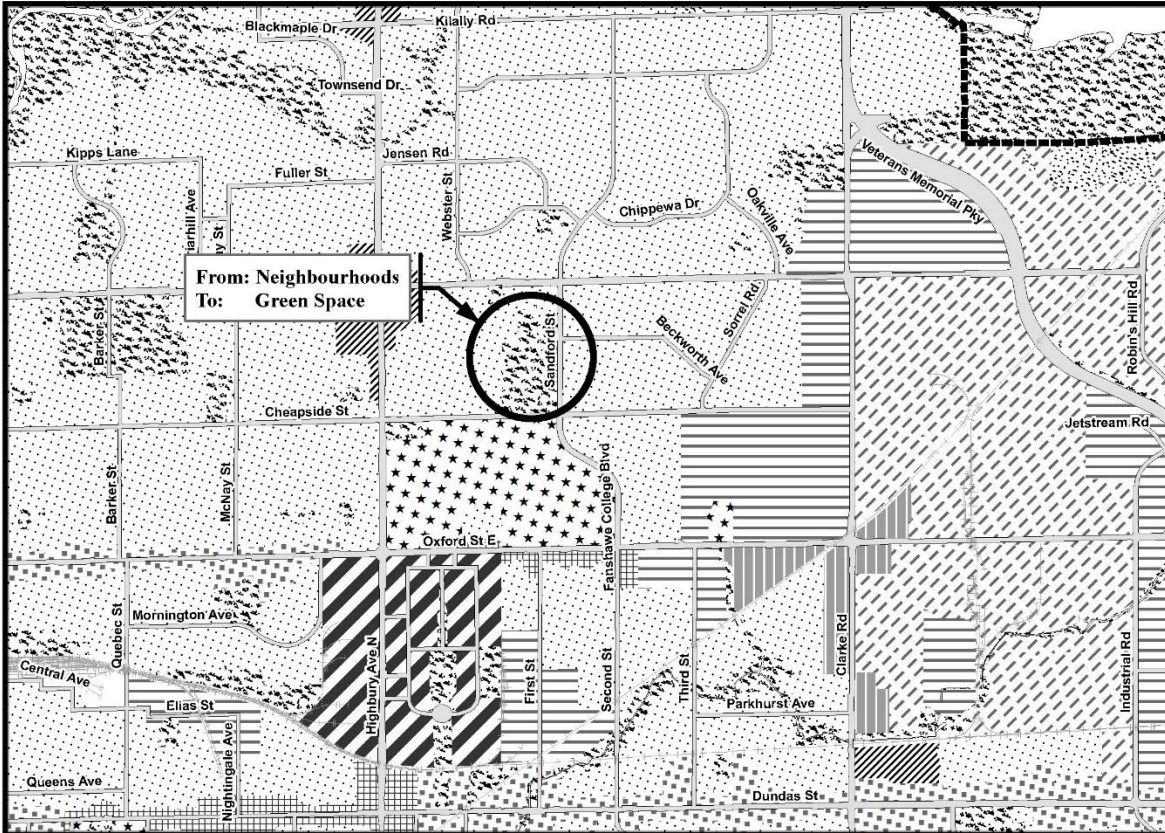
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**SCHEDULE 1-33  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/2/2023

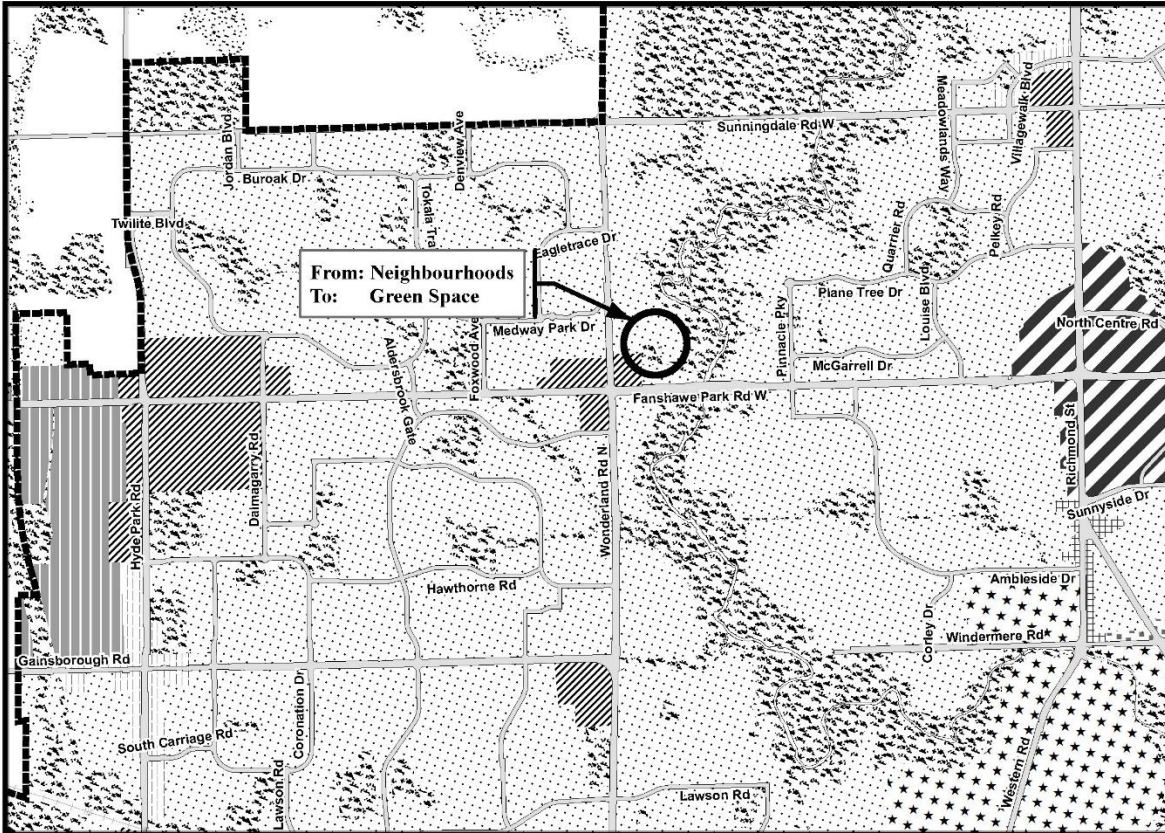


**Legend**

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	
Neighbourhoods	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.*

<p><b>SCHEDULE 1-34 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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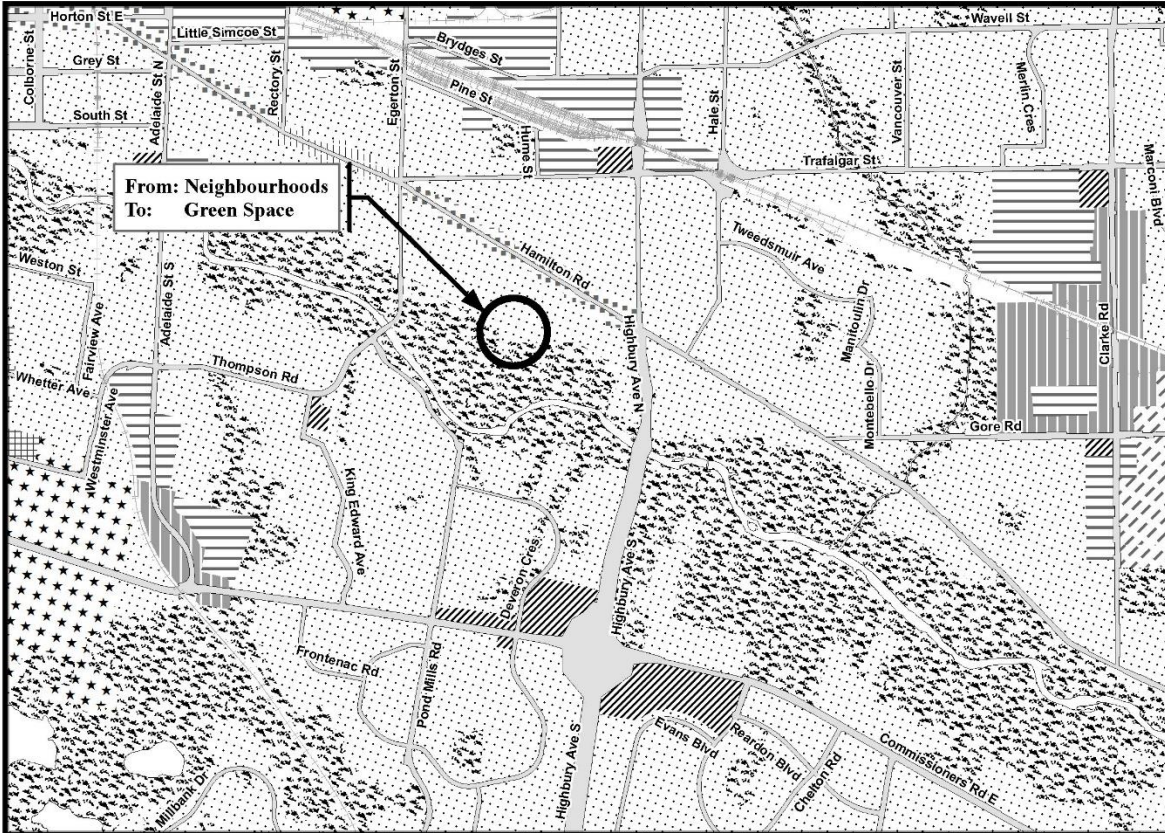
**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

<p align="center"><b>SCHEDULE 1-35 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                  Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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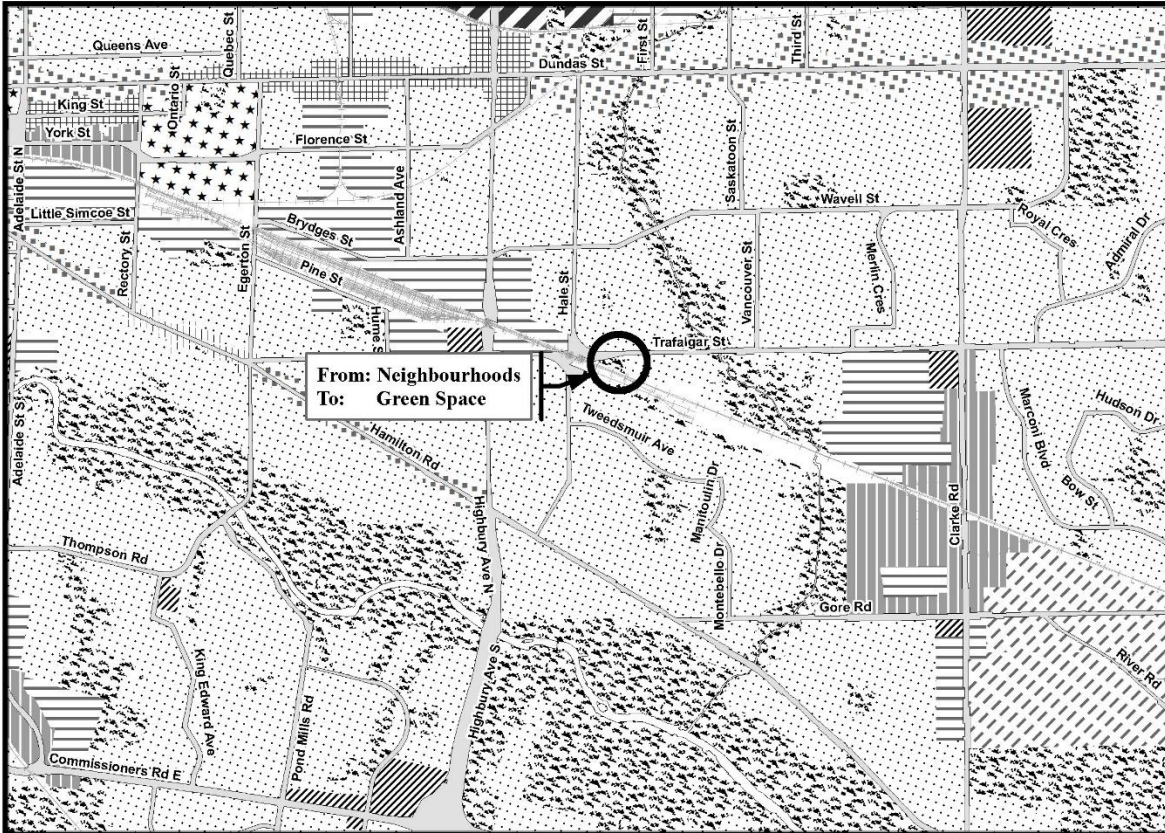


**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

<p><b>SCHEDULE 1-36 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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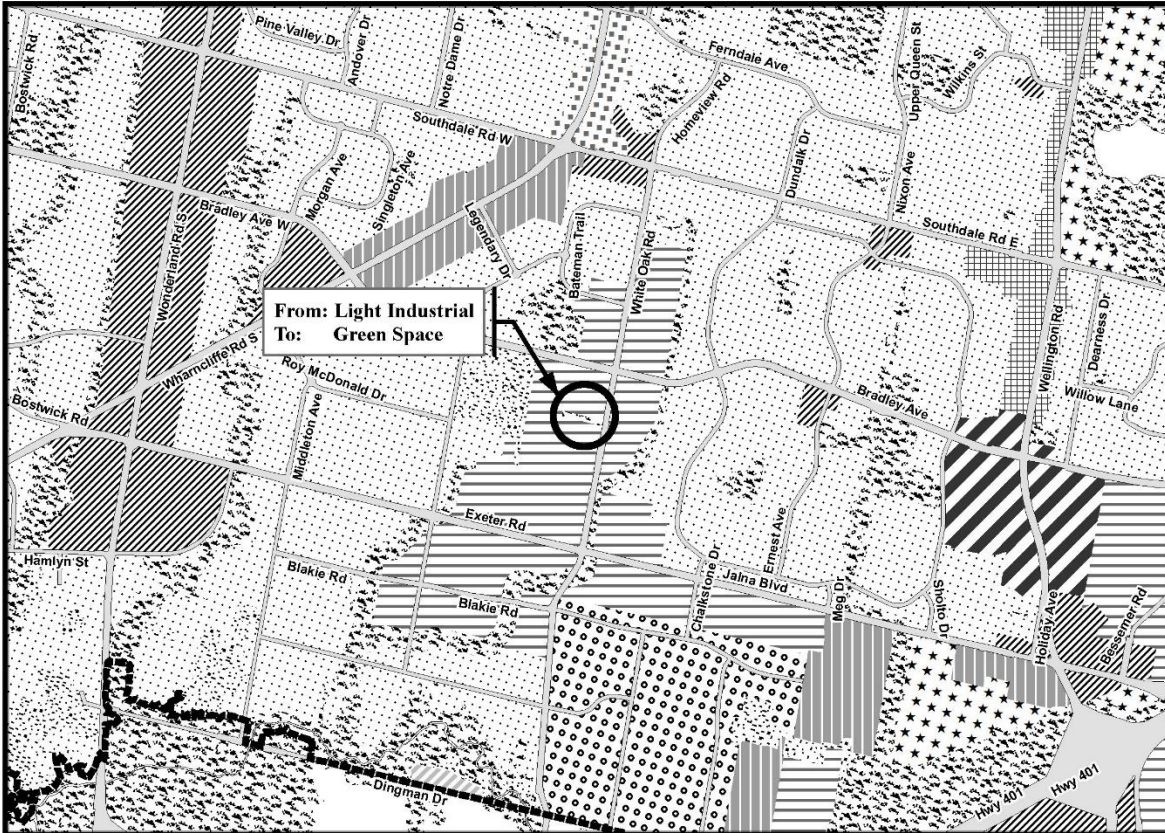


**Legend**

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	
Neighbourhoods	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.*

<p><b>SCHEDULE 1-37 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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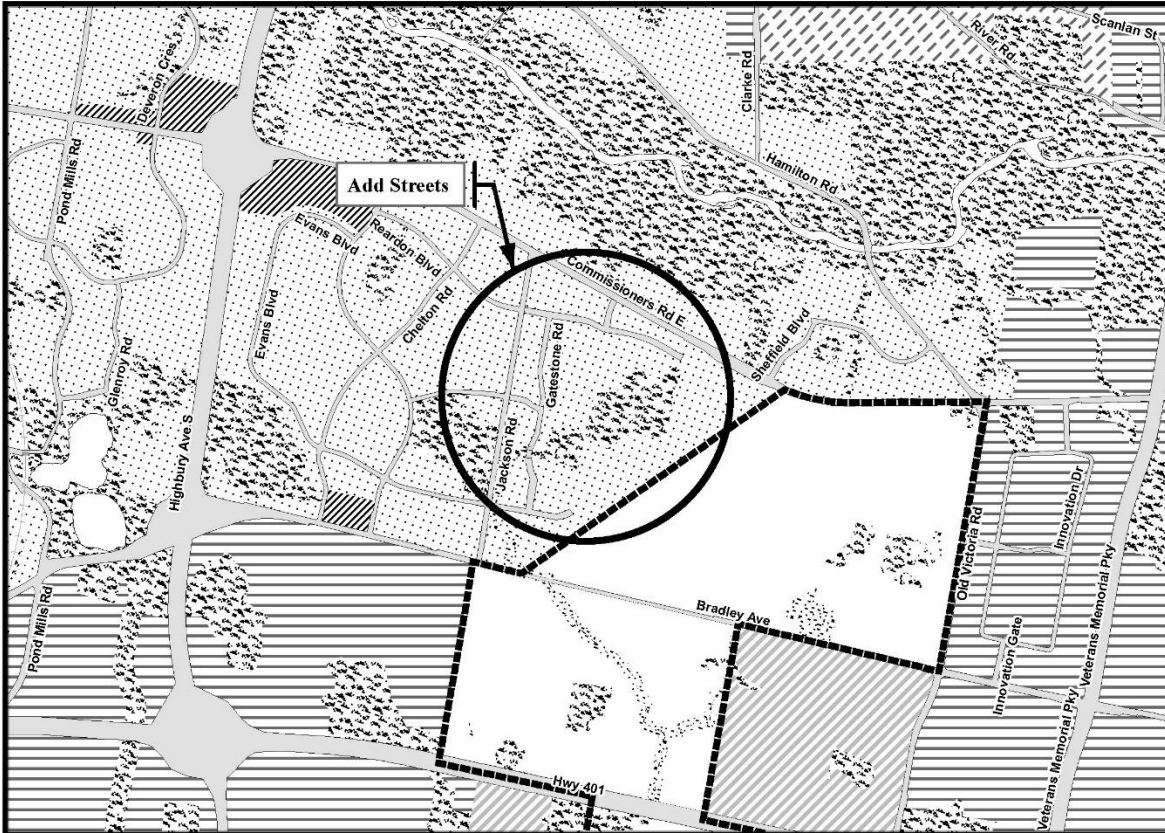


**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

<p><b>SCHEDULE 1-38 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/2/2023</p>
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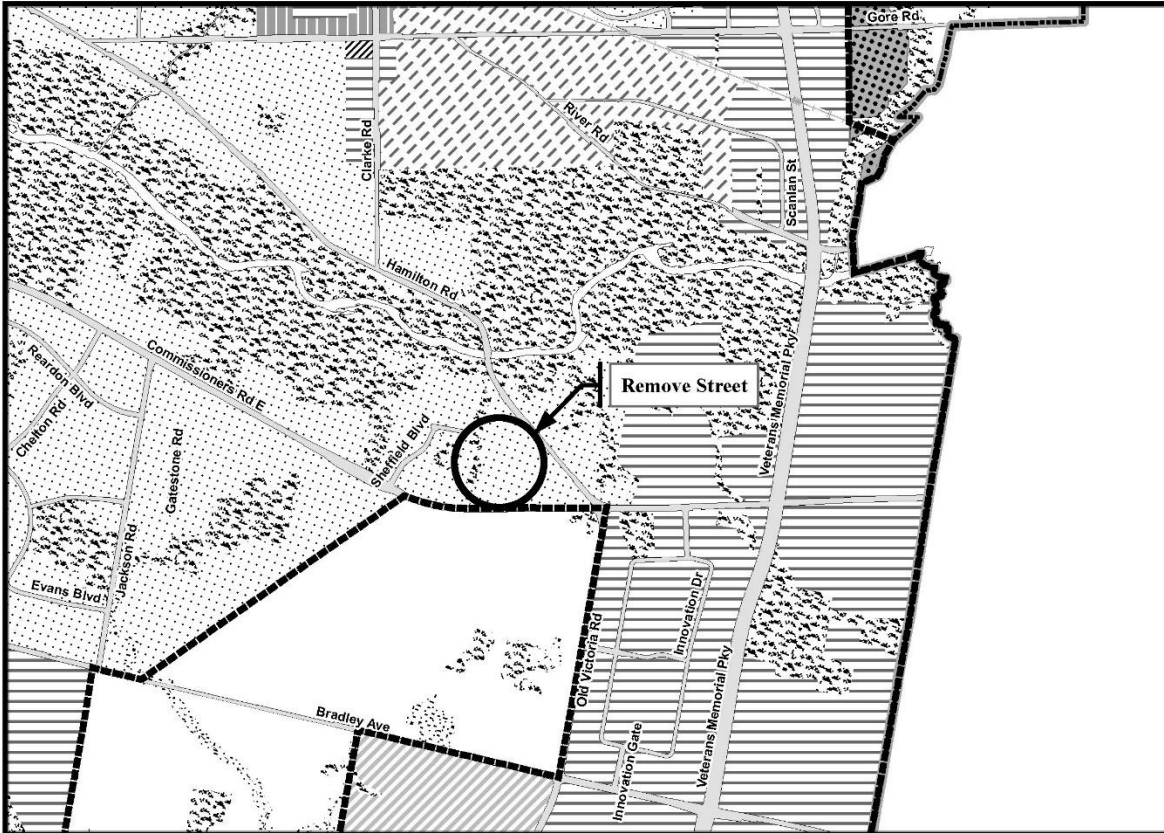
**Legend**

