

Bill No. 456
2013

By-law No. C.P.-1284(tm)-__

A by-law to amend the Official Plan for the City of London, 1989 relating to 401-463 Platt's Lane.

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

1. Amendment No. 561 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 November 19, 2013.

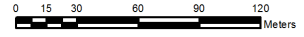
Joe Fontana
Mayor

Catharine Saunders
City Clerk

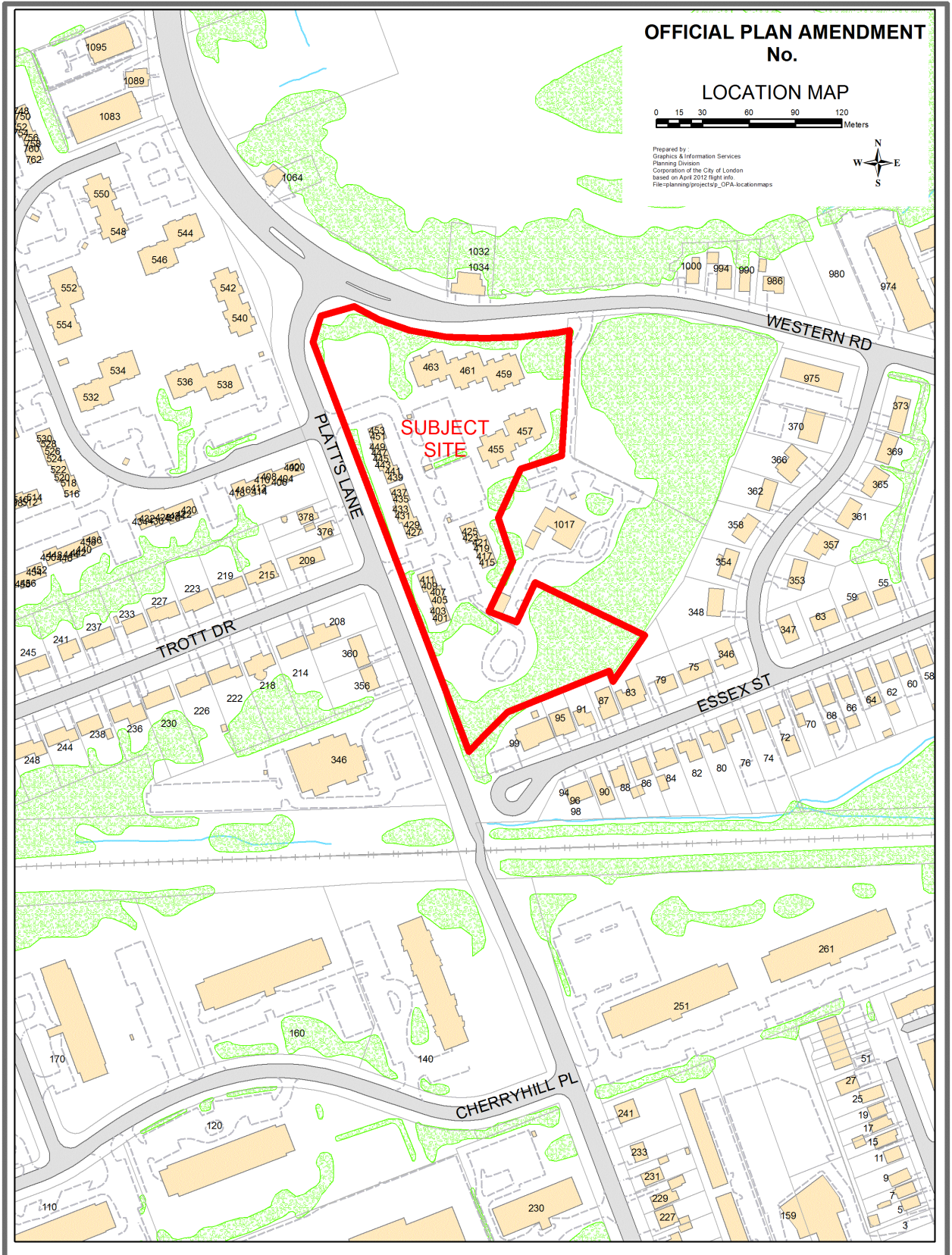
First Reading – November 19, 2013
Second Reading – November 19, 2013
Third Reading – November 19, 2013

**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared by:
Graphics & Information Services
Planning Division
Corporation of the City of London
based on April 2012 flight info
File=planning/project/OPA-locationmaps



AMENDMENT NO. 561

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To change the designation of certain lands described herein from Multi-Family, Medium Density Residential to Multi-Family, High Density Residential on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 401-463 Platt's Lane in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is supportive of the Provincial Policy Statement by providing for intensification; promoting efficient development and land use patterns; efficiently utilizing infrastructure; providing for the utilization of the existing public transit system; and, promoting and encouraging the development of health communities.

The Official Plan criteria for establishing Multi-Family, High Density Residential designations, including location; compatibility, adequacy of the site to accommodate the use; access to facilities; impacts on adjacent heritage features; traffic; servicing; and, the retention of natural features are met.

The subject property is in proximity to lands that have been designated for Community Commercial Node, Regional Facility and Open Space uses. The site is further flanked by roads which are designated transit routes. The proposal has been evaluated taking into account surrounding land uses in terms of height, scale and setback, the potential adverse impacts on the amenities and character of the surrounding area and demonstrated that it is sensitive to, and compatible with, the existing surrounding neighbourhood. The site has been demonstrated to be of a suitable shape and size to accommodate high density housing and to provide for adequate buffering measures to protect the adjacent lower density residential uses.

D. THE AMENDMENT

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

Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 401-463 Platt's Lane in the City of London, as indicated on "Schedule 1" attached hereto from Multi-Family, Medium Density Residential to Multi-Family, High Density Residential.

