

Bill No. 176
2014

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 1444 Adelaide Street North.

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 – 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 April 1, 2014.

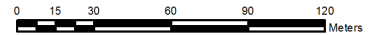
Joe Fontana
Mayor

Catharine Saunders
City Clerk

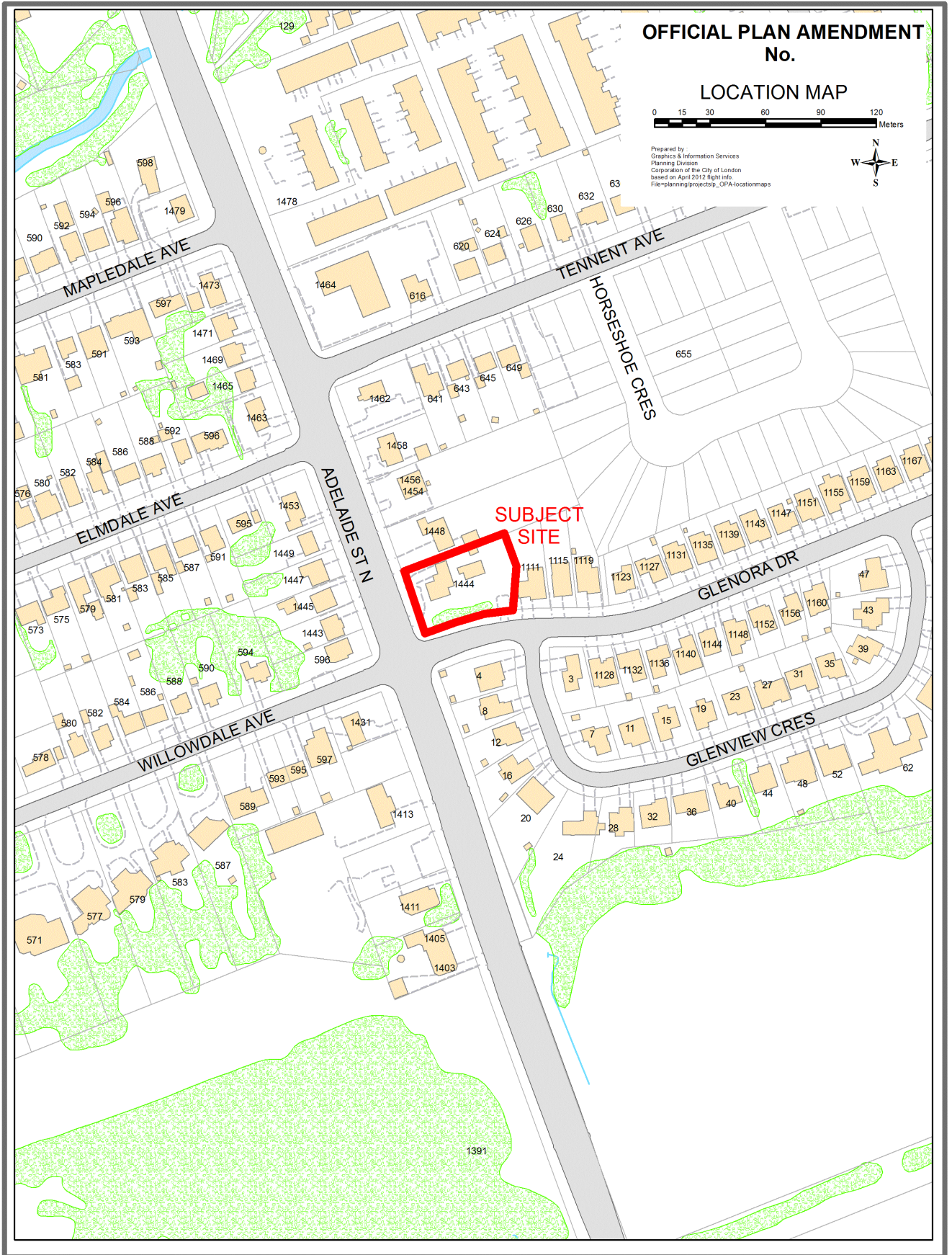
First Reading – April 1, 2014
Second Reading – April 1, 2014
Third Reading – April 1, 2014

OFFICIAL PLAN AMENDMENT
No.

LOCATION MAP



Prepared by:
Graphics & Information Services
Planning Division
Conservation of the City of London
based on April 2012 flight info.
File=planning/projects/pa_locationmaps



AMENDMENT NO.____

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 a Low Density Residential Designation to a Multi-Family Medium Density Residential designation 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 1444 Adelaide Street North in the City of London.