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	
Neighbourhoods	Green Space	

**OPA to 1989 Official Plan: OPA 667 (File Number: OZ-7176, O-7178)**

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

<p><b>SCHEDULE 1-39 TO OFFICIAL AMENDMENT NO. ____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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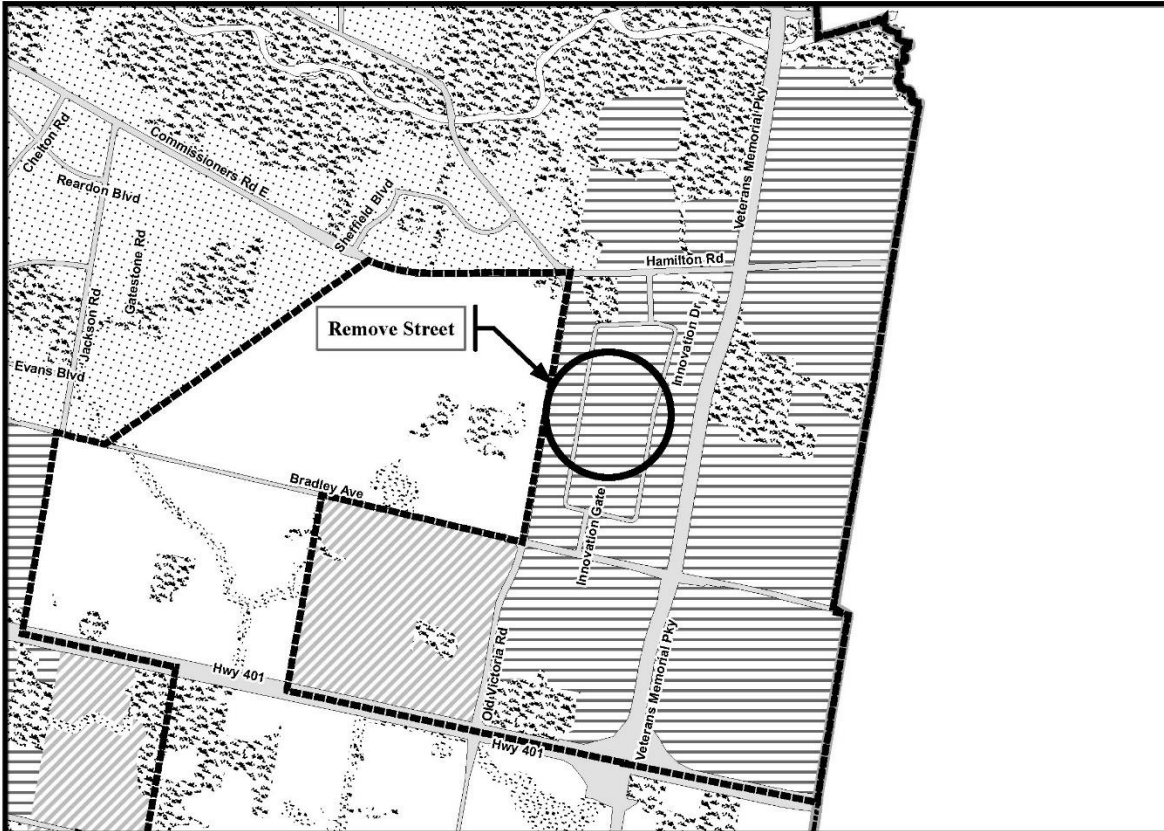
**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | Green Space              |   |

**OPA to 1989 Official Plan: OPA 661 (File Number: OZ-8796)**

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 1-40 TO OFFICIAL AMENDMENT NO. ____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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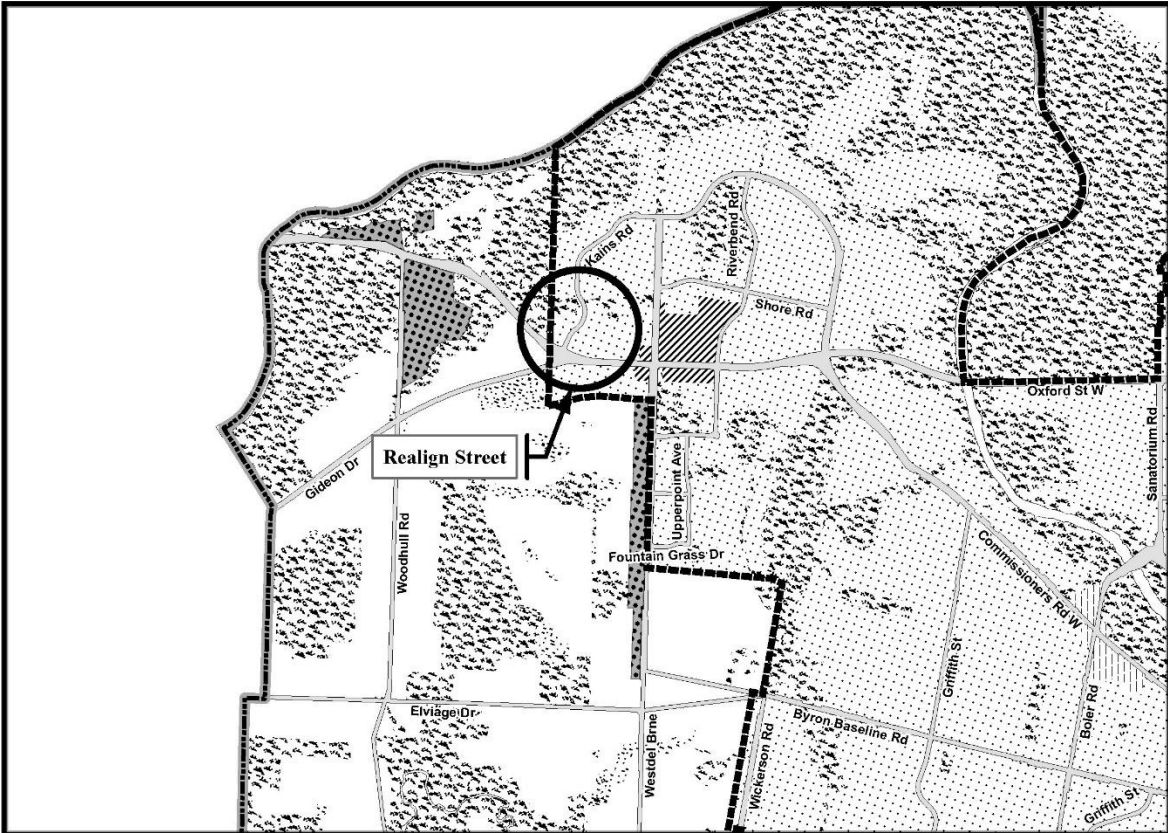


**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

<p><b>SCHEDULE 1-41 TO</b></p> <p><b>OFFICIAL AMENDMENT NO. _____</b></p> <p><small>PREPARED BY: Planning &amp; Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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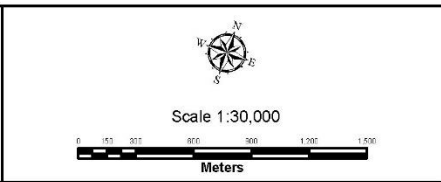
**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

**SCHEDULE 1-42  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development

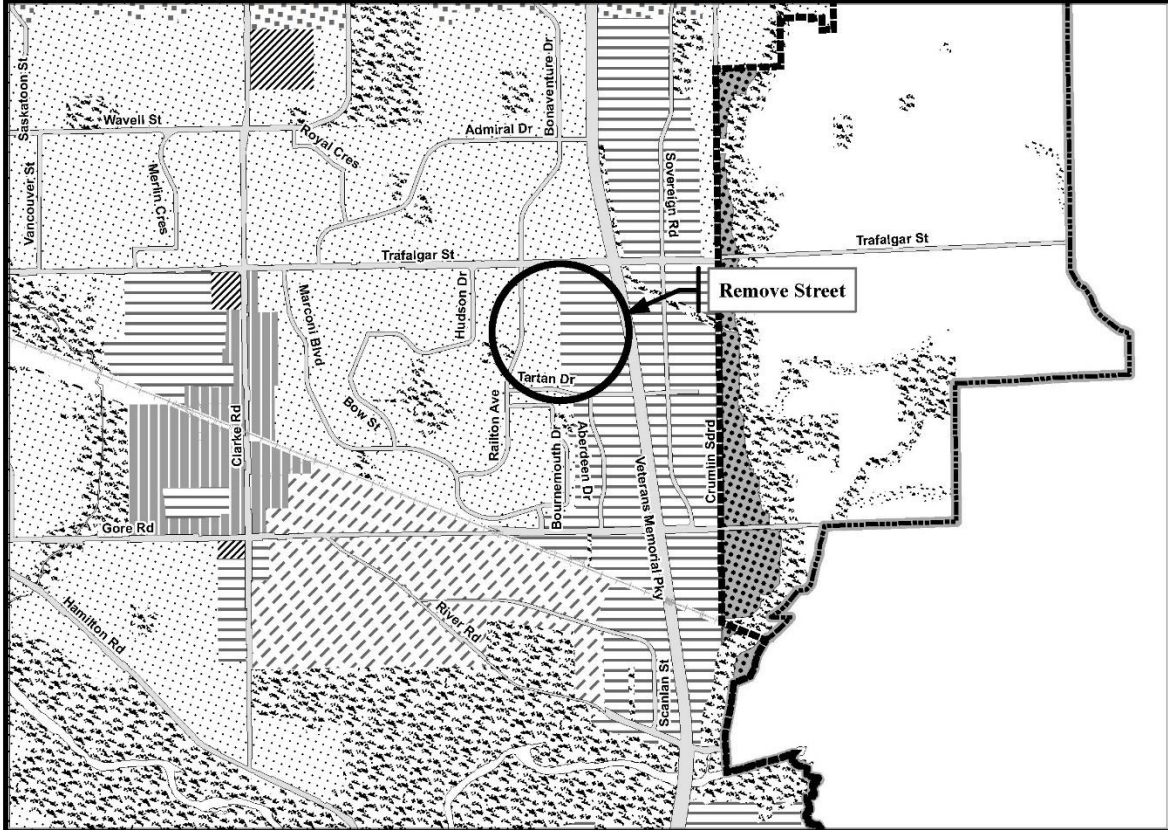


**FILE NUMBER:** O-9555

**PLANNER:** JL

**TECHNICIAN:** JI

**DATE:** 3/7/2023



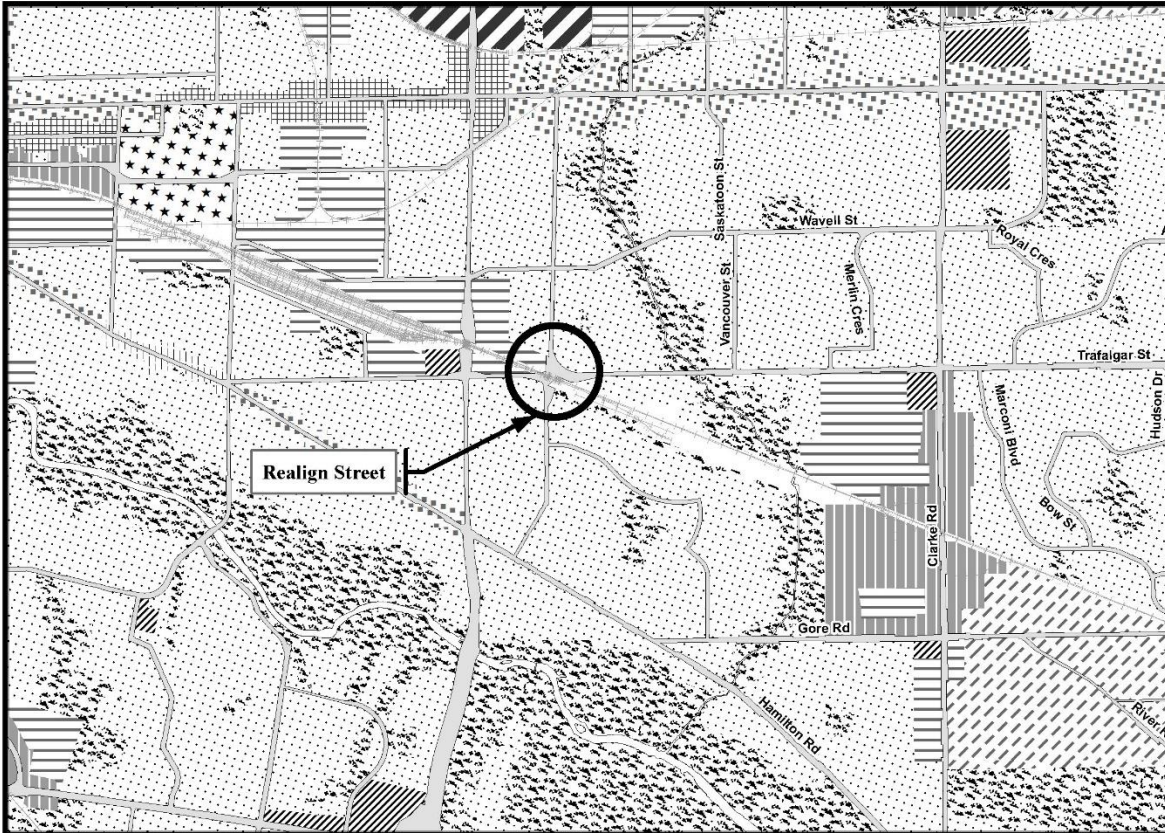
**Legend**

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	
Neighbourhoods	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.*

<p><b>SCHEDULE 1-43 TO</b></p> <p><b>OFFICIAL AMENDMENT NO. _____</b></p> <p><small>PREPARED BY: Planning &amp; Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/8/2023</p>
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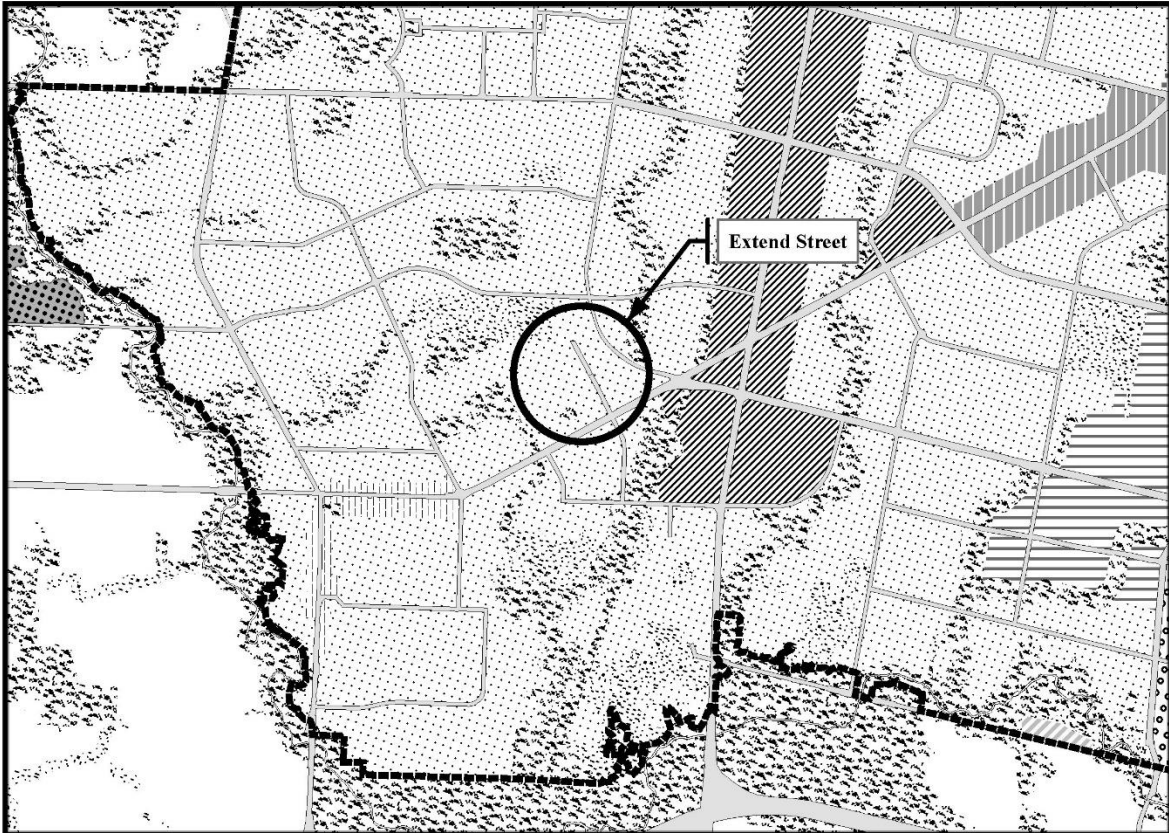


**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

<p align="center"><b>SCHEDULE 1-44 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/8/2023</p>
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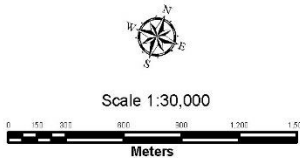
**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | 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.*

**SCHEDULE 1-45  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development

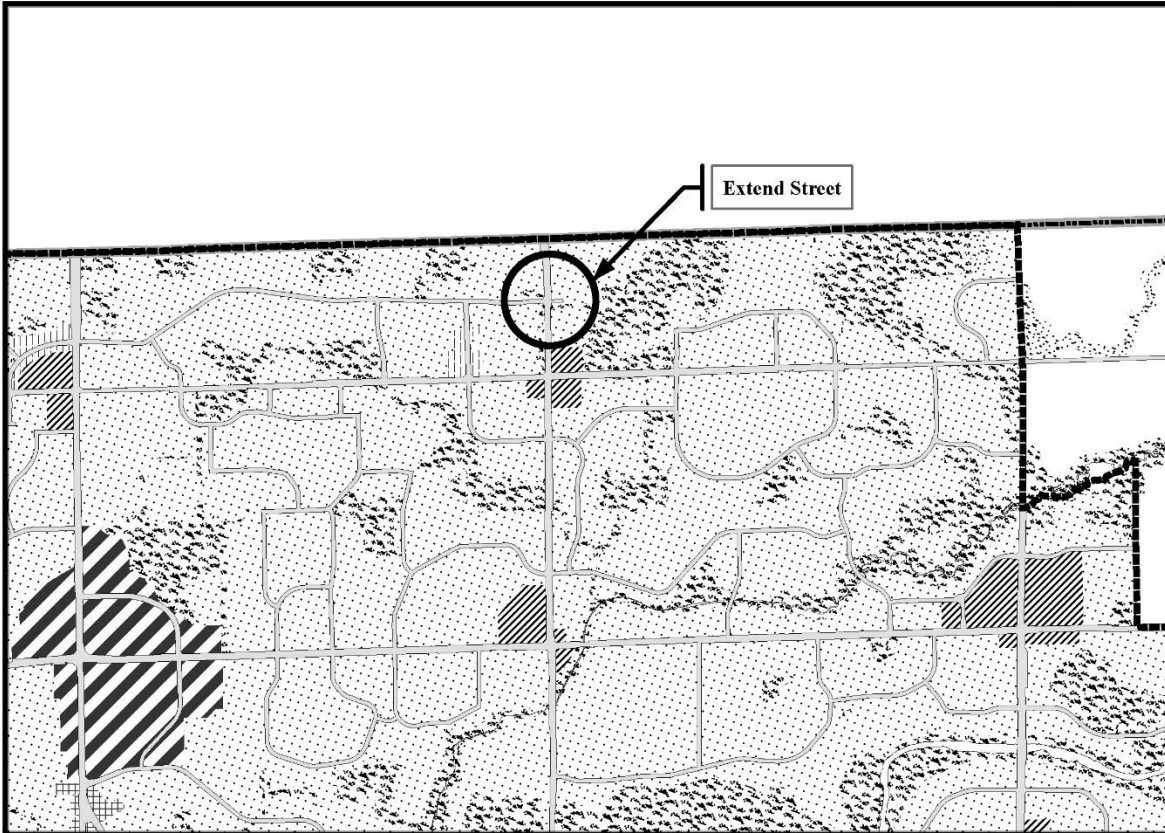


**FILE NUMBER:** O-9555

**PLANNER:** JL

**TECHNICIAN:** JI

**DATE:** 3/8/2023



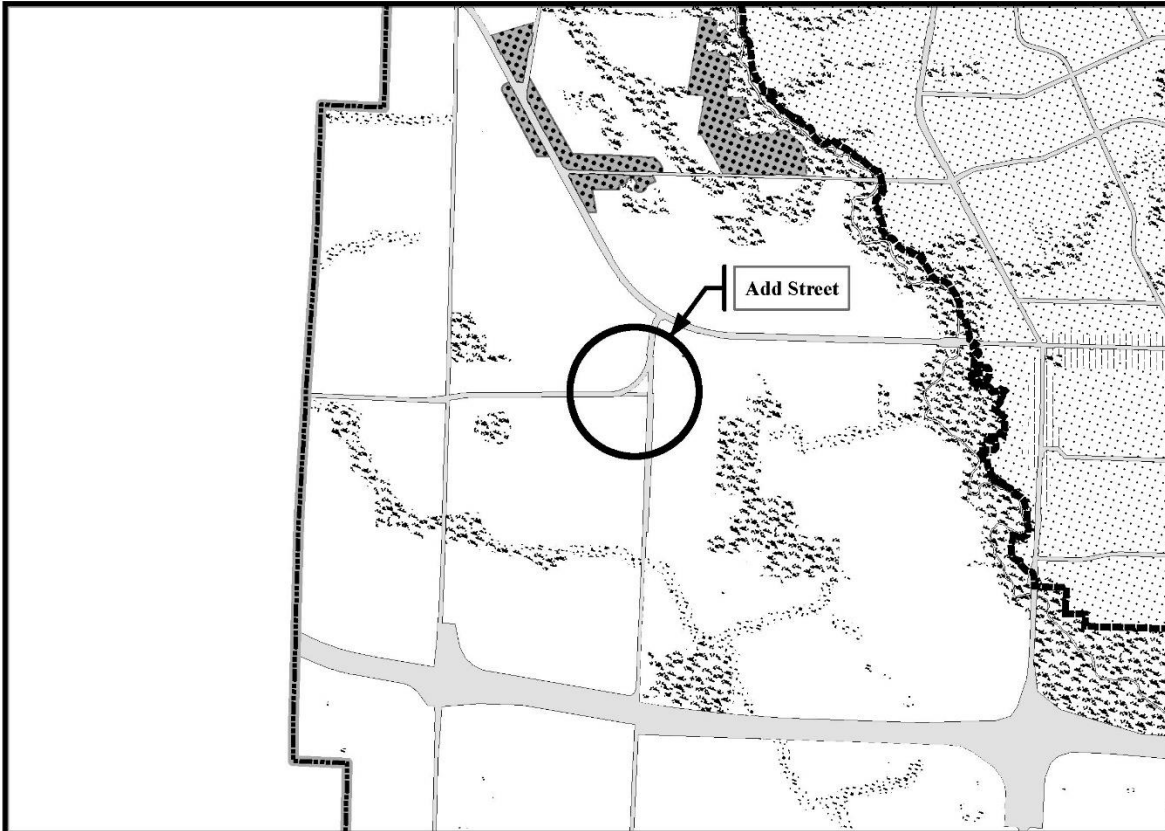
**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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            |   |
| Neighbourhoods         | Green Space              |   |

