

Bill No. 58
2024

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

A by-law to amend The Official Plan for the
City of London, 2016 relating to 1310 Adelaide
Street North and 795 Windermere Road

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) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 13, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 13, 2024
Second Reading – February 13, 2024
Third Reading – February 13, 2024

**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 Green Space Place Type and add the subject lands to Map 7 – Specific Policy Areas - of the City of London to permit a range of commercial uses, subject to the policies for Green Space contained in this Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1310 Adelaide Street North and 795 Windermere Road in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for a commercial development with a limited range of commercial and office uses to a maximum of 976 square metres. The recommended amendment is consistent with the *Provincial Policy Statement, 2020 (PPS)*, which permits development and site alteration in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards, vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies, new hazards are not created and existing hazards are not aggravated, and no adverse environmental impacts will result. The recommended amendment conforms to *The Official Plan*, including but not limited to the Policies for Specific Areas, and the Green Space Place Type policies. The recommended amendment to Zoning By-law Z.-1 conforms to the in-force policies of *The Official Plan*, including, but not limited to Specific Area Policies (Map 7), the Green Space Place Type, the Our Tools, and all other applicable policies in *The Official Plan*. The recommended amendment will establish a principle of development for a site by allowing some additional development opportunity, while ensuring protection of public safety and minimizing property damage.

D. THE AMENDMENT

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

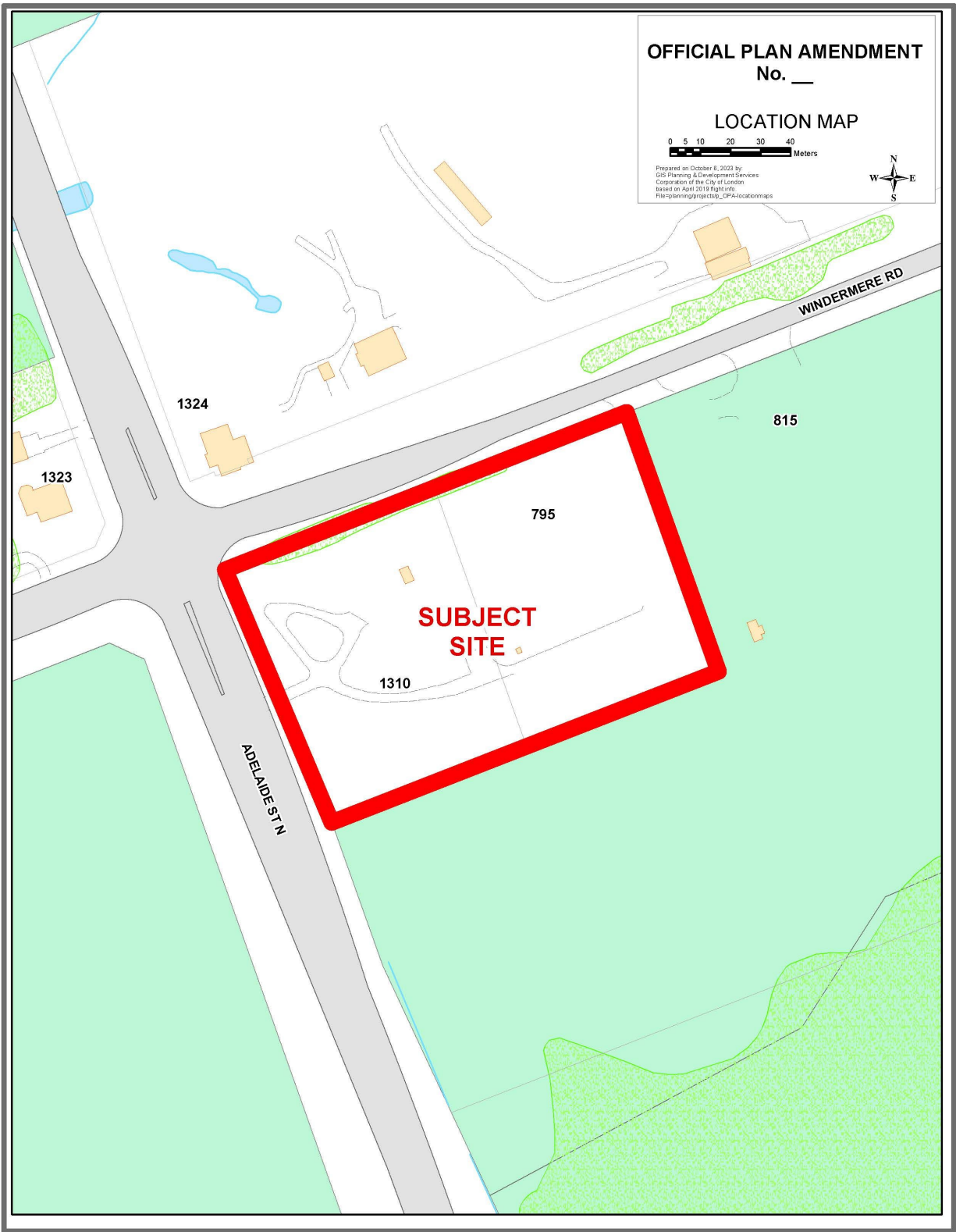
1. Specific Policies for the Green Space Place Type of The Official Plan for the City of London is amended by adding the following:

