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File: O-8381/Z-8311  
Planner: E. Lalande

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: KHAWAR HANIF 299 TARTAN DRIVE PUBLIC PARTICIPATION MEETING ON AUGUST 26, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Khawar Hanif relating to the property located at 299 Tartan Drive:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 2, 2014 to amend the Official Plan to change the designation of the subject property **FROM** Office Business Park **TO** Low Density Residential.
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on September 2, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** an Office Business Park (OB1) Zone, **TO** a Residential R6 Special Provision (R6-5(\_)) Zone;
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the Site Plan Approval process:
  - i) Buildings be oriented towards Tartan Drive and Grampian Woods Park to provide a positive interface to the public realm.
  - ii) Pedestrian access be maintained to Grampian Woods Park to provide direct access to this public open space area;
  - iii) Adequate snow storage and/or removal be implemented to ensure that snow is not placed on adjacent properties;
  - iv) Waste/recycling collection location(s) be identified and managed to mitigate impacts onto abutting lands; and,
  - v) That fencing be provided to maintain privacy between the subject lands and Office Business Park.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Planning Committee – June 16, 1997 – Report on Ontario Municipal Board Hearing

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of the proposed policy and zone change is to permit the development of a 15-unit townhouse on the subject lands.

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<b>RATIONALE</b>
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- i) The recommended action is consistent with the Provincial Policy Statement, 2014
- ii) The proposed amendments are consistent with the intent of the Official Plan.
- iii) The subject lands are compatible for the proposed form of development for the following reasons:
  - a. the subject lands can appropriately support the proposed residential use;
  - b. the subject lands are isolated from the core Office Business Park designation along the Veteran Memorial Park and Aberdeen Drive and cannot be considered with other Office Business Park as part of a comprehensive development.
  - c. the subject lands do not facilitate further opportunity for conversion of land for residential purposes to the east.
  - d. the proposed development is compatible with the surrounding land uses.
- iv) The strategic redesignation of land from office business park uses in this location is considered appropriate. This change supports the goals of the Industrial Lands Development Strategy by facilitating locational and parcel size needs efficiently throughout the City.

<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> June 30, 2014	<b>Agent:</b> Laverne Kirkeness, Kirkeness Consultants Limited.
<b>REQUESTED ACTION:</b> Amend the Official Plan from Office Business Park to Low Density Residential and amend the Zoning By-law from an Office Business Park (OB1) Zone to a Residential R6 Special Provision (R6-5(_)) Zone.	