**OPA to 1989 Official Plan: OPA 706 (File Number: OZ-7921/39T-11502)**

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 1-46 TO</b></p> <p><b>OFFICIAL AMENDMENT NO. _____</b></p> <p align="center"><small>PREPARED BY: Planning &amp; Development</small></p>	<p align="center">                   Scale 1:30,000                  Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/8/2023</p>
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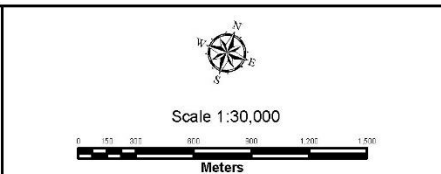
**Legend**

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	
Neighbourhoods	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.*

**SCHEDULE 1-47  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/8/2023

SCHEDULE 2

AMENDMENT NO:



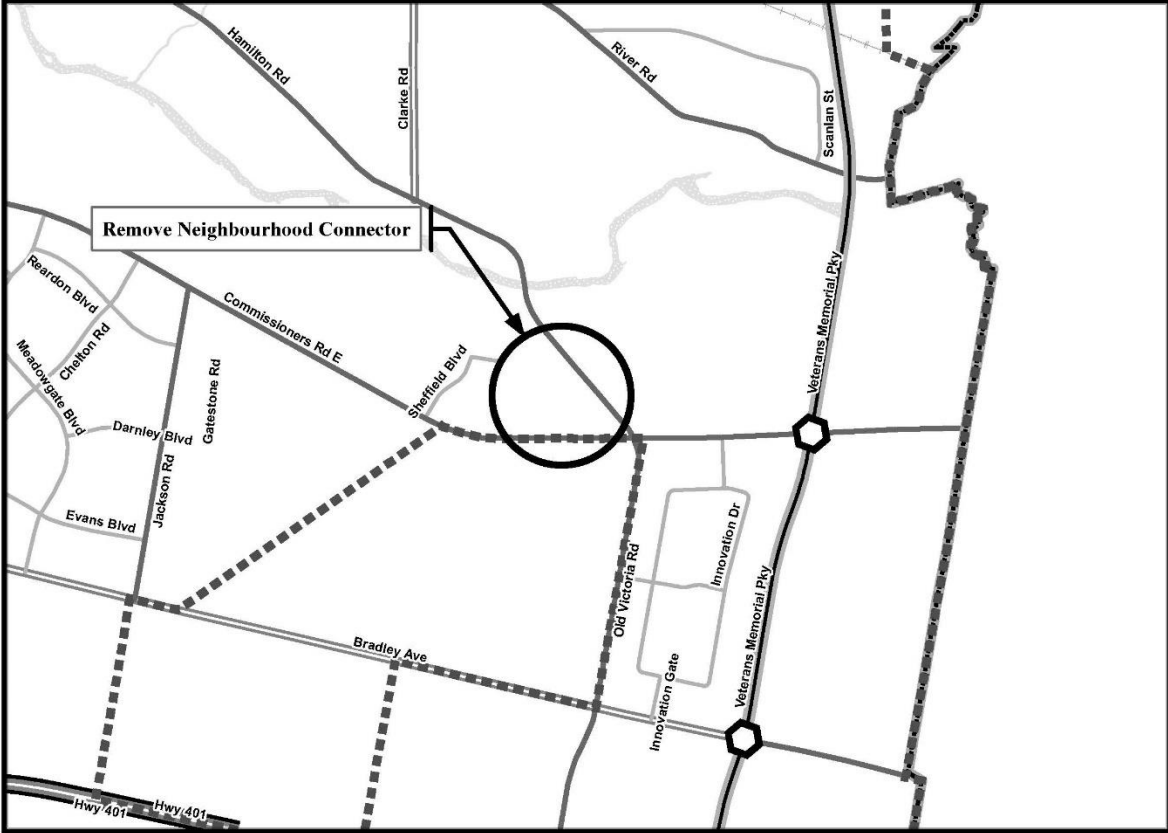
Legend

- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | 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         |  |                         |  |                        |

OPA to 1989 Official Plan: OPA 667 (File Number: OZ-7176, O-7178)

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

<p><b>SCHEDULE 2-1 TO OFFICIAL AMENDMENT NO. ___</b></p> <p>PREPARED BY: Planning &amp; Development</p>		<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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**Legend**

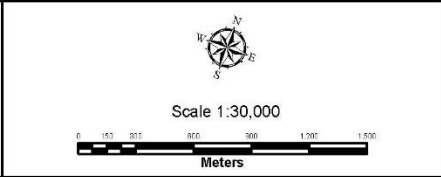
- Provincial Highway
- Expressway
- Urban Thoroughfare
- Rapid Transit Boulevard
- Civic Boulevard
- Main Street
- Neighbourhood Connector
- Rural Thoroughfare
- Rural Connector
- Interchanges
- Rapid Transit Stations
- Urban Growth Boundary

**OPA to 1989 Official Plan: OPA 661 (File Number: OZ-8796)**

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

**SCHEDULE 2-2  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/7/2023

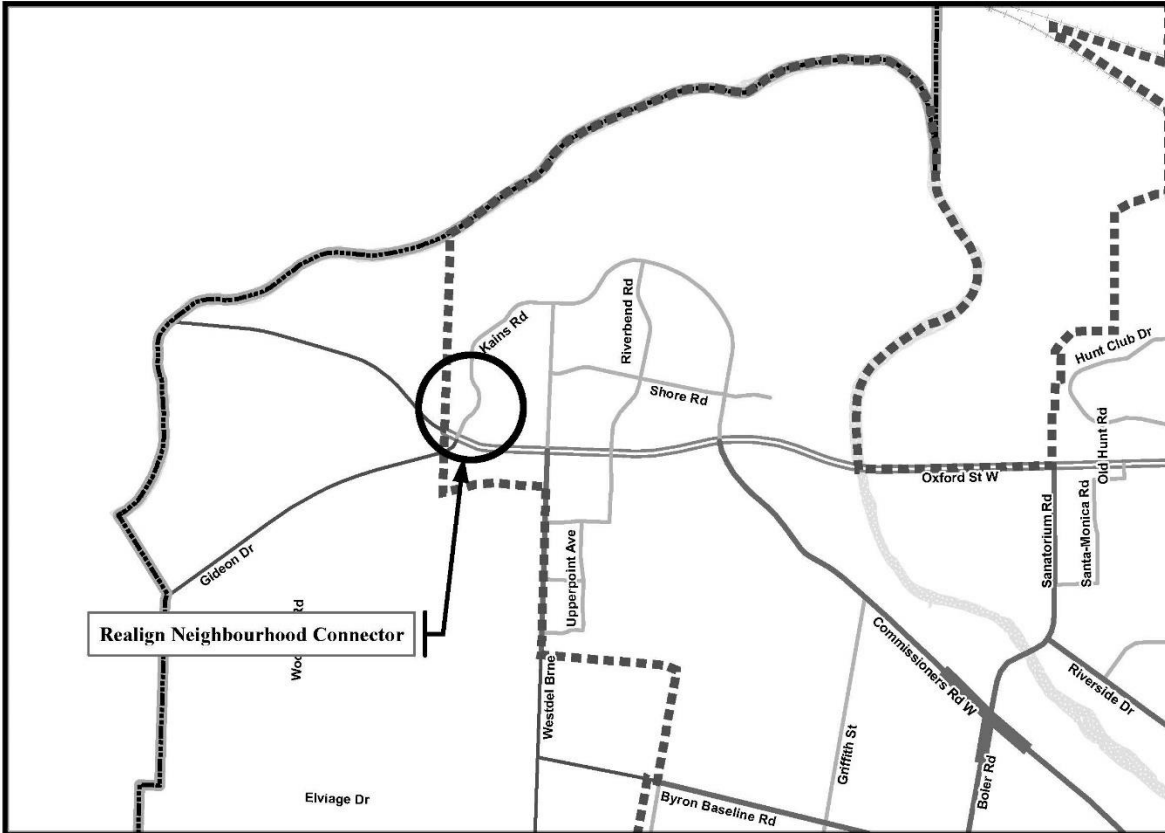


**Legend**

- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | 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><b>SCHEDULE 2-3 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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Realign Neighbourhood Connector

**Legend**

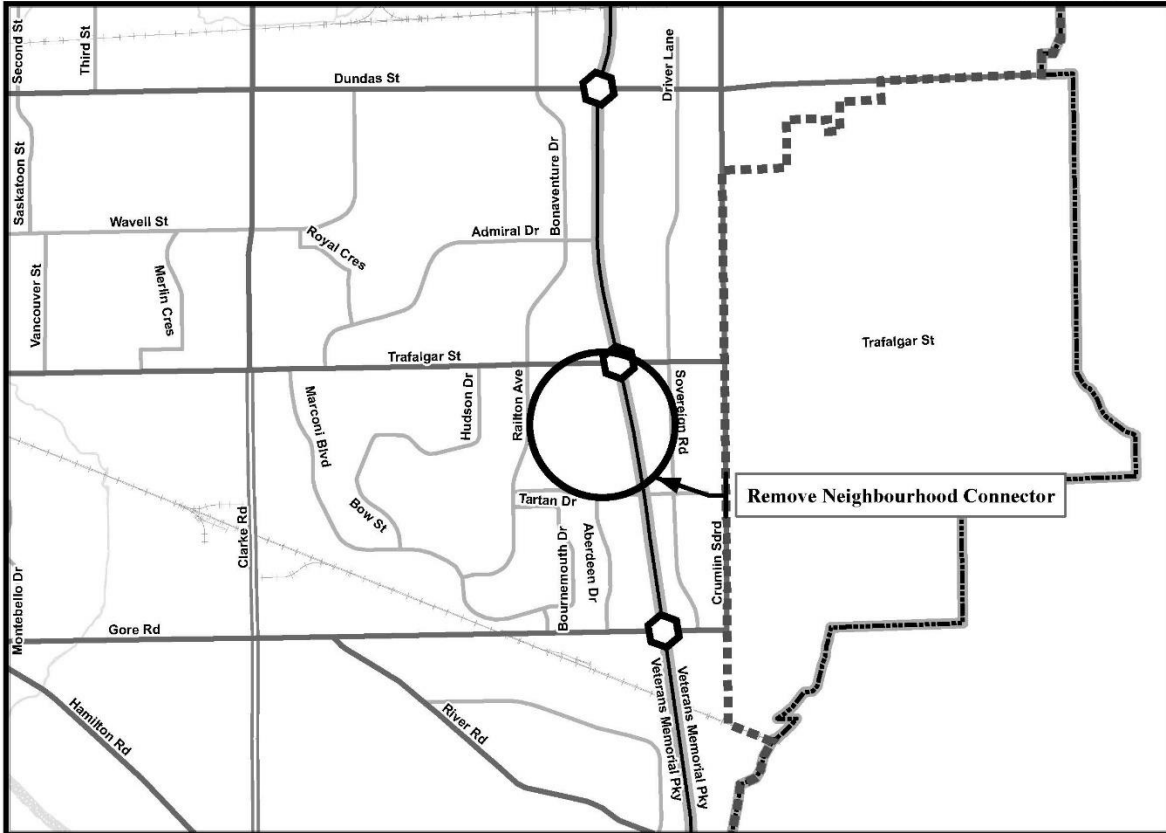
- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | Provincial Highway      |  | Main Street             |  | Interchanges           |
|  | Expressway              |  | Neighbourhood 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 2-4 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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AMENDMENT NO:



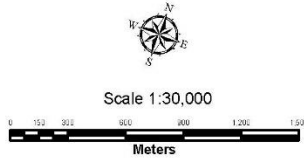
**Legend**

- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | 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.*

**SCHEDULE 2-5  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development

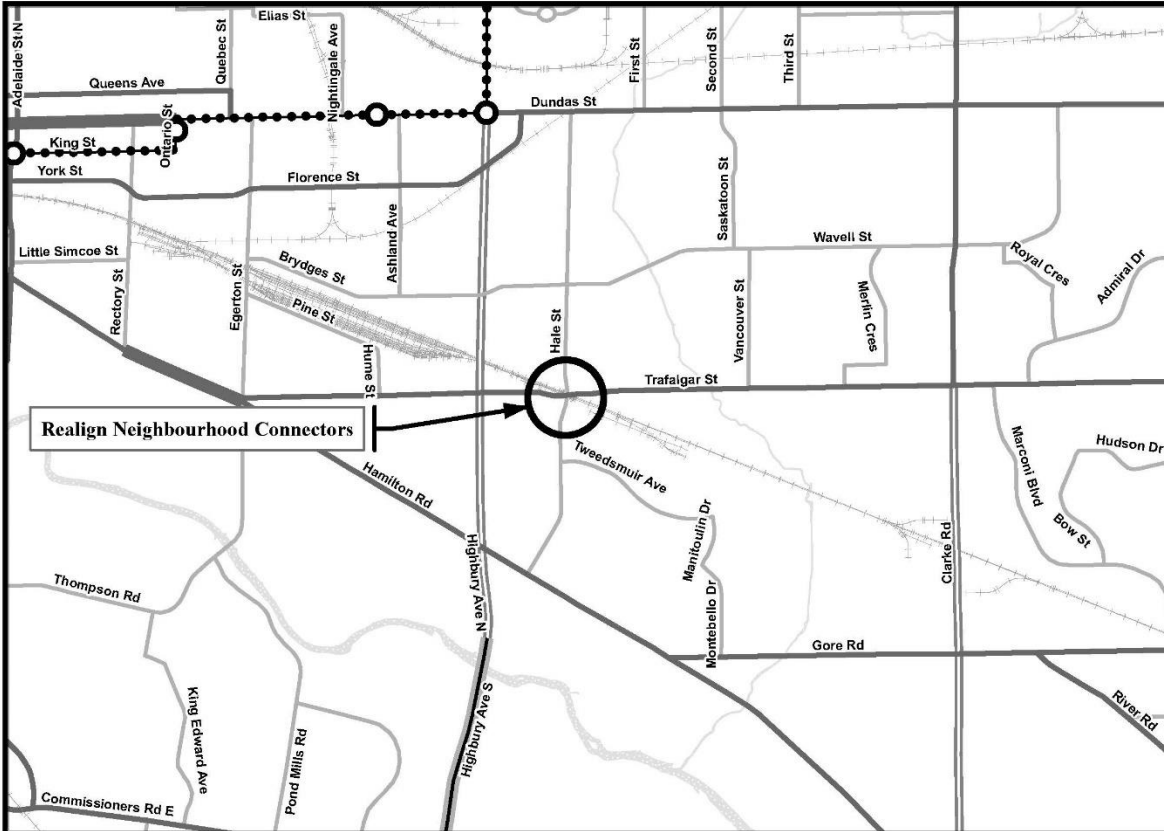


**FILE NUMBER:** O-9555

**PLANNER:** JL

**TECHNICIAN:** JI

**DATE:** 3/7/2023

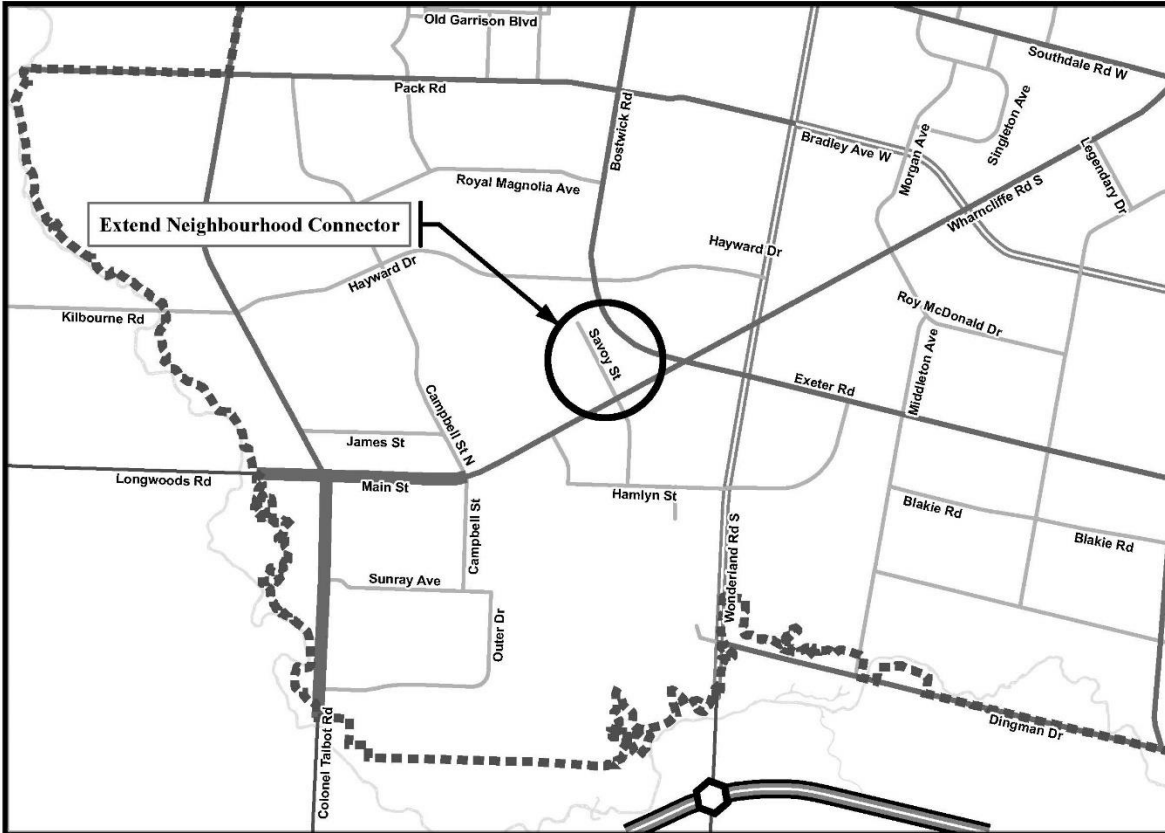


**Legend**

- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | 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><b>SCHEDULE 2-6 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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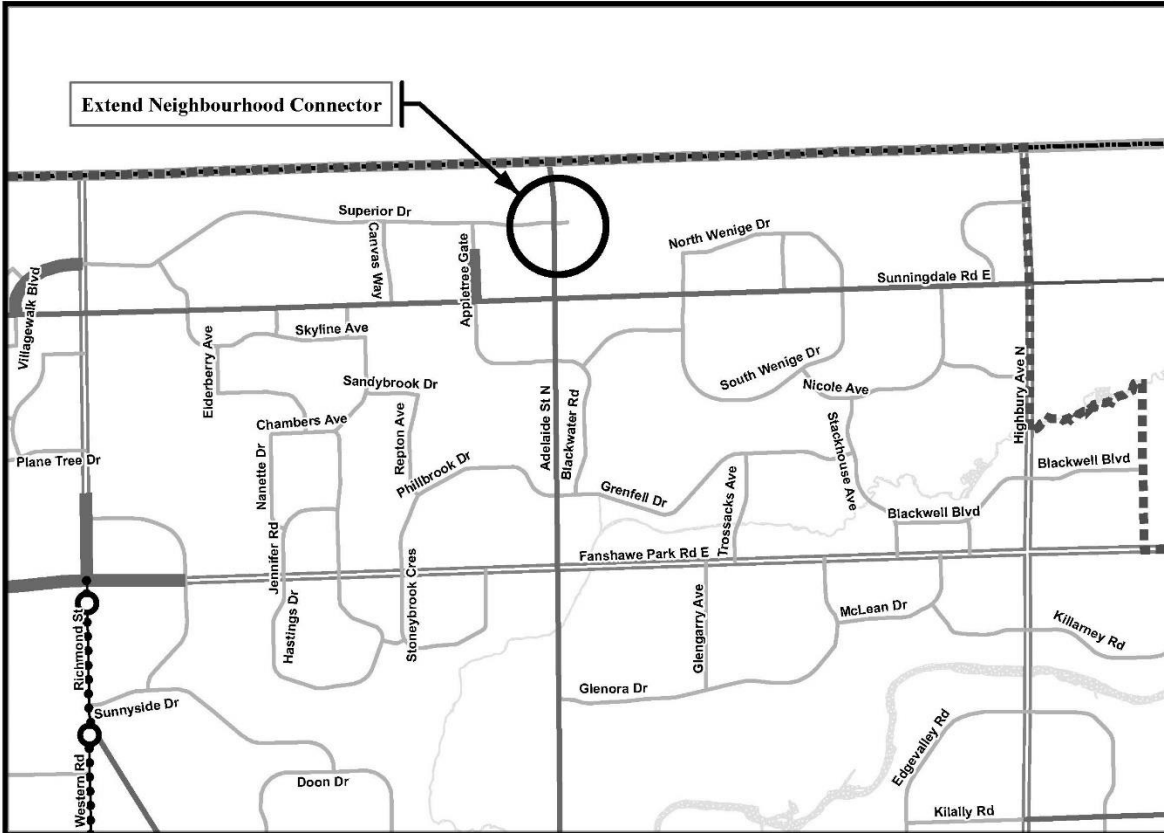