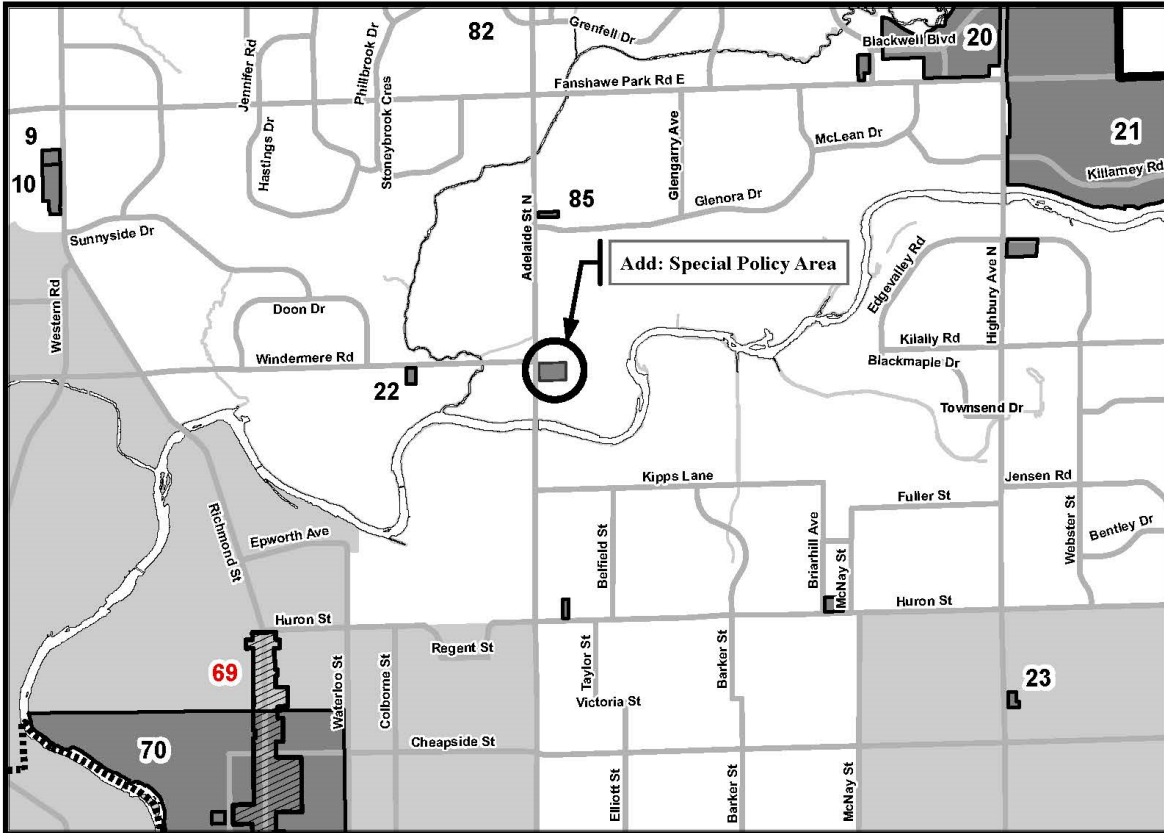
() 1310 Adelaide Street North and 795 Windermere Road

In the Green Space Place Type located at 1310 Adelaide Street North and 795 Windermere Road, additional commercial uses such as bake shops, convenience stores, commercial recreation establishment, financial institutions, food stores, personal service establishments, and one restaurant with a drive-through are permitted.

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 1310 Adelaide Street North and 795 Windermere Road in the City of London, as indicated on “Schedule 1” attached hereto.

“Schedule 1”









LEGEND

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

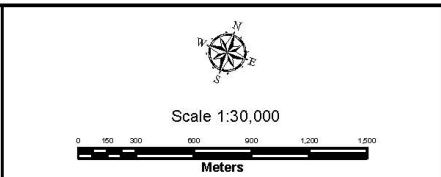
BASE MAP FEATURES

-  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-8709
PLANNER: NP
TECHNICIAN: JI
DATE: 12/19/2023