

Bill No. 400  
2013

By-law No. C.P.-1284(tk)-\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 450 Oxford Street West.

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

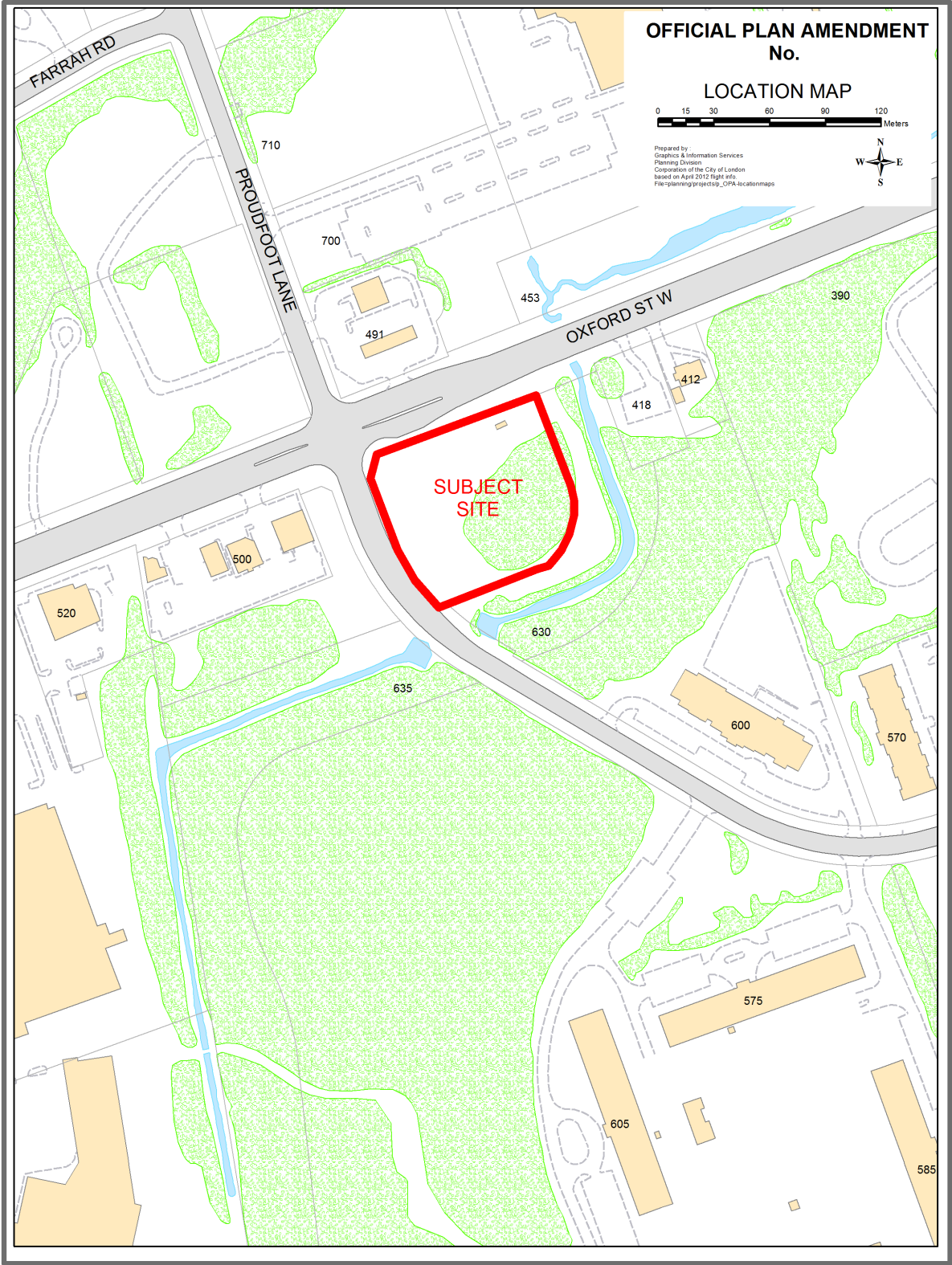
1. Amendment No. 559 to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990*, c.P.13.

PASSED in Open Council on September 17, 2013.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - September 17, 2013  
Second Reading - September 17, 2013  
Third Reading - September 17, 2013



## **AMENDMENT NO. 559**

**to the**

### **OFFICIAL PLAN FOR THE CITY OF LONDON**

#### **A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Multi-family, High Density Residential and Open Space to Office Area on Schedule “A”, Land Use, to the Official Plan for the City of London.

#### **B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located at 450 Oxford Street West in the City of London.

#### **C. BASIS OF THE AMENDMENT**

The redesignation of these lands from Multi-family, High Density Residential and Open Space, to Office Area, would potentially permit the construction of a purpose-designed office building allowing clinics, medical/dental offices, medical/dental laboratories, offices, financial institutions and personal service establishments with a total gross floor area for offices of up to 5,000 square metres. The proposed Official Plan amendment is accompanied by a Zoning By-law amendment with a holding provision prohibiting development until such time as the Upper Thames River Conservation Authority identifies the revised flood lines arising from the Mud Creek Subwatershed Study Update, and considers and approves a fill permit, if required. At that time, City staff will undertake the appropriate amendments to the Official Plan and Zoning By-law, which may result in the Open Space designation and an Open Space Zone being applied to a portion of the site.