**Legend**

- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | 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><b>SCHEDULE 2-7 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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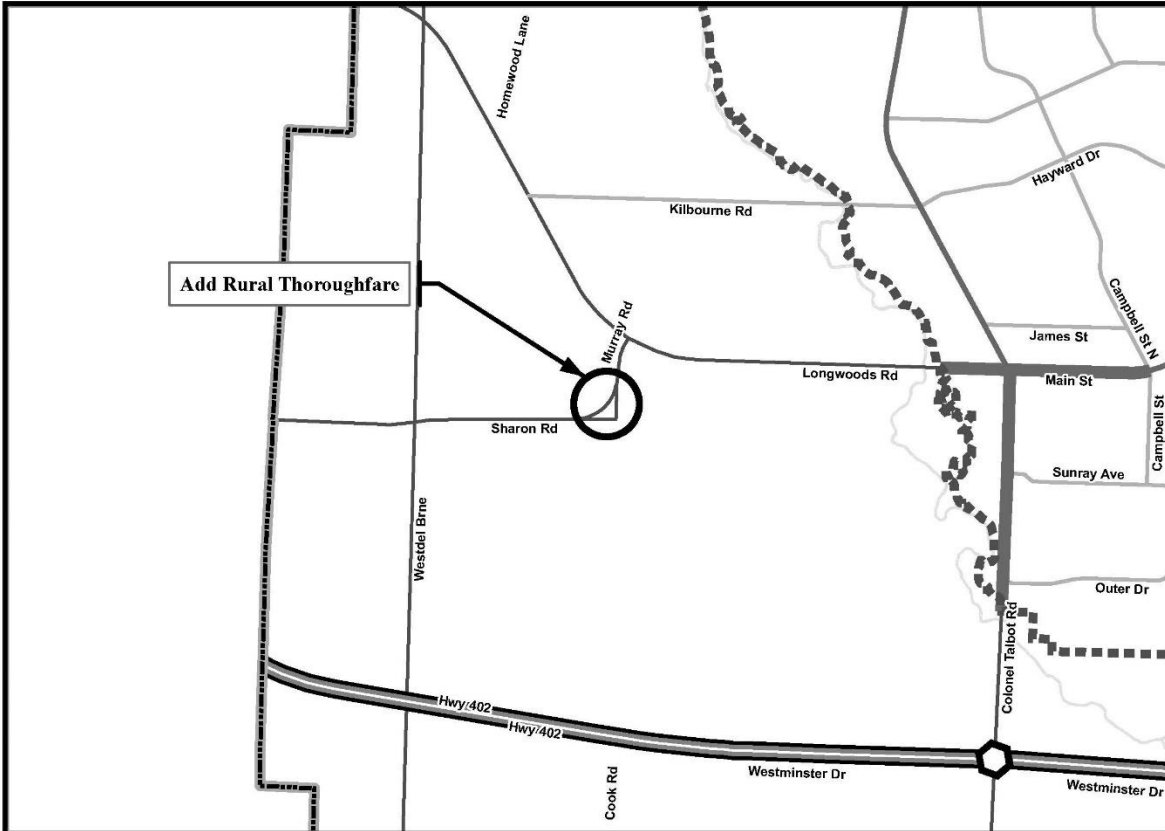
**Legend**

- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | 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         |  |                         |  |                        |

**OPA to 1989 Official Plan: OPA 706 (File Number: OZ-7921/39T-11502)**

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

<p><b>SCHEDULE 2-8 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p style="text-align: center;">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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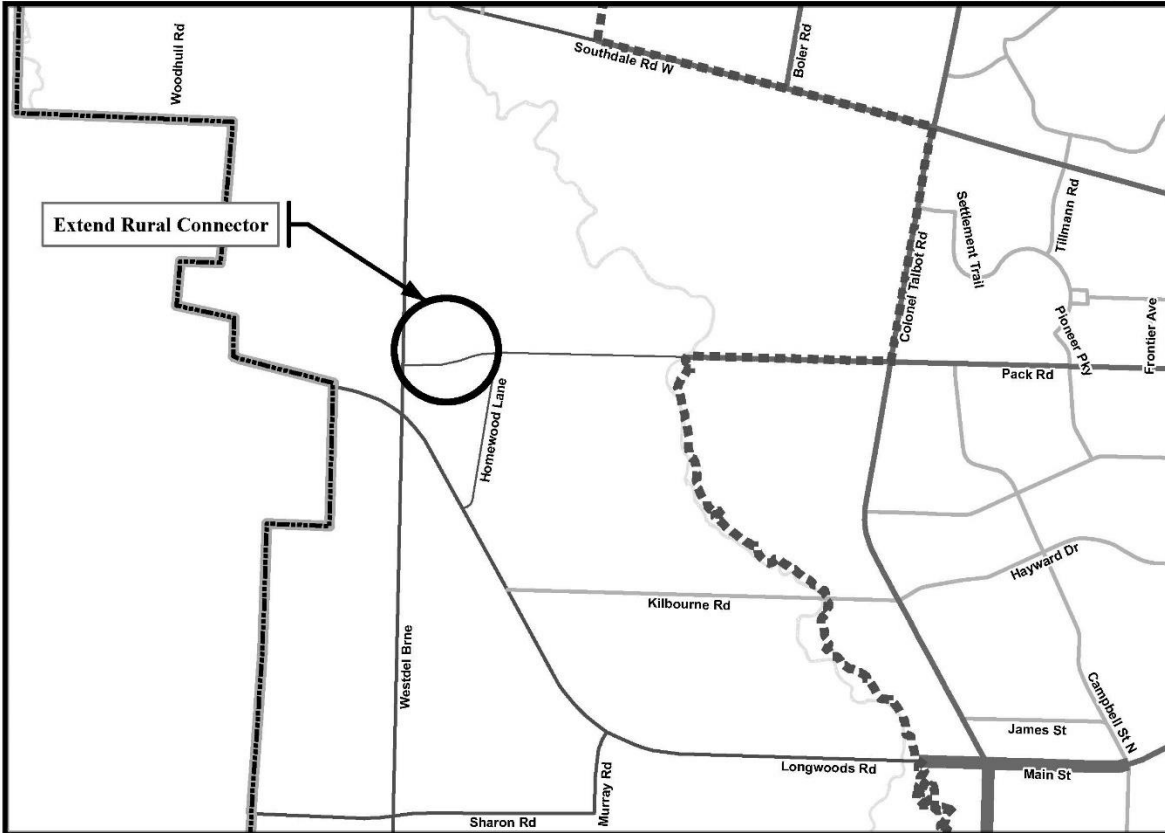


**Legend**

- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | 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 2-9 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                  Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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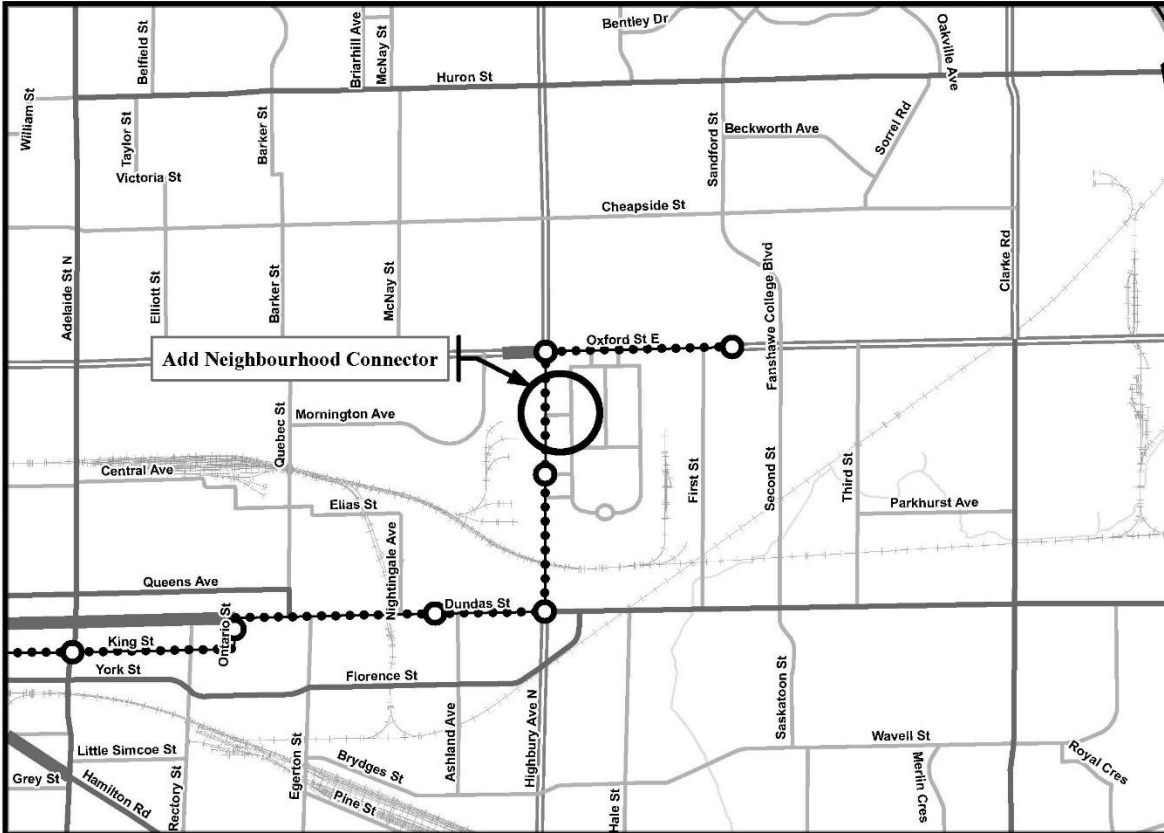


**Legend**

- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | 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 2-10 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                  Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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**Legend**

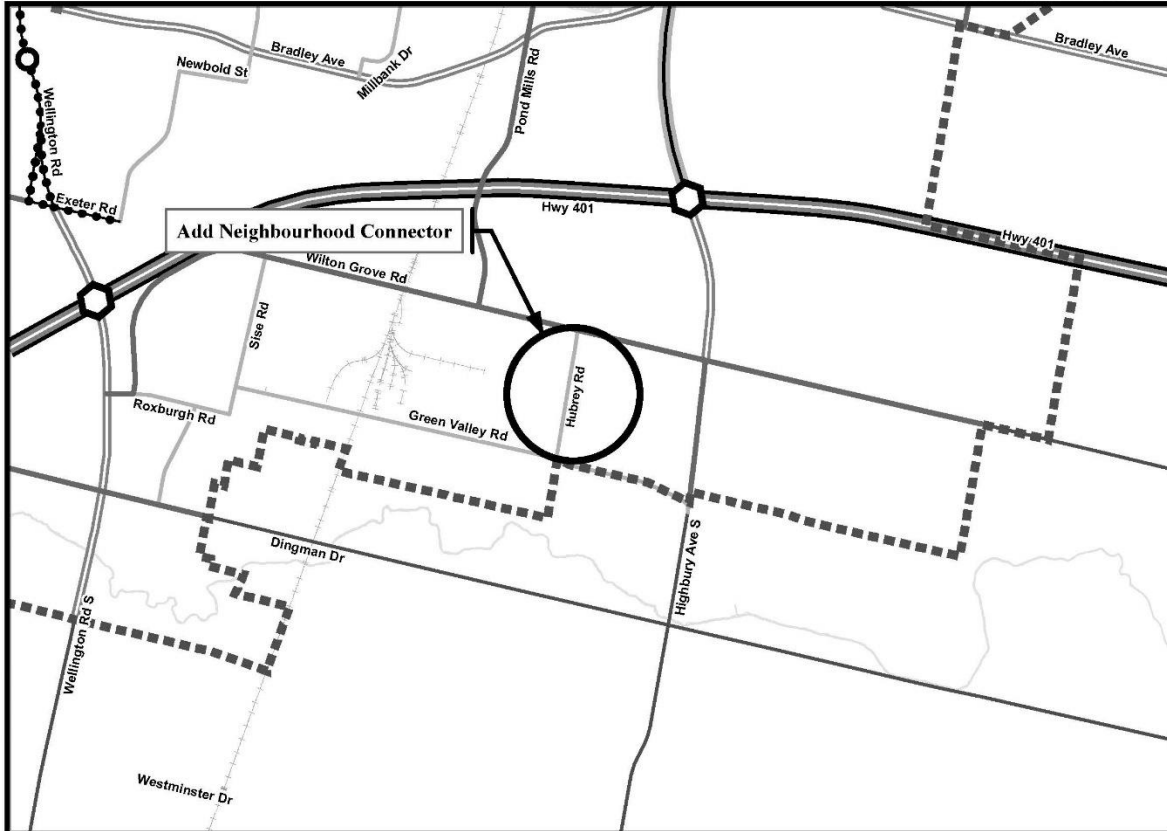
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|--|-------------------------|--|-------------------------|--|------------------------|
|  | Provincial Highway      |  | Main Street             |  | Interchanges           |
|  | Expressway              |  | Neighbourhood Connector |  | Rapid Transit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

**OPA to 1989 Official Plan: OPA 63 (File Number: OZ-9324)**

*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 2-11 TO OFFICIAL AMENDMENT NO. ____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                  Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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AMENDMENT NO:



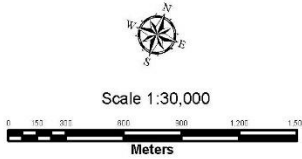
**Legend**

- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | 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.*

**SCHEDULE 2-12  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



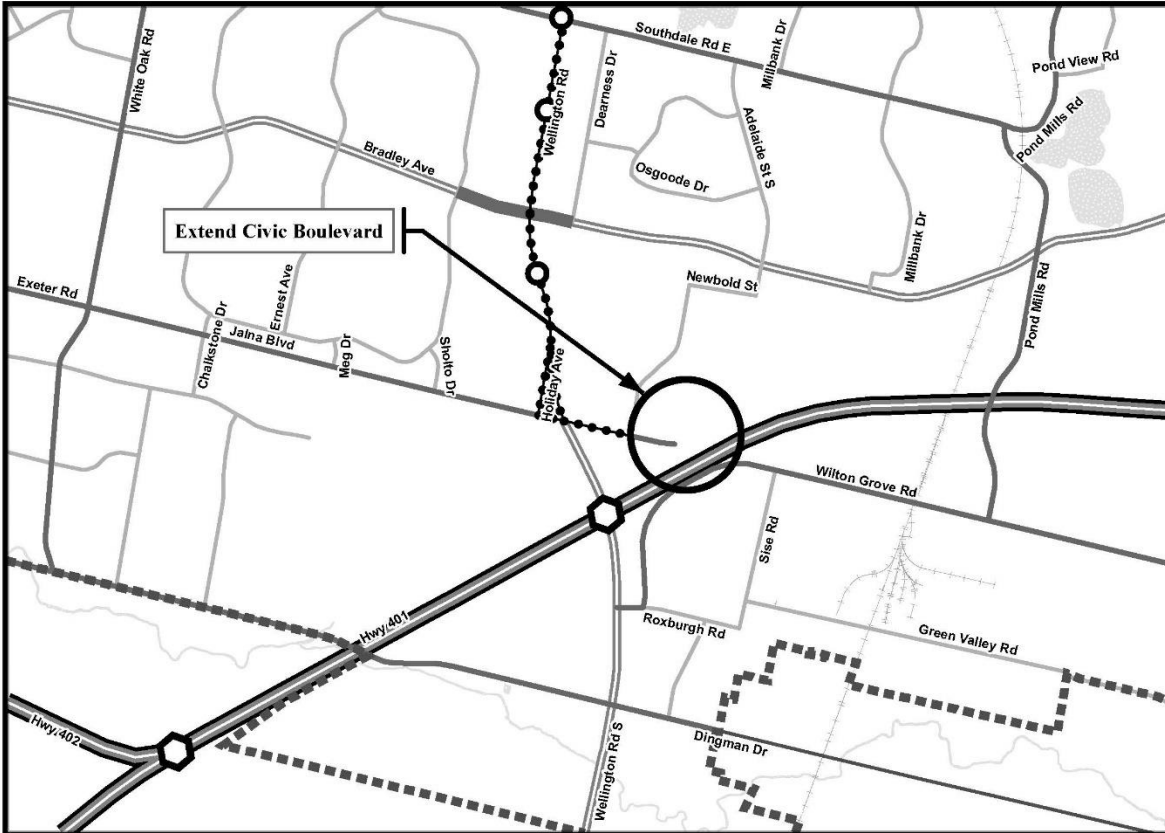
**FILE NUMBER:** O-9555

**PLANNER:** JL

**TECHNICIAN:** JI

**DATE:** 3/7/2023





**Legend**

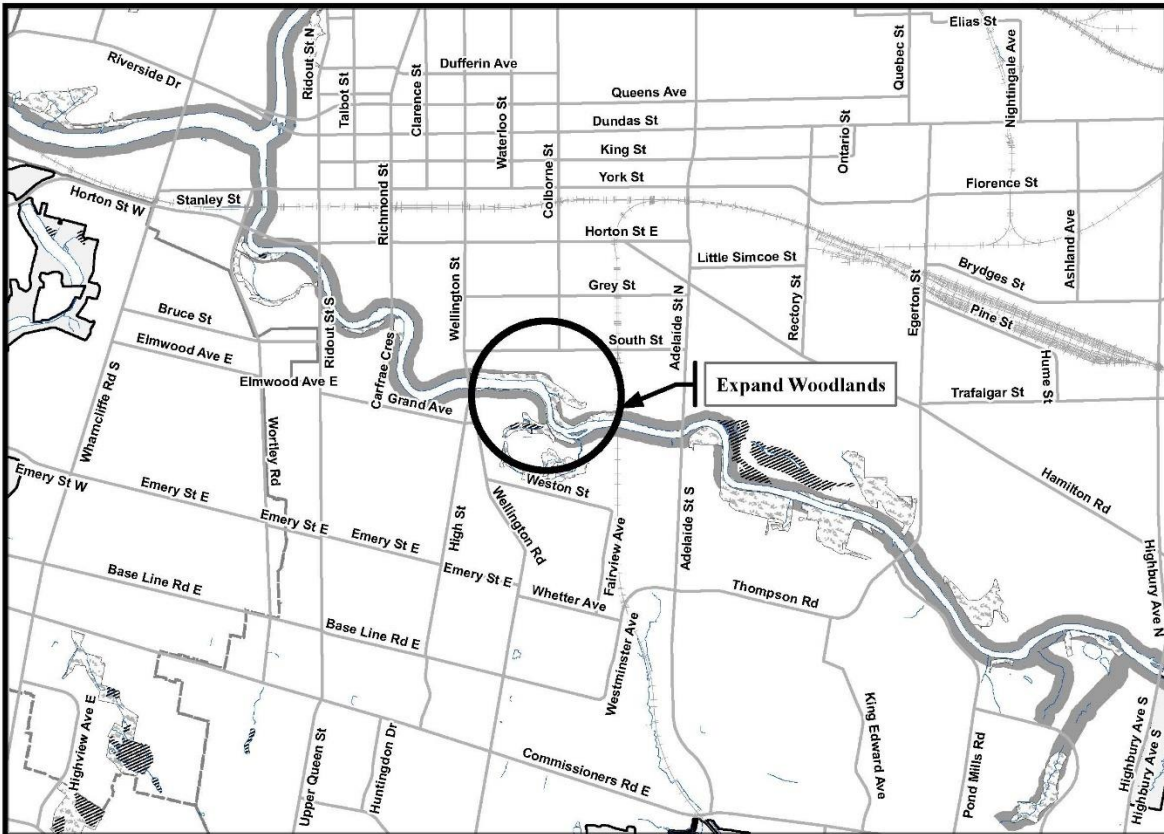
- |  |                         |  |                         |  |                        |
|--|-------------------------|--|-------------------------|--|------------------------|
|  | Provincial Highway      |  | Main Street             |  | Interchanges           |
|  | Expressway              |  | Neighbourhood 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><b>SCHEDULE 2-13 TO</b></p> <p><b>OFFICIAL AMENDMENT NO. _____</b></p> <p><small>PREPARED BY: Planning &amp; Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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SCHEDULE 3