C. BASIS OF THE AMENDMENT

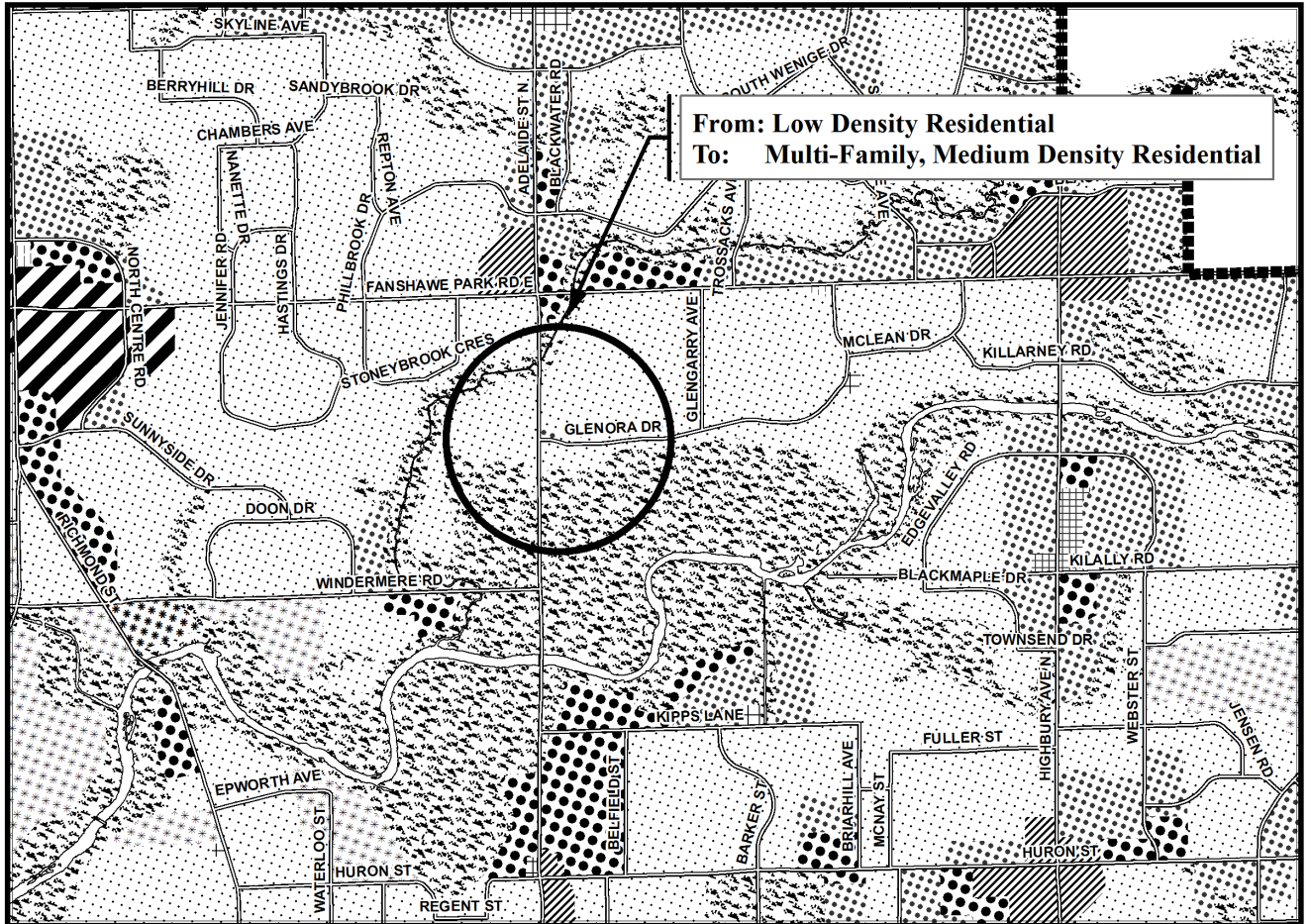
The recommended amendment is supportive of the Provincial Policy Statement by promoting efficient development and land use patterns; efficiently utilizing infrastructure; providing for the utilization of the existing public transit system; and, promoting and encouraging the development of healthy communities.

The Official Plan criteria for establishing a Multi-Family Medium Density Residential designation, including location, compatibility, servicing, traffic and buffering are met. The subject site is located at the intersection of an Arterial Road and a Secondary Collector street. The subject site is within walking distance of an identified open space area. The site is fully serviced with municipal works and is located along identified public transit routes. The proposal has been evaluated taking into account surrounding land uses in terms of height, scale and setback, and the potential adverse impacts on the amenities and character of the surrounding area. It has been demonstrated that the proposal is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood.

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 1444 Adelaide Street North in the City of London, as indicated on "Schedule 1" attached hereto from Low Density Residential to Multi-Family Medium Density Residential.



From: Low Density Residential
To: Multi-Family, Medium Density Residential

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 |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

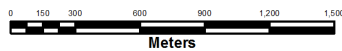
**SCHEDULE 1
 TO
 OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-8297

PLANNER: BT

TECHNICIAN: CK

DATE: 2014/02/28