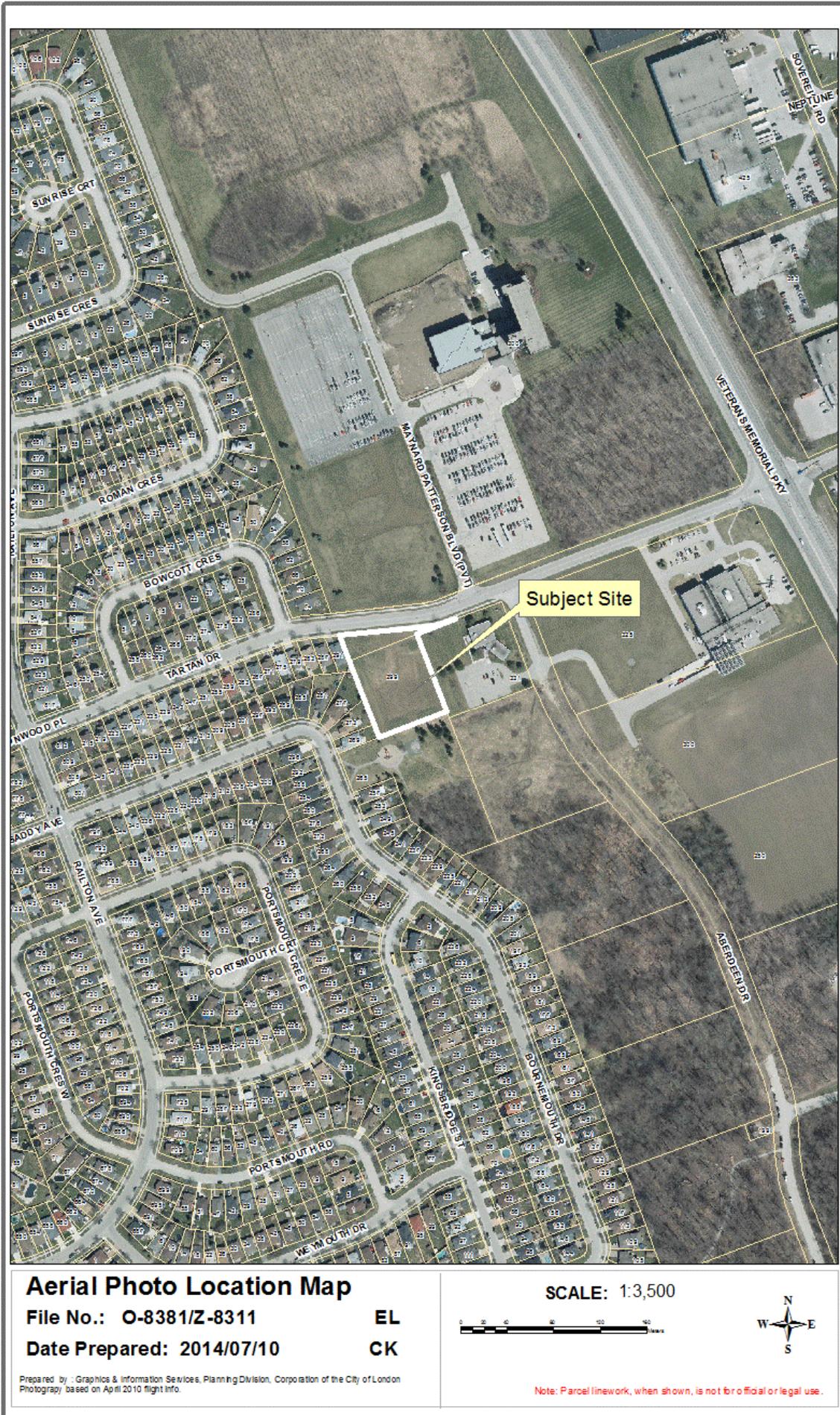
<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> - Vacant</li> <li>• <b>Frontage</b> – 104.3m (342.1 ft)</li> <li>• <b>Depth</b> – 94.0m (308.3 ft)</li> <li>• <b>Area</b> - 0.55 ha (1.36 ac)</li> <li>• <b>Shape</b> – Rectangular (Irregular Frontage)</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Office Business Park</li> <li>• <b>South</b> - Office Business Park / Open Space</li> <li>• <b>East</b> - Office Business Park</li> <li>• <b>West</b> - Low Density Residential</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)
<ul style="list-style-type: none"> <li>• Office Business Park</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)
<ul style="list-style-type: none"> <li>• Office Business Park (OB1) zone</li> </ul>