AMENDMENT NO:



**NATURAL HERITAGE SYSTEM**

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

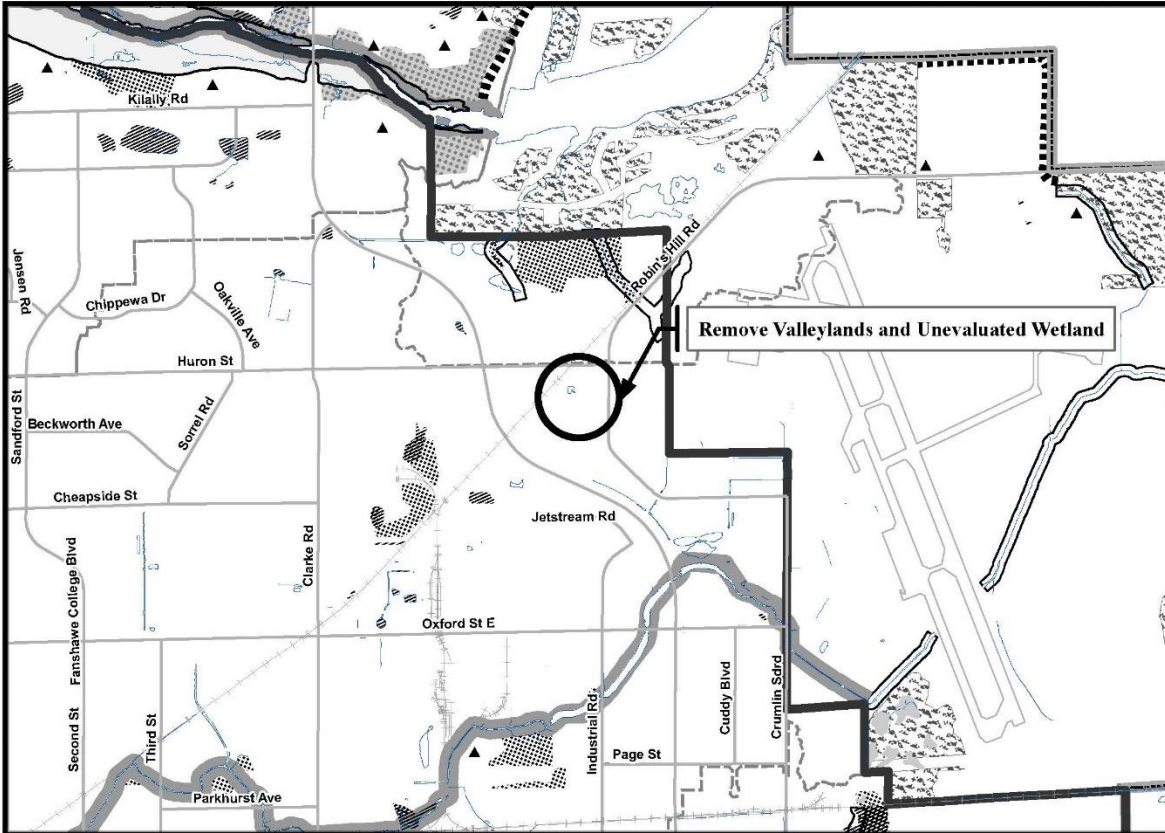
**Base Map Features**

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

**OPA to 1989 Official Plan: OPA 586 (File Number: O-8158)**

*This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.*

<p><b>SCHEDULE 3-1 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/6/2023</p>
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**NATURAL HERITAGE SYSTEM**

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

**Base Map Features**

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

*This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.*

<p><b>SCHEDULE 3-2 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>		<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/8/2023</p>
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AMENDMENT NO:



**NATURAL HERITAGE SYSTEM**

- |                                   |  |
|-----------------------------------|--|
| Provincially Significant Wetlands | Areas of Natural and Scientific Interest |
| Wetlands                          | Environmentally Significant Areas (ESA)  |
| Unevaluated Wetlands              | Potential ESAs                           |
| Significant Woodlands             | Upland Corridors                         |
| Woodlands                         | Potential Naturalization Areas           |
| Significant Valley Lands          | Unevaluated Vegetation Patches           |
| Valley Lands                      |  |

**Base Map Features**

- |   |
|---|
| Railways  |
| Water Courses/Ponds                                     |
| Streets (see Map 3)                                     |
| Conservation Authority Boundary                         |
| Subwatershed Boundary                                   |
| Subject to Site Specific Appeals (LPAT Appeal PL170100) |

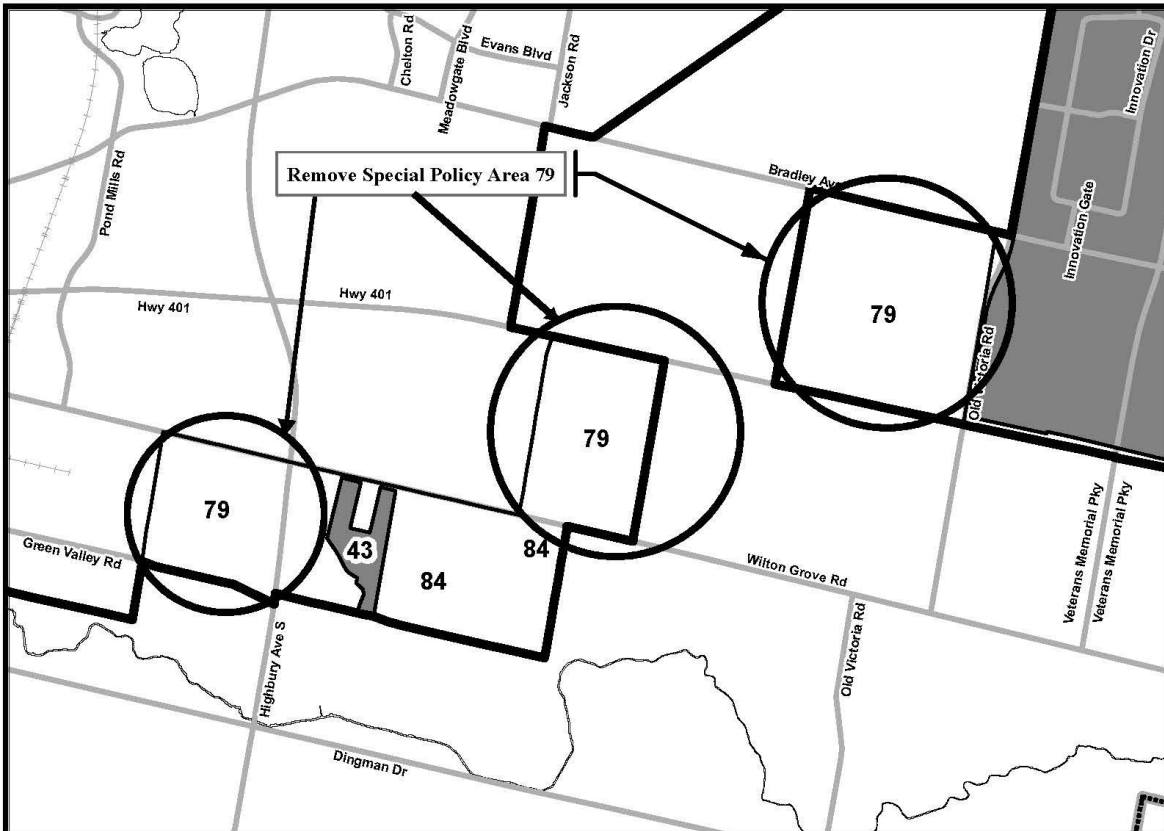
**OPA to 1989 Official Plan: OPA 650 (File Number: OZ-8667)**

*This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.*

<p><b>SCHEDULE 3-3 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/8/2023</p>
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SCHEDULE 4

AMENDMENT NO:

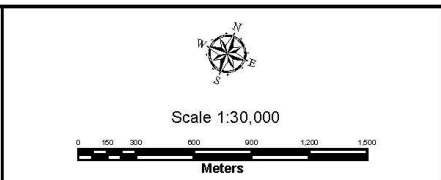


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

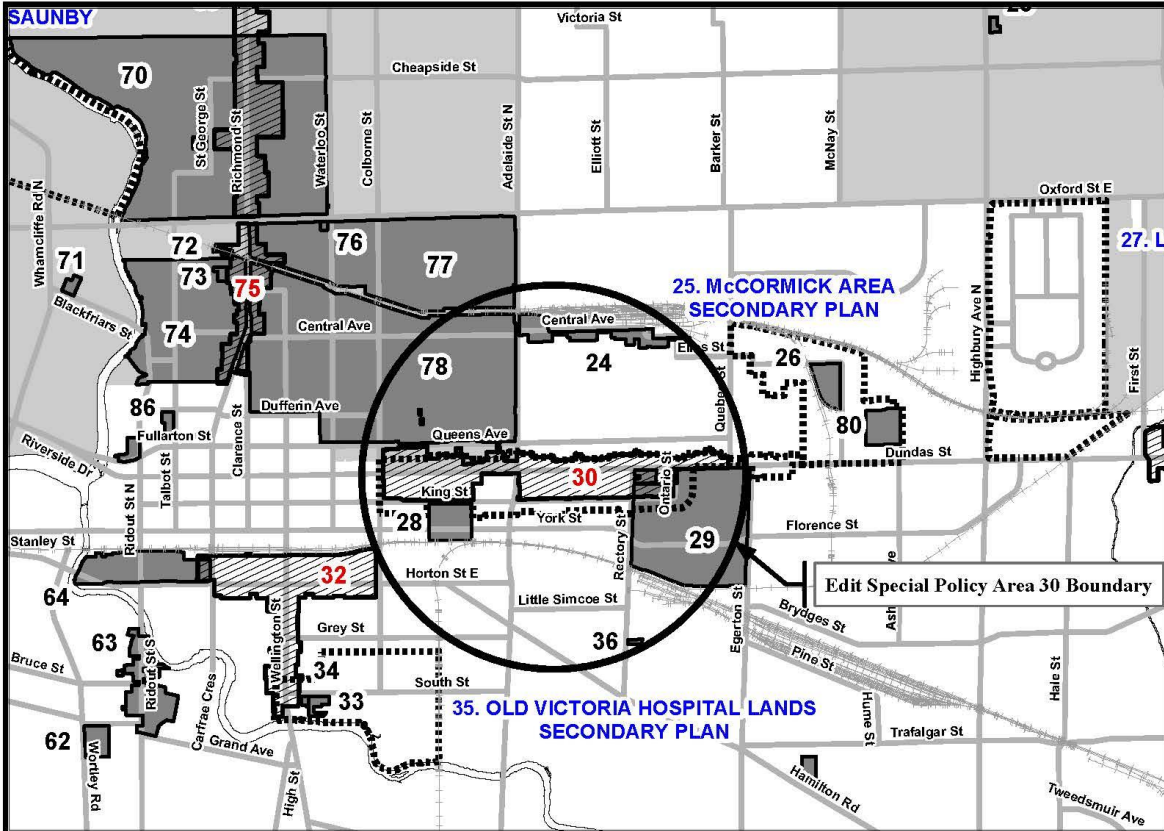
**SCHEDULE 4-1  
TO**  
OFFICIAL AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Planning & Development



FILE NUMBER: O-9555  
PLANNER: JL  
TECHNICIAN: JI  
DATE: 3/3/2023

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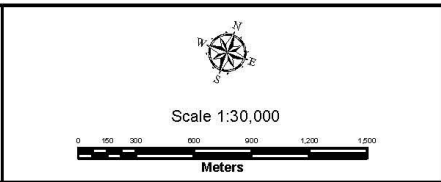


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

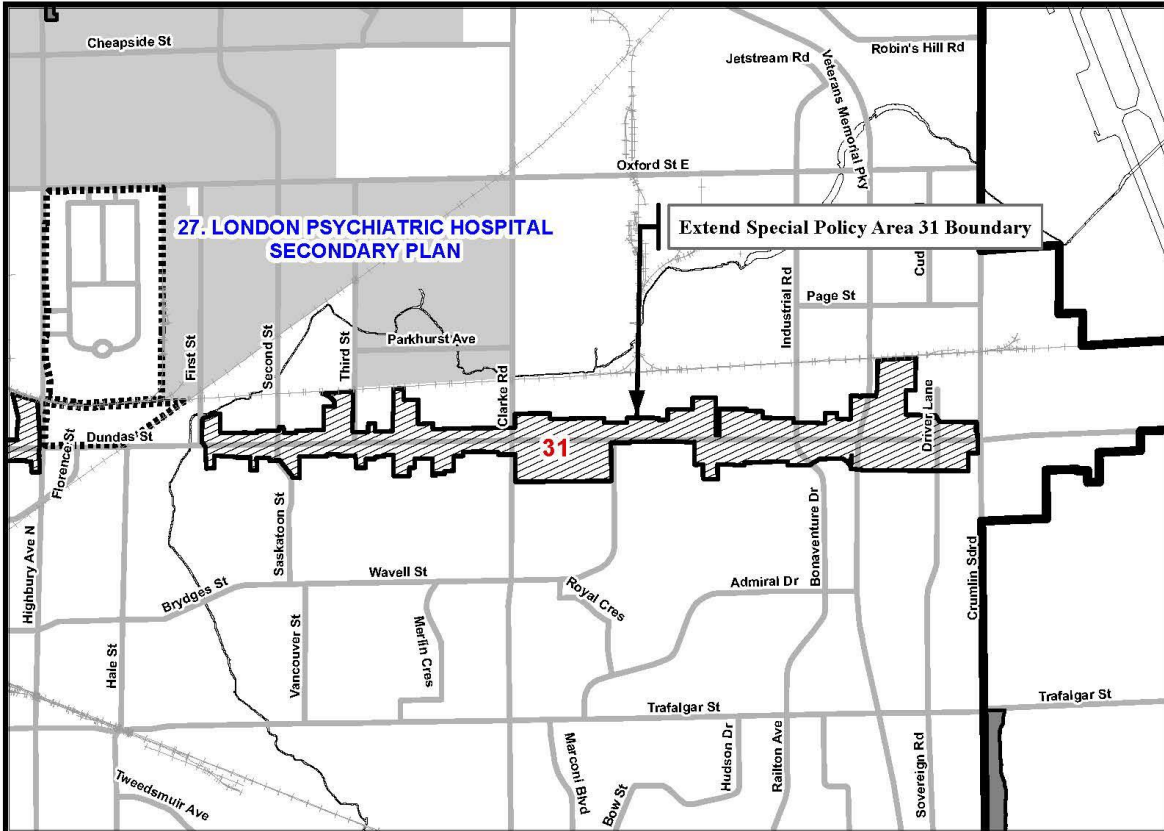
*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE 4-2  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/6/2023

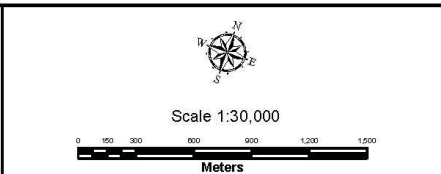


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

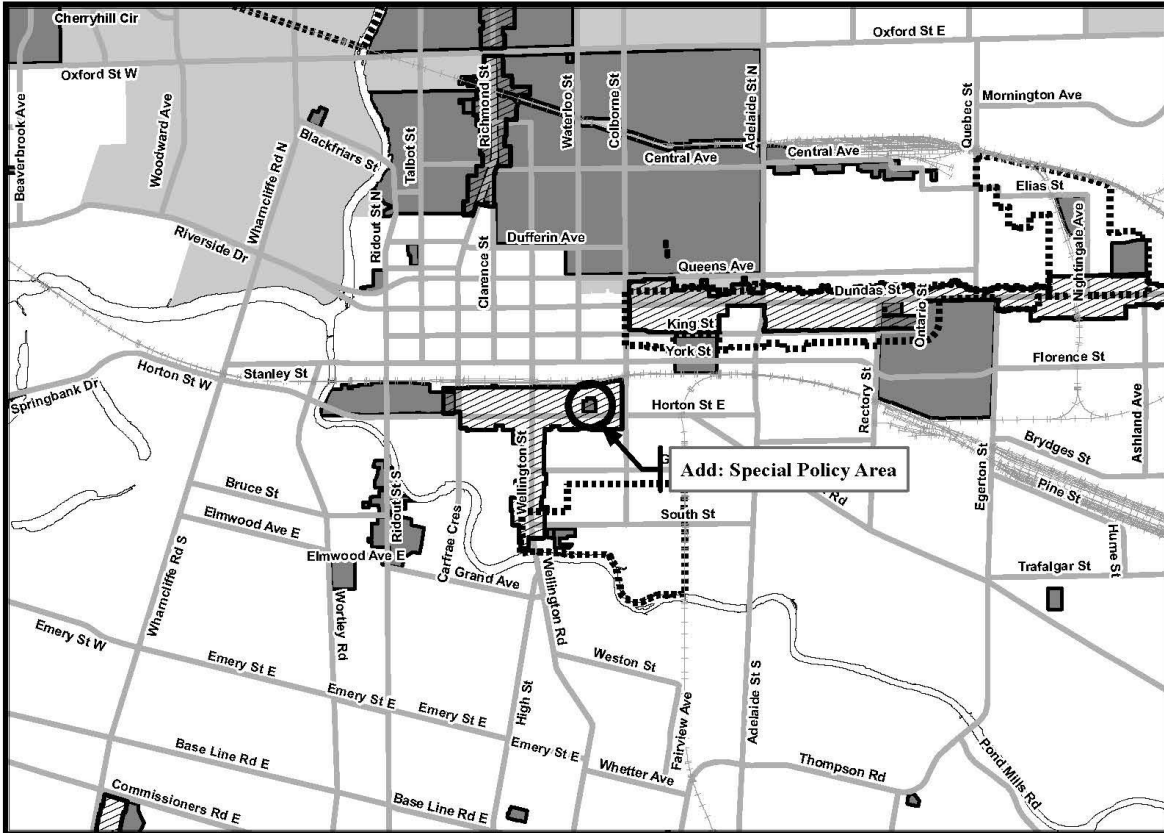
**SCHEDULE 4-3  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/6/2023

AMENDMENT NO:



**LEGEND**

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

**BASE MAP FEATURES**

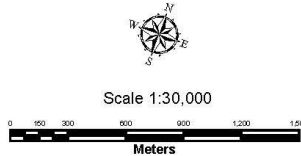
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 642 (File Number: OZ-8598)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE 4-4  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

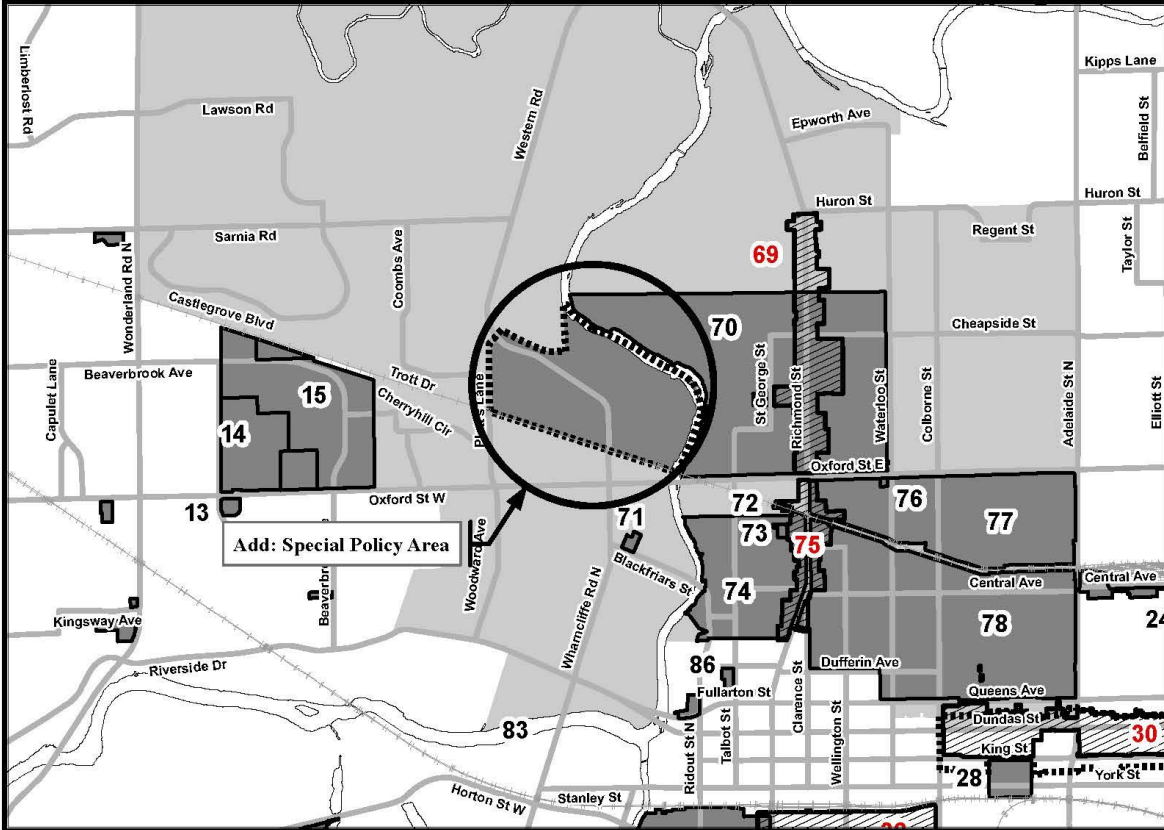
PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/6/2023