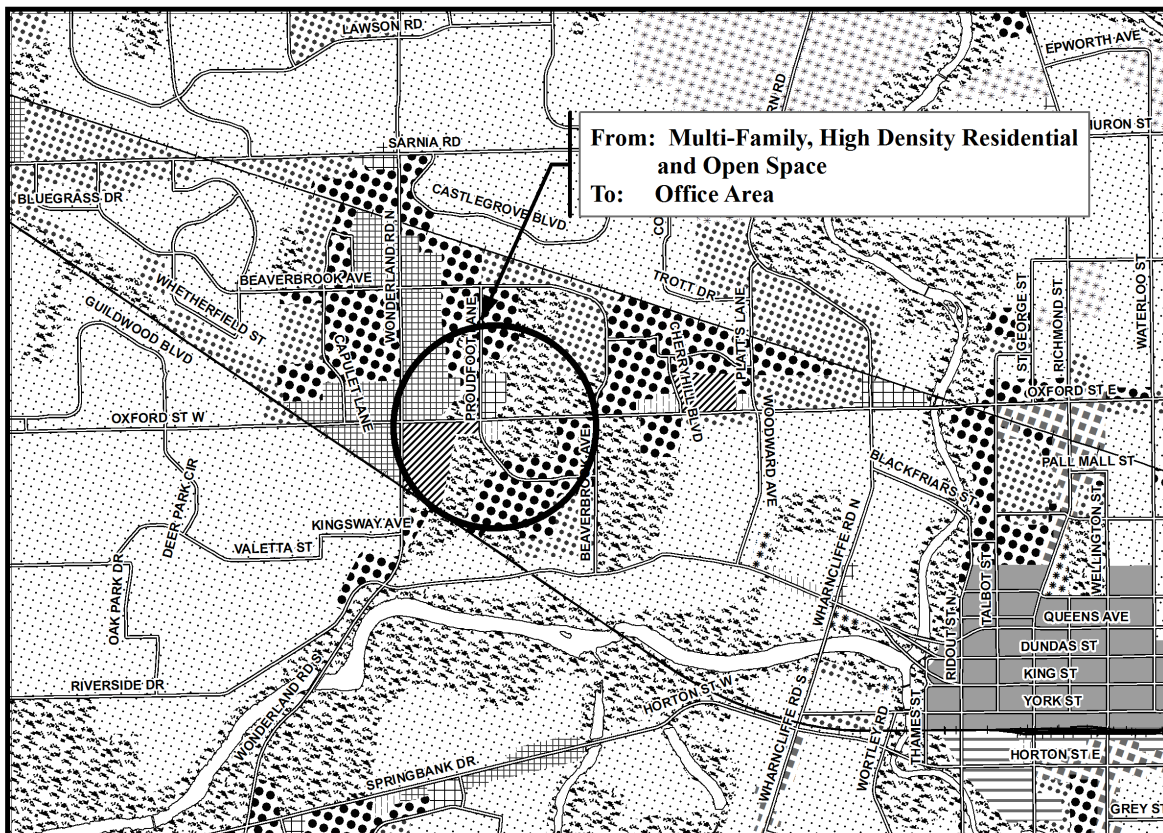
The proposal is consistent with the PPS as the subject property is within the settlement area of the City of London, is in an area where there is an opportunity to intensify an underutilized site, and will make use of existing servicing infrastructure and public transit facilities.

#### **D. THE AMENDMENT**

























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

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 450 Oxford Street West in the City of London, as indicated on “Schedule 1” attached hereto from Multi-family, High Density Residential and Open Space to Office Area.

**AMENDMENT NO:**



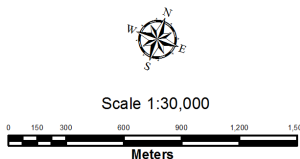
### Legend

- |   |  |   |                                   |
|---|--|---|-----------------------------------|
|  | Downtown                                 |  | Office Business Park              |
|  | Enclosed Regional Commercial Node        |  | General Industrial                |
|  | New Format Regional Commercial Node      |  | Light Industrial                  |
|  | Community Commercial Node                |  | Regional Facility                 |
|  | Neighbourhood Commercial Node            |  | Community Facility                |
|  | Main Street Commercial Corridor          |  | Open Space                        |
|  | Auto-Oriented Commercial Corridor        |  | Urban Reserve - Community Growth  |
|  | Multi-Family, High Density Residential   |  | Urban Reserve - Industrial Growth |
|  | Multi-Family, Medium Density Residential |  | Rural Settlement                  |
|  | Low Density Residential                  |  | Environmental Review              |
|  | Office Area                              |  | Agriculture                       |
|  | Office/Residential                       |  | Urban Growth Boundary             |

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

**AMENDMENT NO.**

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8003

PLANNER: BD

TECHNICIAN: CK

DATE: 2014/08/27

PROJECT LOCATION: e:\planning\projects\p\_officialplan\workconsol00\amendments\oz-8003\mxds\scheduleA\_NEW b&w 8x11.mxd