

Bill No. 195
2023

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

A by-law to amend The Official Plan for the City of London, 2016 relating to 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue.

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

1. Amendment No. ____ to the Official Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This 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 June 27, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 27, 2023
Second Reading – June 27, 2023
Third Reading – June 27, 2023

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit an apartment building or mixed-use apartment building at an upper maximum height of 8-storeys, subject to the policies for Zoning to the Upper Maximum contained in the Our Tools part of this Plan, and the following additional criteria: the lands shall be assembled to form a minimum lot assembly of 0.68 hectares; and, any portion of a building permitted to increase to 8 storeys shall fit within a 45 degree angular plane measured from the north property line and a 60 degree angular plane measured from the east property line.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for an apartment building or a mixed-use apartment building with an upper maximum height of 8-storeys. Additional criteria would require lot assembly and ensure the increased intensity fits within the character of the existing area and is appropriate for the site.

D. THE AMENDMENT

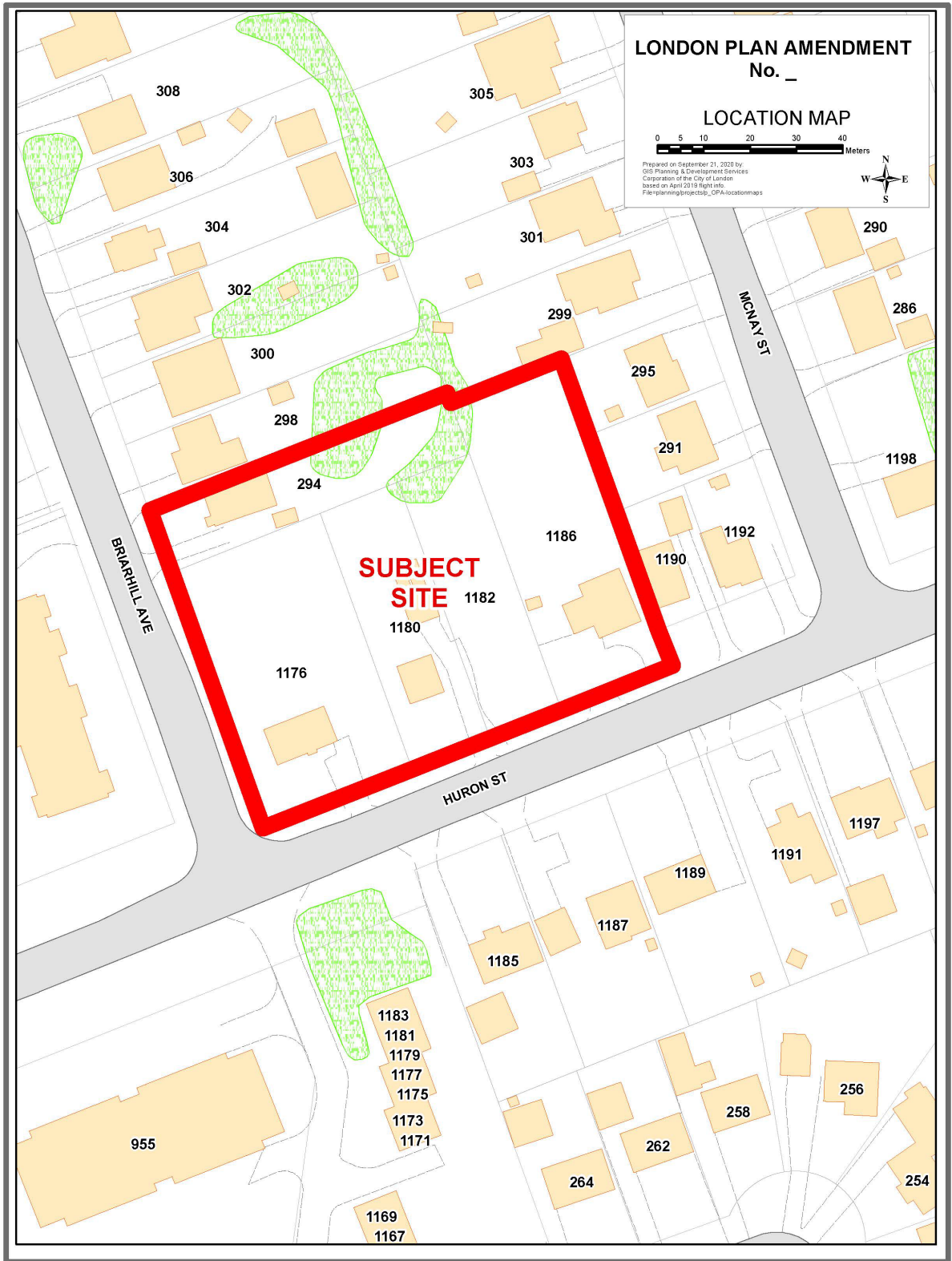
The Official Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of The Official Plan for the City of London is amended by adding the following:

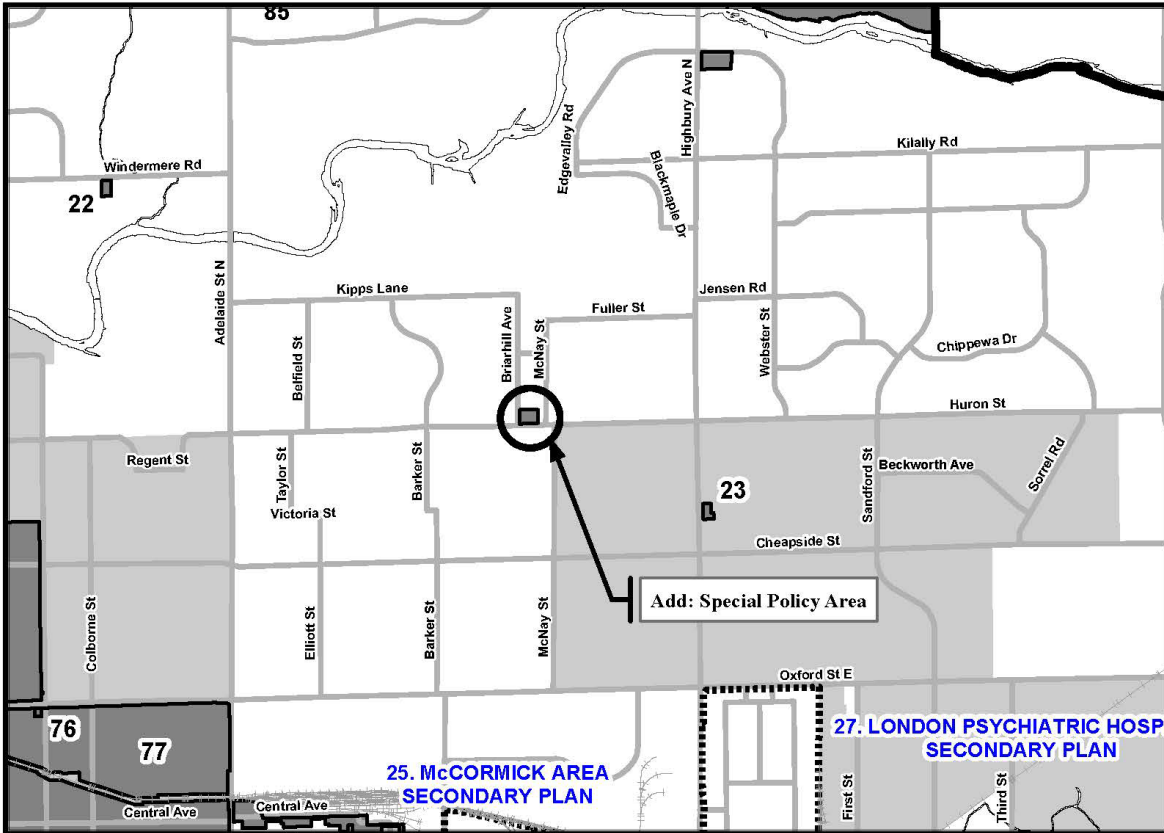
() 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue

In the Neighbourhoods Place Type applied to the lands at 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue, an apartment building or mixed-use apartment building shall be permitted at an upper maximum height of 8-storeys, subject to the policies for Zoning to the Upper Maximum contained in the Our Tools part of this Plan, and the following additional criteria: the lands shall be assembled to form a minimum lot assembly of 0.68 hectares; and, any portion of a building permitted to increase to 8 storeys shall fit within a 45 degree angular plane measured from the north property line and a 60 degree angular plane measured from the east property line.

2. Map 7 - Specific Policy Areas, to The Official Plan for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue in the City of London, as indicated on “Schedule 1” attached hereto.



AMENDMENT NO:



LEGEND

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

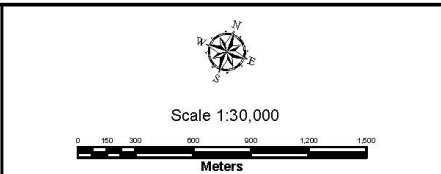
BASE MAP FEATURES

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

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 #
TO
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: OZ-9596
PLANNER: CM
TECHNICIAN: JI
DATE: 5/12/2023