AMENDMENT NO:



**LEGEND**

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

**BASE MAP FEATURES**

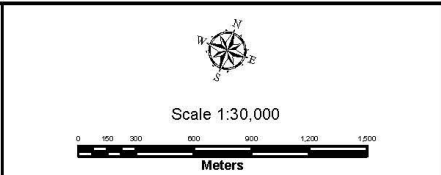
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 646 (File Number: O-8478)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

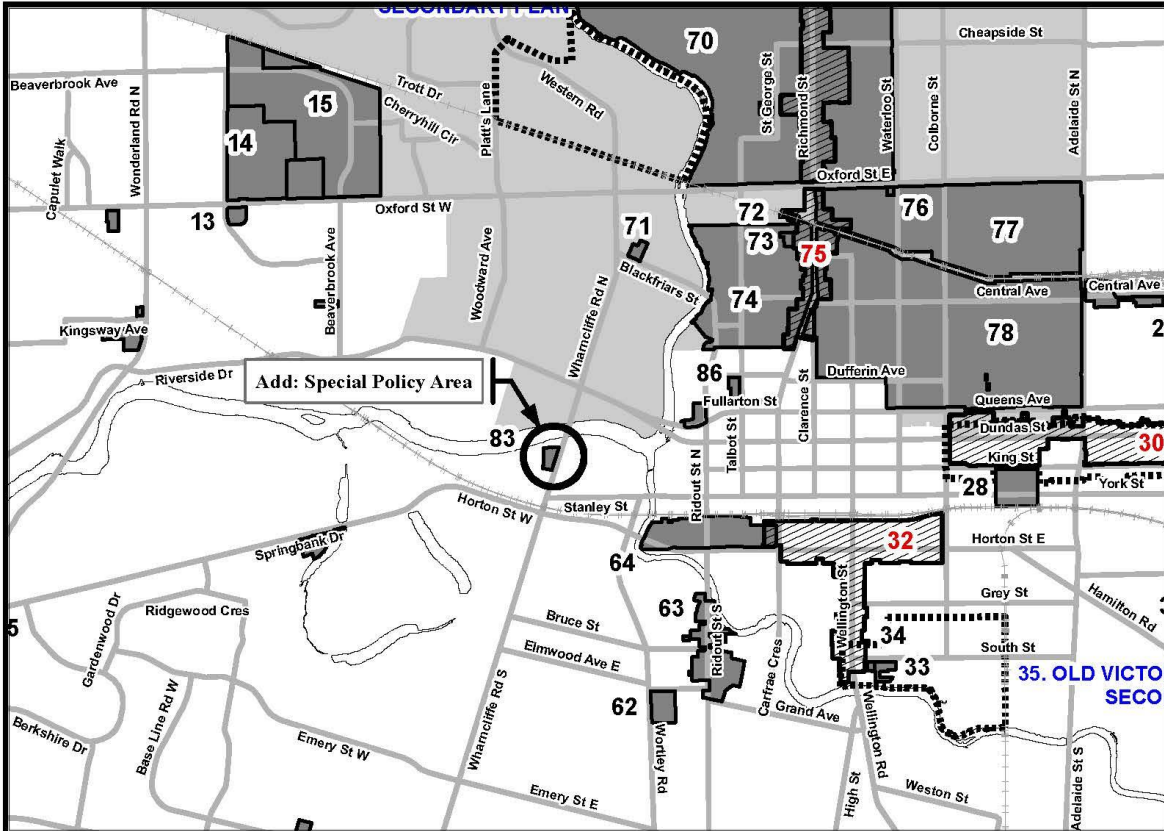
**SCHEDULE 4-5  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/7/2023

AMENDMENT NO:



**LEGEND**

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

**BASE MAP FEATURES**

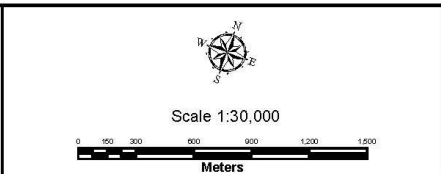
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 647 (File Number: OZ-8484)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

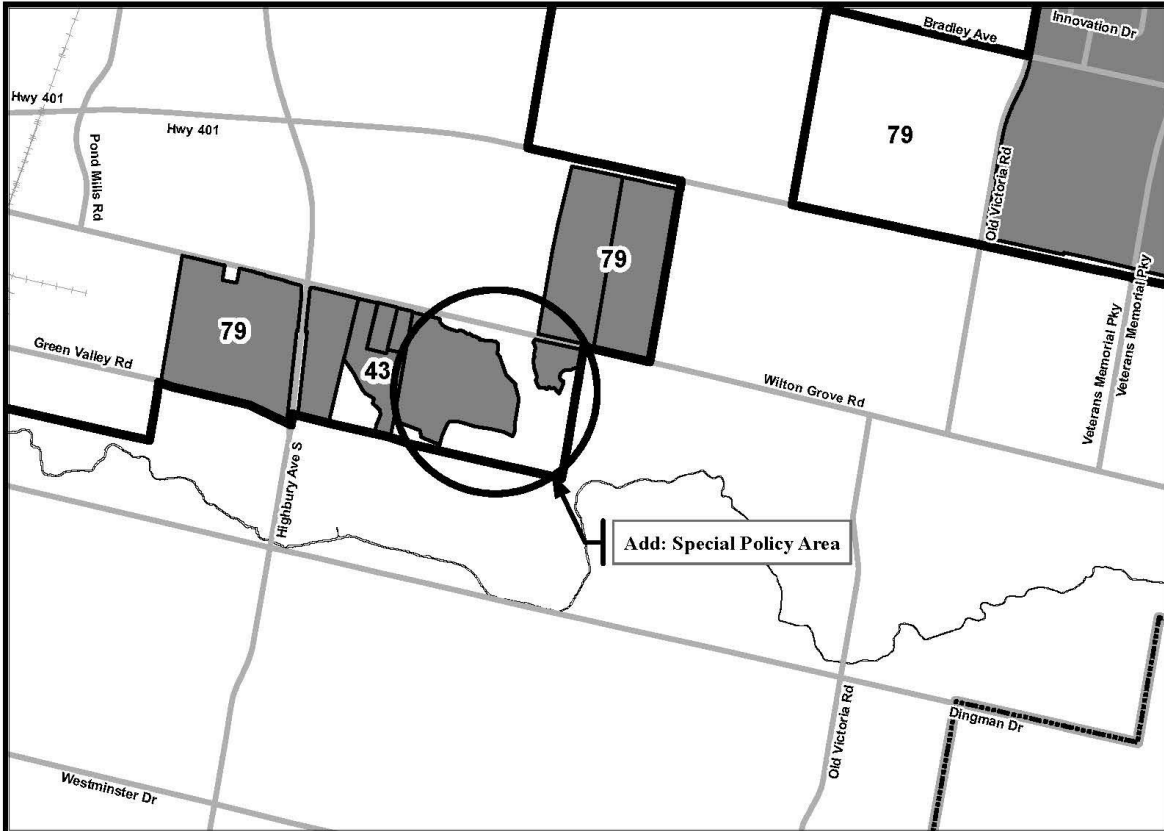
**SCHEDULE 4-6  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/6/2023

AMENDMENT NO:



**LEGEND**

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

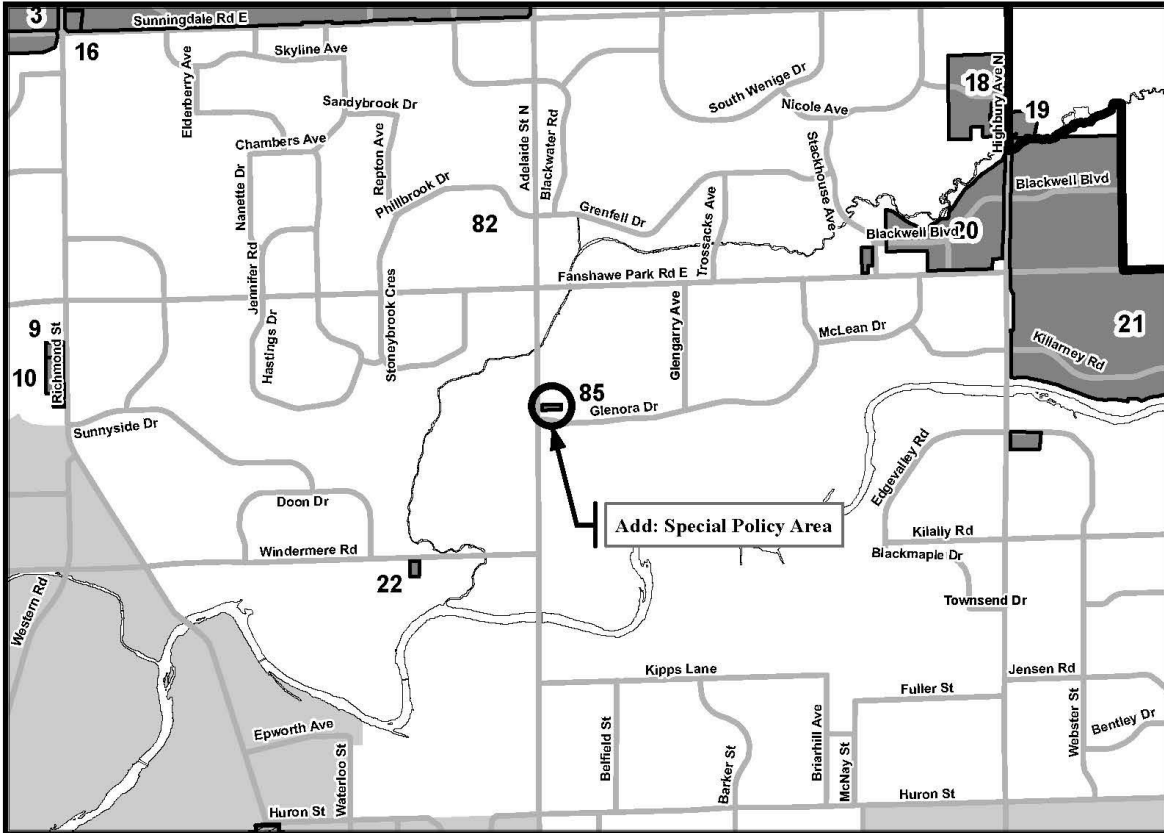
**BASE MAP FEATURES**

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 650 (File Number: OZ-8667)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 4-7 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                  Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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**LEGEND**

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

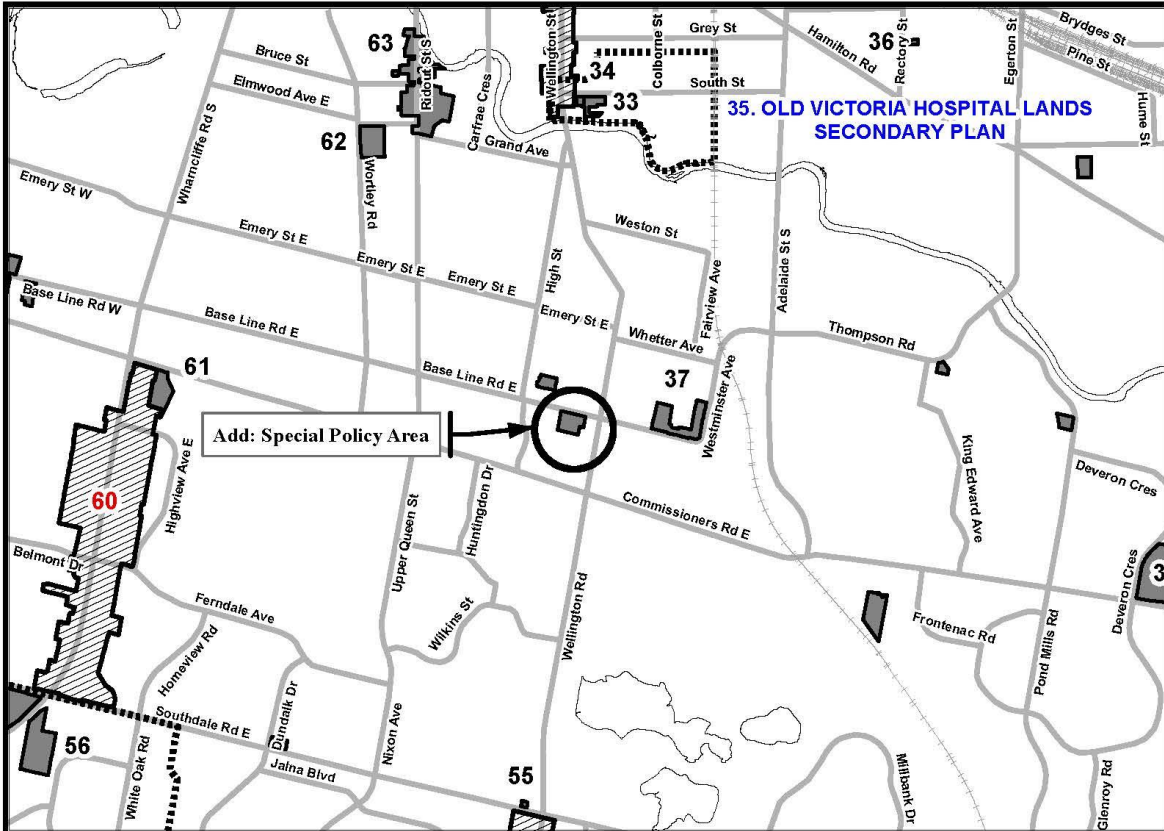
**BASE MAP FEATURES**

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 651 (File Number: OZ-8684)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*





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**LEGEND**


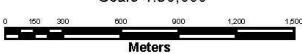
-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

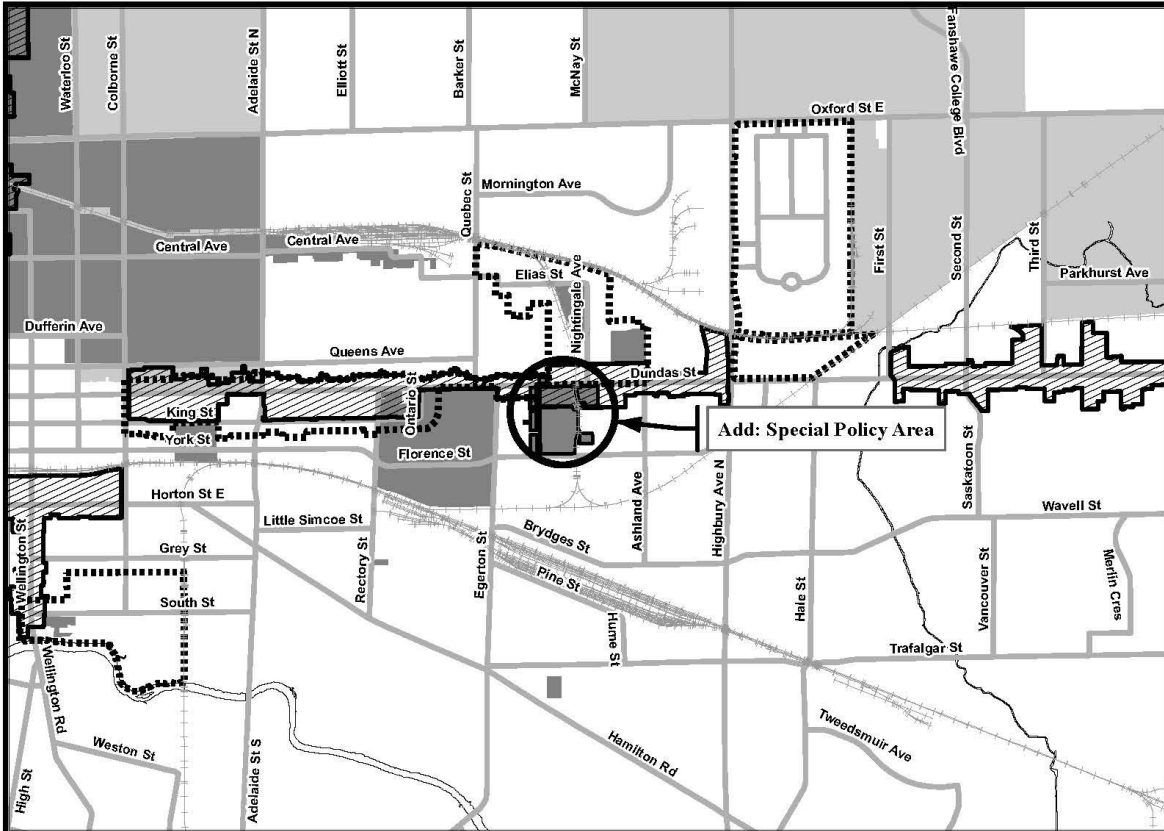
**BASE MAP FEATURES**

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

**OPA to 1989 Official Plan : OPA 658 (File Number: OZ-8711)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 4-9 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/6/2023</p>
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**LEGEND**

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

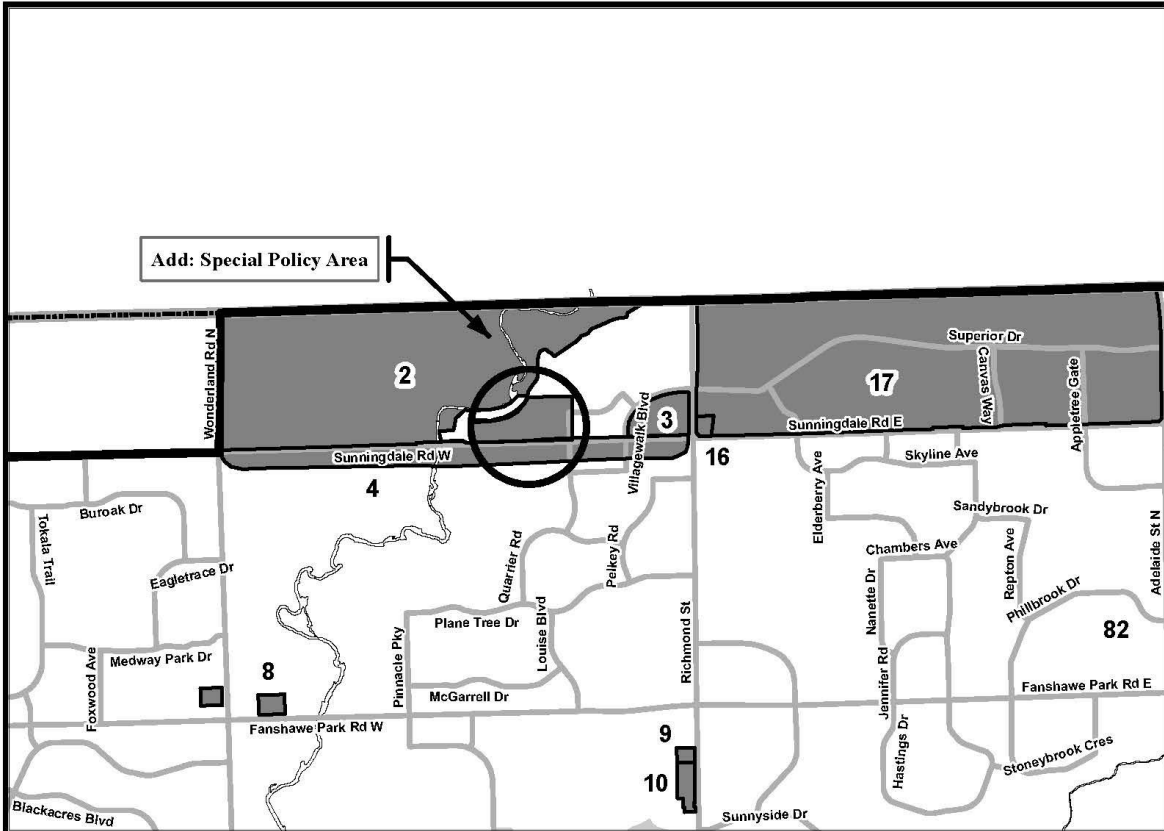
**BASE MAP FEATURES**

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 663 and 664 (File Number: OZ-8794)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 4-10 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/6/2023</p>
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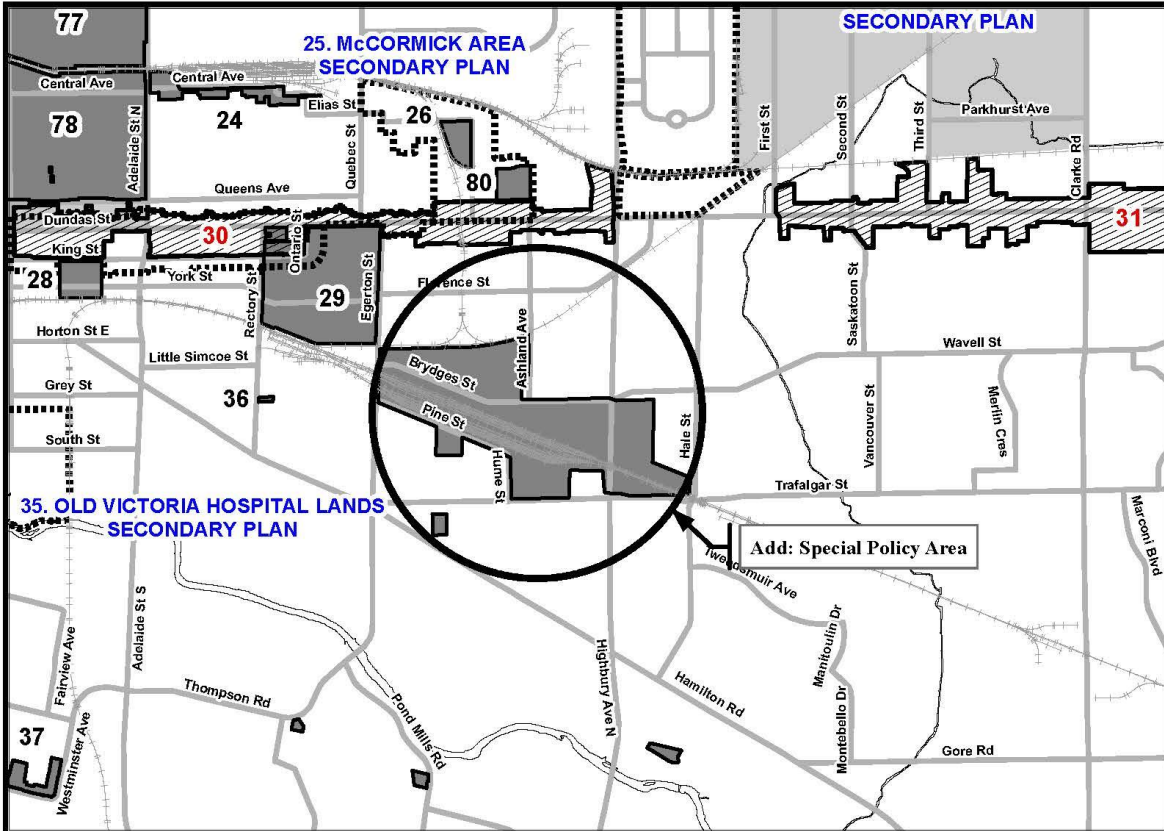


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 666 (File Number: OZ-8639/39T-16504)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*





<p><b>SCHEDULE 4-11 TO OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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**LEGEND**


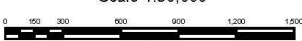
-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

**BASE MAP FEATURES**

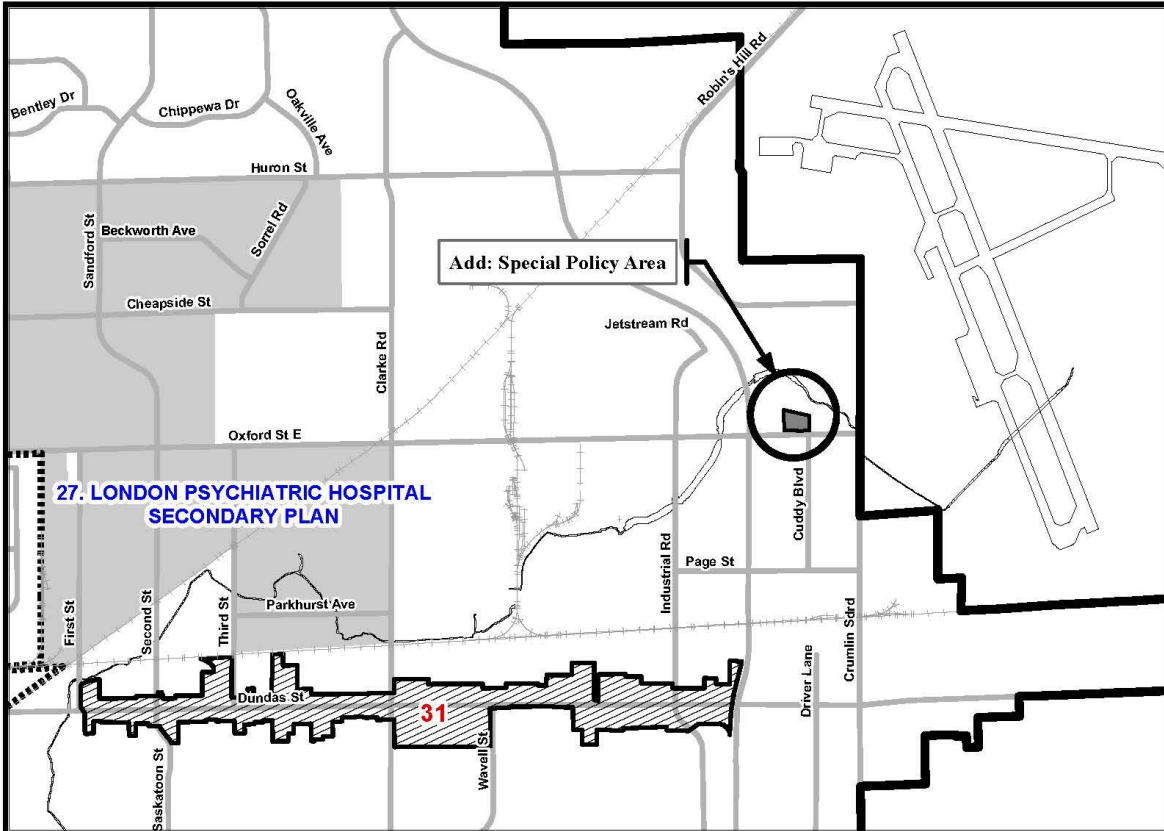
-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 669 (File Number:O-8749)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 4-12 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/6/2023</p>
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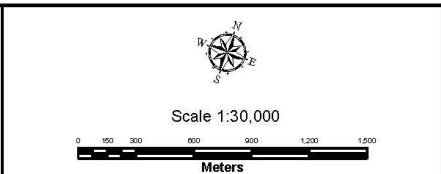
LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 671 (File Number: OZ-8851)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

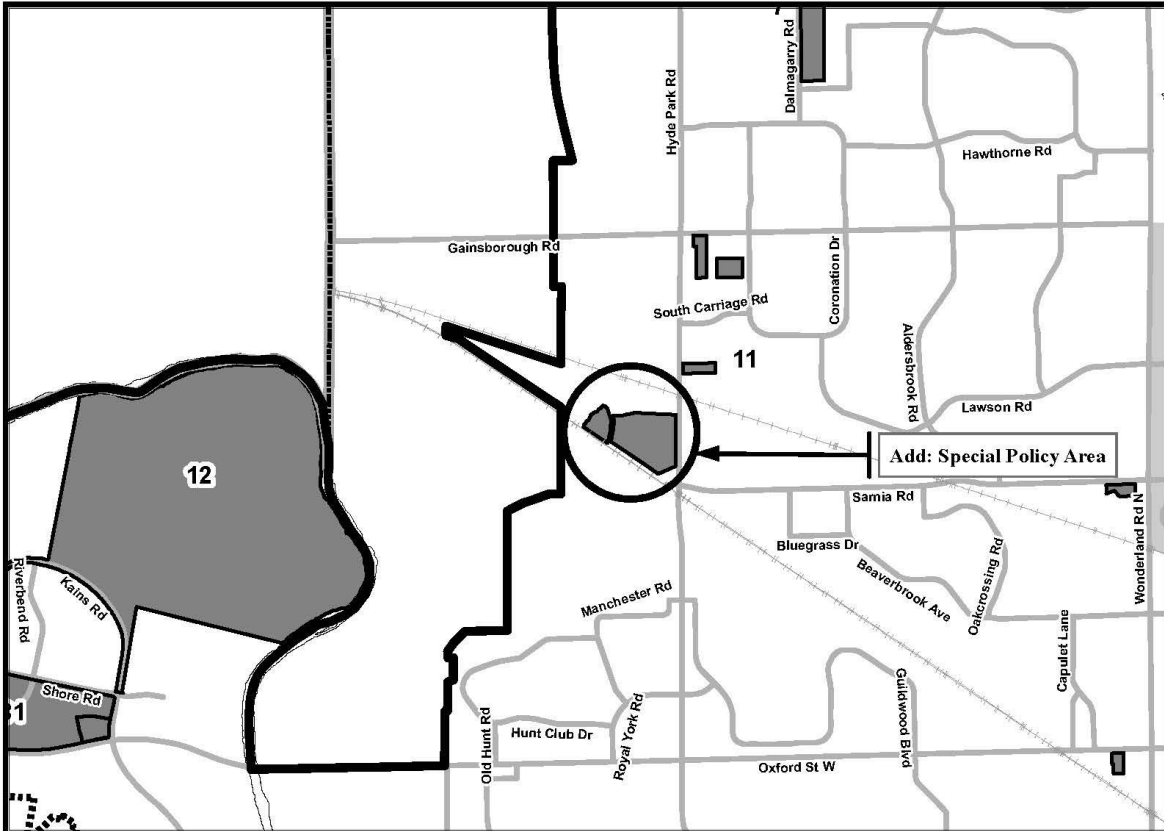
**SCHEDULE 4-13  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/6/2023





AMENDMENT NO:



**LEGEND**


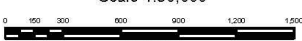
-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

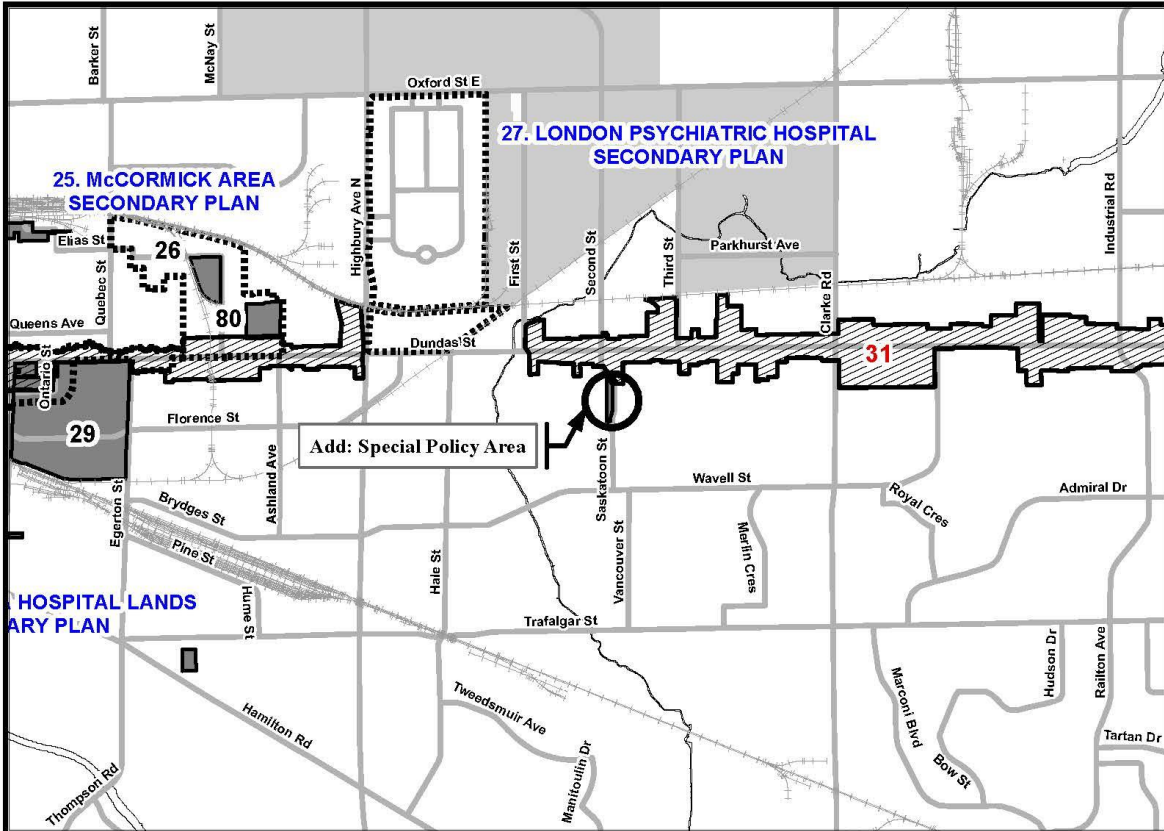
**BASE MAP FEATURES**

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 672 (File Number: O-8822)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 4-14 TO</b></p> <p align="center"><b>OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                    Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/6/2023</p>
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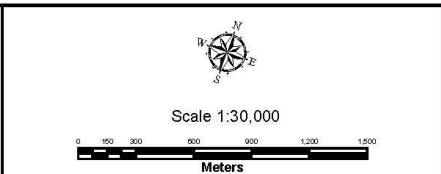
<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Specific Policies</li> <li><span style="display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> Rapid Transit and Urban Corridor Specific-Segment Policies</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> Near Campus Neighbourhood</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 2px dashed black; margin-right: 5px;"></span> Secondary Plans</li> </ul>	<p><b>BASE MAP FEATURES</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 1px solid black; margin-right: 5px;"></span> Streets (See Map 3)</li> <li><span style="display: inline-block; width: 20px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Railways</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid black; margin-right: 5px;"></span> Urban Growth Boundary</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Water Courses/Ponds</li> </ul>
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**OPA to 1989 Official Plan: OPA 681 (OZ-8883)**

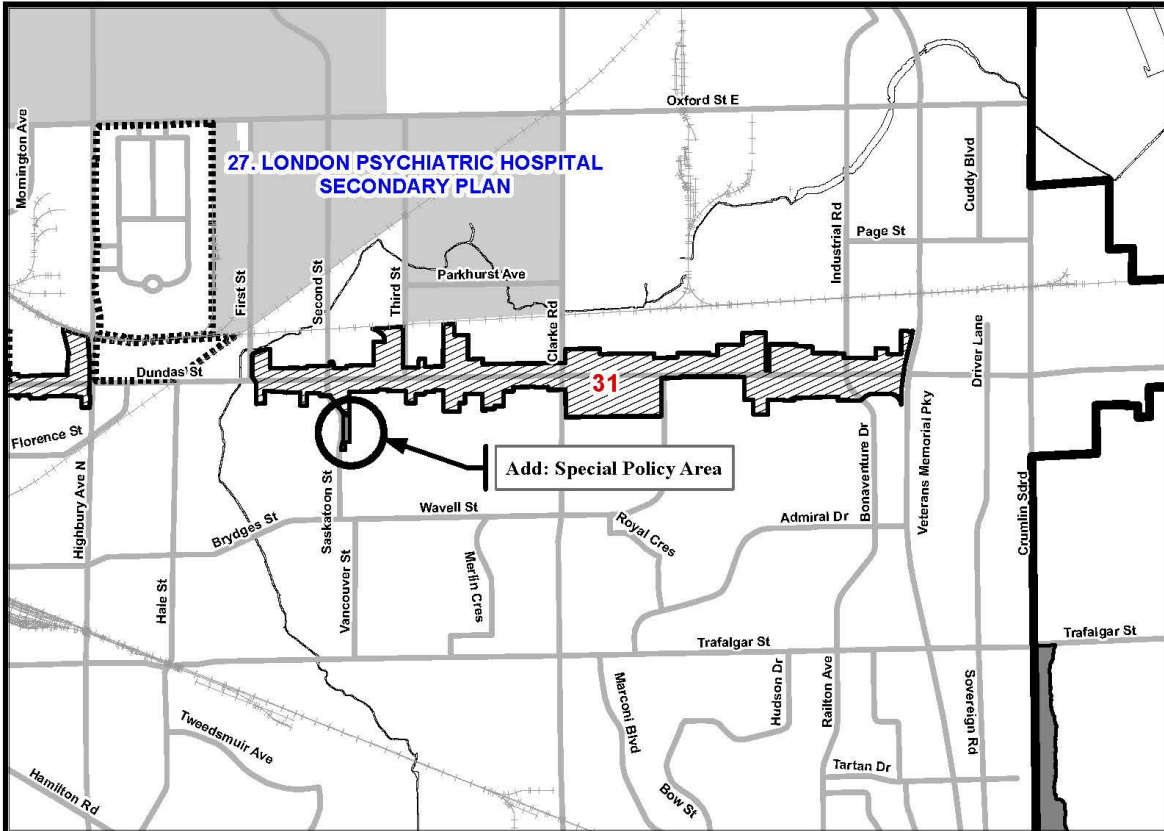
*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE 4-15  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/6/2023



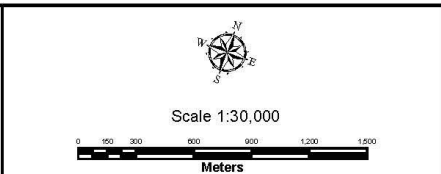
LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 681 (File Number: OZ-8883)**

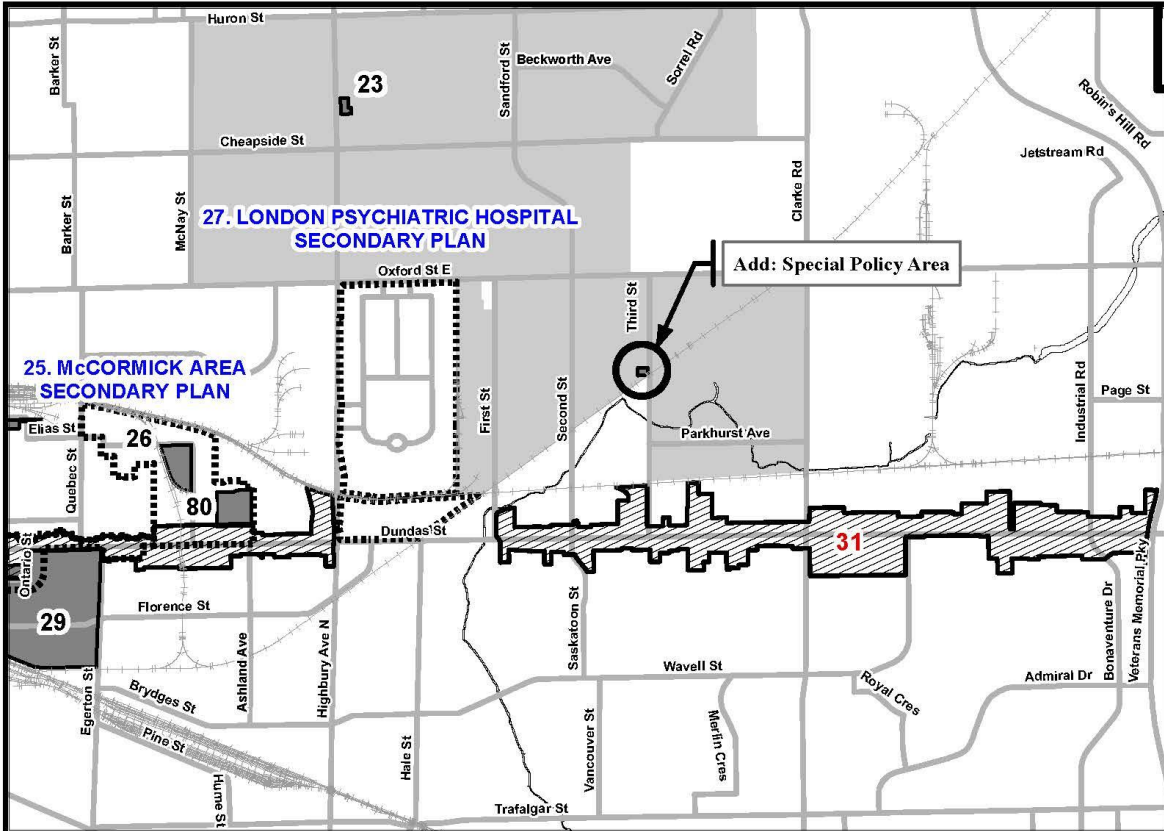
*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE 4-16  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development







**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/6/2023



**LEGEND**

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

**BASE MAP FEATURES**

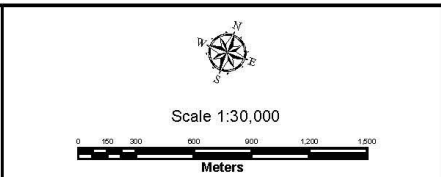
-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

OPA to 1989 Official Plan: OPA 708 (File Number: OZ-9028)

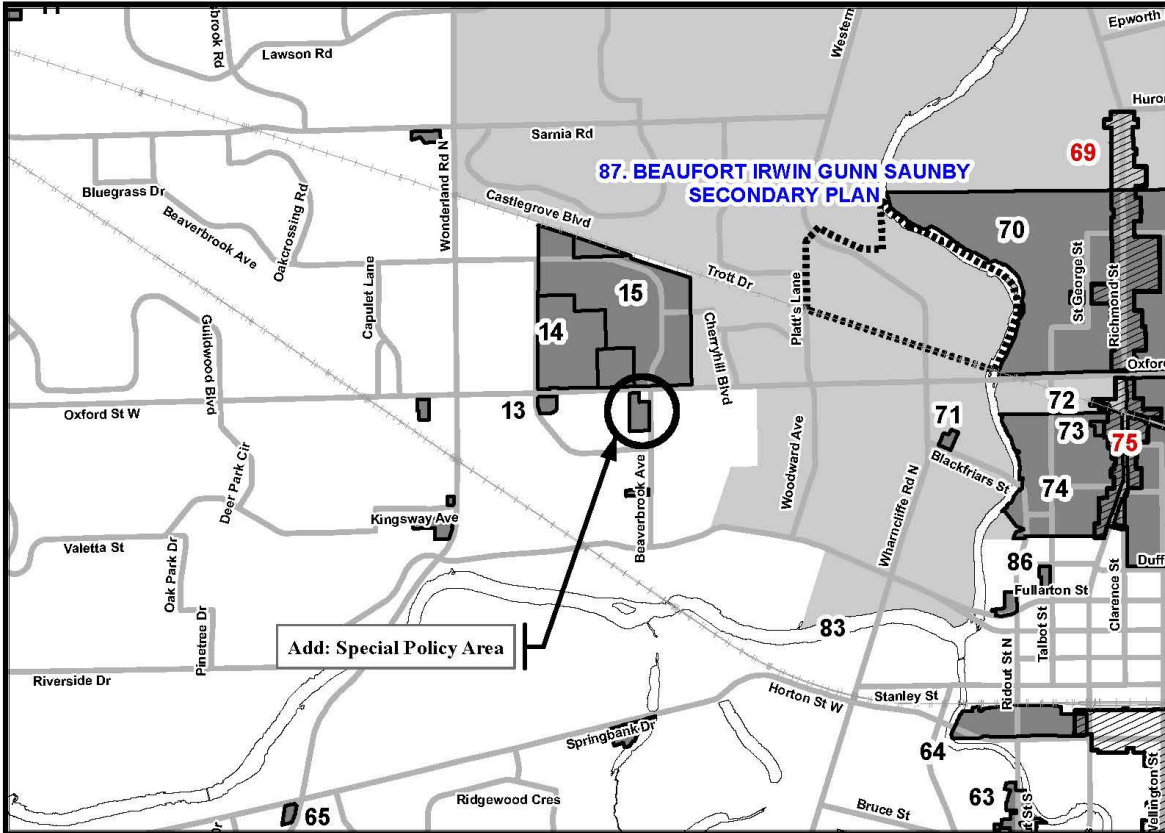
*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE 4-17  
TO  
OFFICIAL AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Planning & Development



**FILE NUMBER:** O-9555  
**PLANNER:** JL  
**TECHNICIAN:** JI  
**DATE:** 3/6/2023



**LEGEND**

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

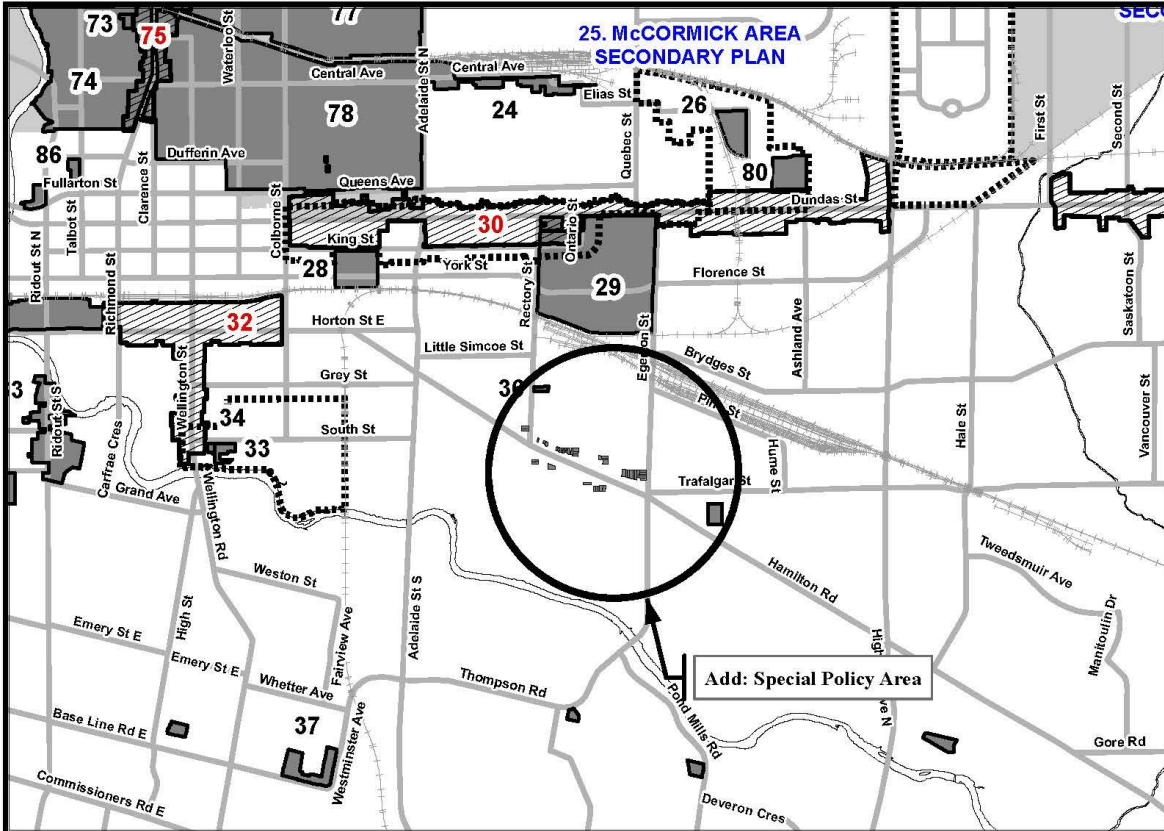
**BASE MAP FEATURES**

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 712 (File Number: OZ-9041)**

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 4-18 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                  0 150 300 600 900 1200 1500                  Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/6/2023</p>
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**LEGEND**

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

**BASE MAP FEATURES**

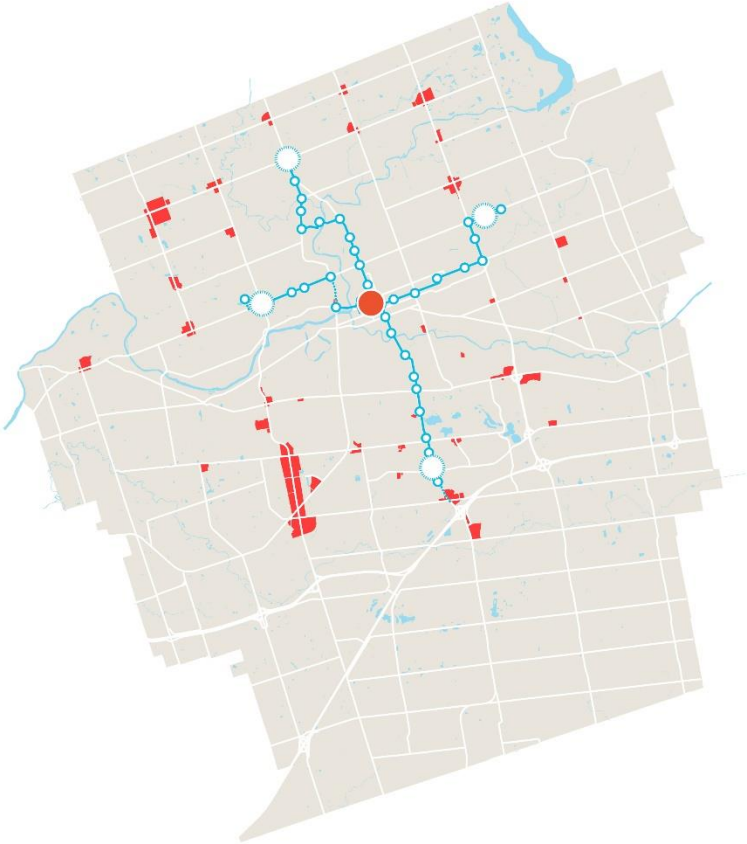
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

**OPA to 1989 Official Plan: OPA 715 (File Number: OZ-8997)**

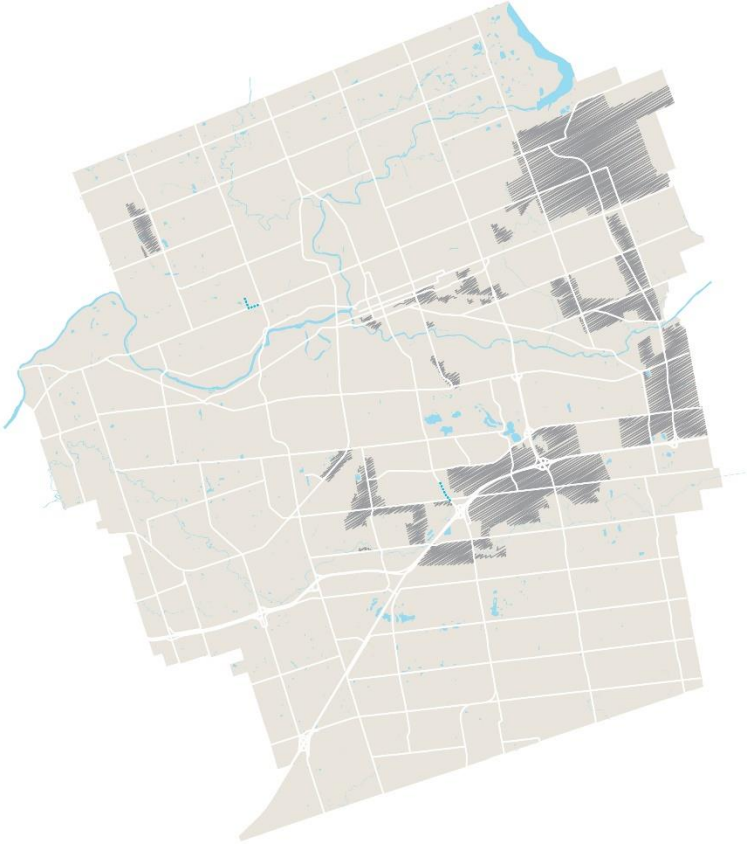
*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

<p align="center"><b>SCHEDULE 4-19 TO OFFICIAL AMENDMENT NO. _____</b></p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                  Meters             </p>	<p><b>FILE NUMBER:</b> O-9555</p> <p><b>PLANNER:</b> JL</p> <p><b>TECHNICIAN:</b> JI</p> <p><b>DATE:</b> 3/7/2023</p>
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SCHEDULE 5

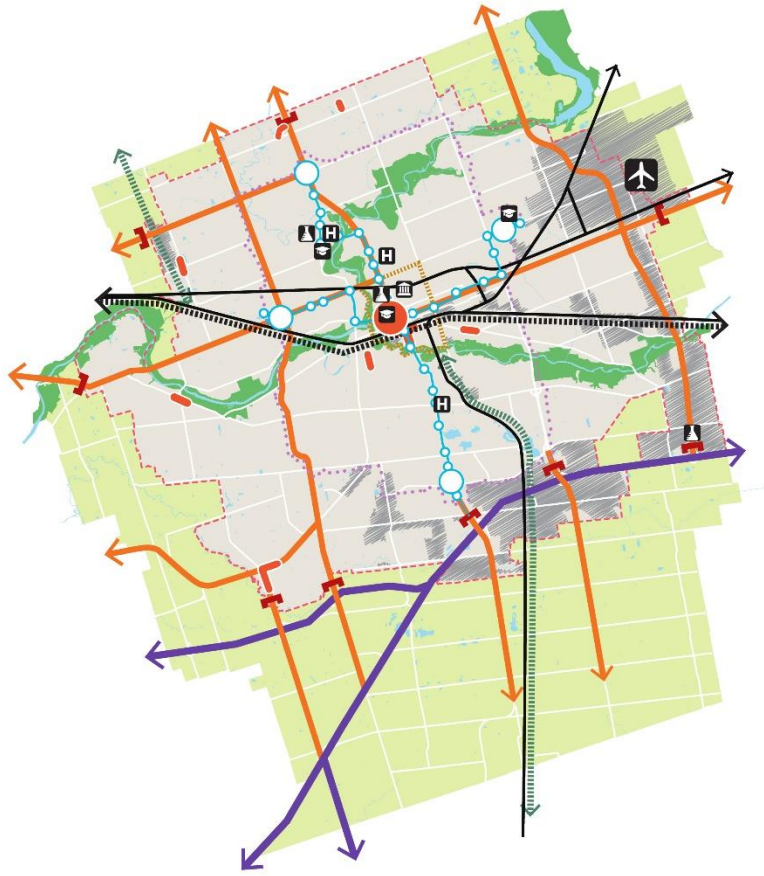


SCHEDULE 6





SCHEDULE 7



Bill No.  
2023

By-law No. C.P.-1512

A by-law to amend The Official Plan for the  
City of London, 2016 relating to the Street  
Width Policy Review.

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, 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 April 25, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 25, 2023  
Second Reading – April 25, 2023  
Third Reading – April 25, 2023

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To add alternative street widths to The Official Plan.
2. To clarify the planned street width for the Main Street Classification.
3. To modify the process for alternative street widths as outlined in The Official Plan.

**B. LOCATION OF THIS AMENDMENT**

This policy Amendment applies to lands within the City of London.

**C. BASIS OF THE AMENDMENT**

The City has undertaken a street width policy review that has recommended to add alternative street widths to The Official Plan, clarify the planned street width for the Main Street Classification and modify the requirements for alternative street widths. This amendment will ensure that the policies of the Plan will direct that recommendation and ensure that recommended zoning regulations conform with The Official Plan policies.

**D. THE AMENDMENT**

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

1. The City Building policies of The Official Plan are amended by amending Table 6 – Street Classification Design Features as follows: The Planned Street Width (Width of Right-of-way) for the Main Street Classification of 45m is deleted and replaced with the following: “same as underlying street classification.”
2. Map 3 of The Official Plan is amended by changing Dundas Street between Ridout Street North and Ontario Street from a Neighbourhood Connector and Civic Boulevard to the Main Street Classification.
3. The Our Tools policies of The Official Plan are amended by deleting policies 1739A, 1740 and 1747 and replacing it with the following:  

1739A\_ Planned street widths are identified in Table 6 and are the standard widths required. In some instances, a planned street with may be identified based on the following criteria. Where one or more of the criteria are met an alternate street width may be required without the need for an amendment to this Plan. Street widths and street segment widths will be based on street character and conditions, including where one or more of the following considerations applies:

  1. Widening would have an adverse impact on identified cultural heritage resources, archeological sites, natural heritage features, other defined features or topography;
  2. Widening would have an adverse impact on an established street wall, streetscape character, parcel viability, or the ability to maintain consistent setbacks for new development, which applies where there is a policy basis to maintain and enhance existing street character;

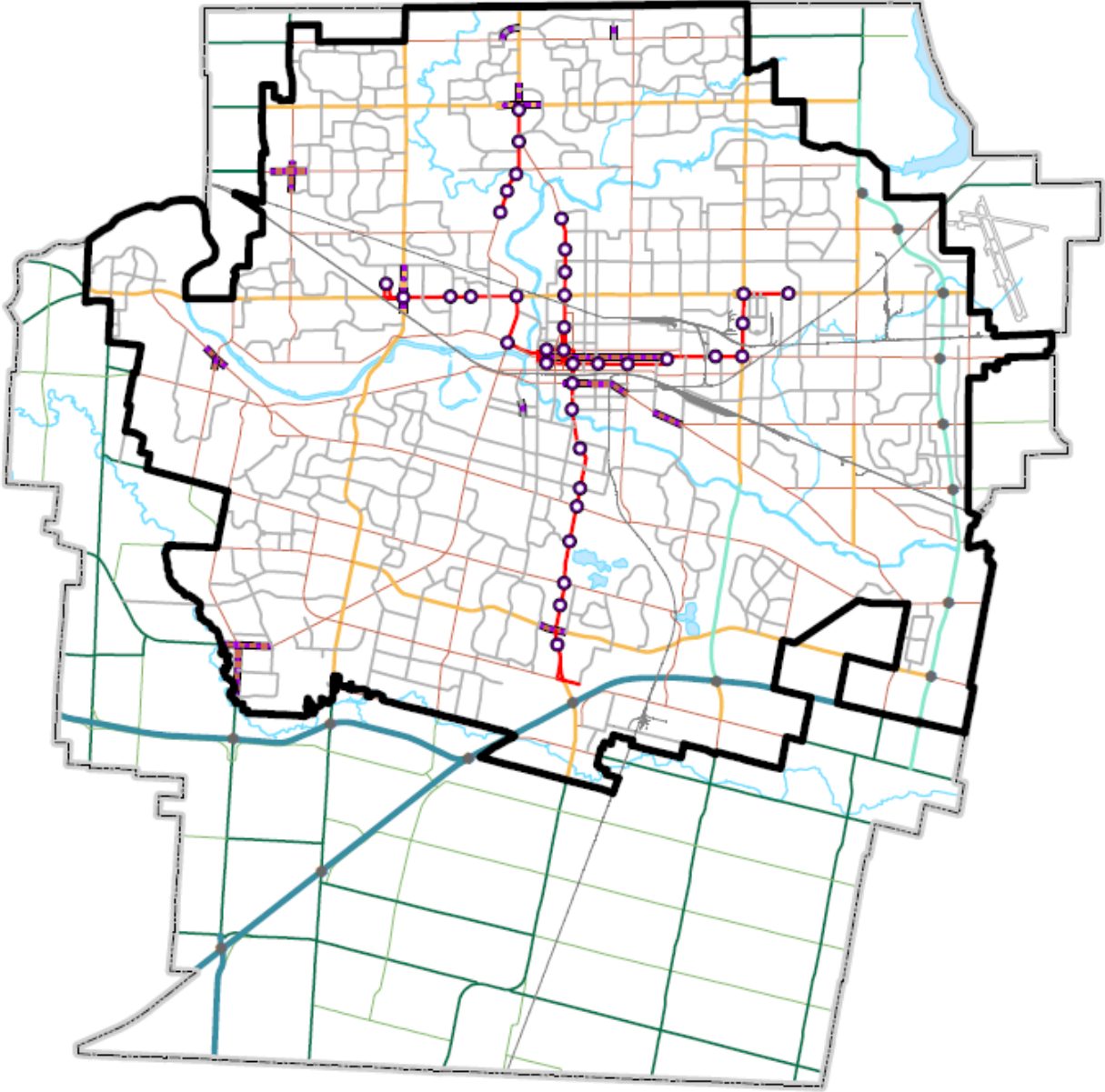
3. An alternate street width has been identified through an Environmental Assessment, planning study, approved plan of subdivision, or through another approved study;
4. Consideration of the City's active transportation network in accordance with the Transportation Master Plan, and where nearby and adjacent streets are planned to integrate street design features; or
5. Council is of the opinion that other constraints make it impractical to widen the street to the planned width of Table 6.

1740\_ Wider street widths than those shown on Table 6 may be required at locations such as an intersection, grade separation, railway crossing, interchange, or where there are topographical constraints. Additional street right-of-way of up to 48m within 150m of intersections are typically required to accommodate turning lanes and other transportation and mobility infrastructure on Civic Boulevards and Urban Thoroughfares. The required minimum right-of-way width on any corner lot will also include a triangular area bounded by the street lines and line joining points on the street lines at 6m for perpendicular intersections. A Municipal Class Environmental Assessment or other transportation planning study may be required to identify required street widths based on a specific context. Any additional street width may be for the purposes of accommodating street requirements such as daylight triangles, turning lanes, increasing intersection capacity, locations for traffic control devices, high occupancy vehicle lanes, transit facilities, transit stations, transit priority measures and related infrastructure.


1747\_ Streets to be dedicated will be classified in conformity with Map 3 and the planned street widths listed in Table 6. Wider street widths may be required at locations such as an intersection, grade separation, railway crossing, interchange, or where there are topographical constraints. A Municipal Class Environmental Assessment or other transportation planning study may be required to identify required street widths based on a specific context. Any additional street width may be for the purposes of accommodating street requirements such as daylight triangles, turning lanes, increasing intersection capacity, locations for traffic control devices, high occupancy vehicle lanes, transit facilities, transit stations, transit priority measures and related infrastructure.

4. Appendix 1 - Maps of The Official Plan is amended by deleting Map 3 – Street Classifications and replacing it with the following:

### MAP 3 - REVISED STREET CLASSIFICATIONS



#### LEGEND

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