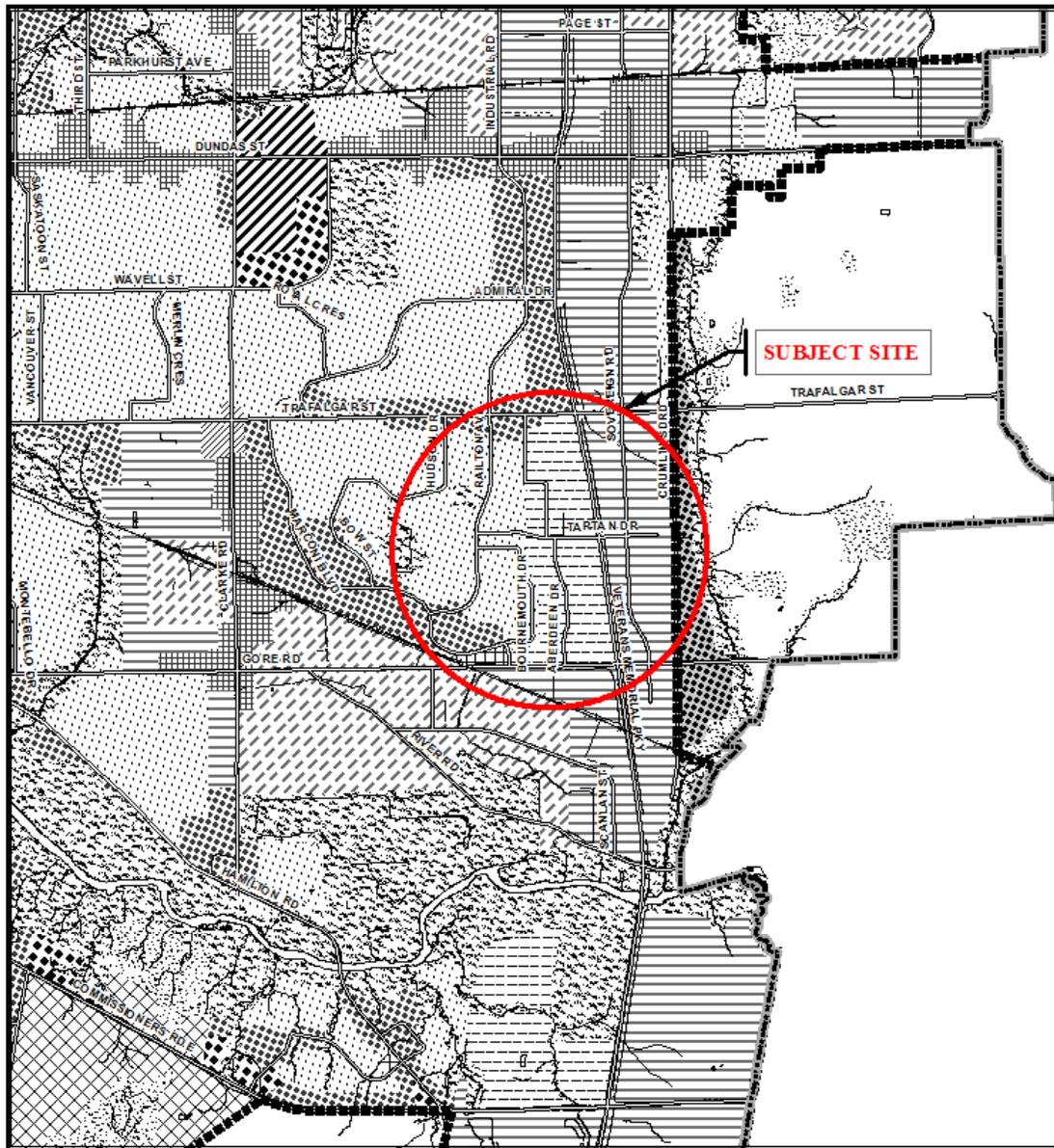
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Planner: E. Lalande



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File: O-8381/Z-8311  
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<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Downtown</li> <li> Wonderland Road Community Enterprise Corridor</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> <li> Office/Residential</li> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul>		
<p><b>CITY OF LONDON</b>                  Department of                  Planning and Development</p> <p><b>OFFICIAL PLAN SCHEDULE A                  - LANDUSE -</b></p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-8381/Z-8311</p> <p>PLANNER: EL</p> <p>TECHNICIAN: CK</p> <p>DATE: 2014/07/11</p>

PROJECT LOCATION: e:\planning\proj\ds\ip\_officialplan\work\koo\00\excerpts\mxd\_templates\scheduleA\_NEW\_b&w\_8x14\_with\_SWAP.mxd



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**File: O-8381/Z-8311**  
**Planner: E. Lalande**

**PLANNING HISTORY**

Previous owners, known as Somerset Stonechurch, applied to rezone and redesignate the lands west of Aberdeen Drive, including the subject lands on June 1, 1994 from Office Business Park to Low Density Residential to permit a 107-unit residential subdivision on 74 acres of land. Planning Staff and Economic Development Staff recommended refusal of the applications because they would not constitute good land use planning, they would encroach upon the only Office Business Park designated lands in the City at the time, and would not be consistent with the long-term planning intentions of the area.

Council refused the requested land use changes to establish a residential subdivision on these lands. Council's decision was later upheld by the Ontario Municipal Board (OMB). The OMB noted in its decision, that the industries and the public should be able to rely on and have faith in the designations as set out in the Official Plan, particularly when they are making investment decisions, unless there is a compelling planning rationale to change them. The OMB did not find a compelling planning rationale for such a change, at that time.

The applicants, Council, and OMB each acknowledged that the subject lands were designated Office Business Park.

The current application initially consisted of a request for a Zoning By-Law Amendment to rezone the subject lands on January 3, 2014. This application was put on hold to allow the applicant time to consult with the neighbourhood and refine the design.

Through the process, it was determined that an application to amend the Official Plan was also required as a result of the aforementioned previous planning history which acknowledged the lands to be Office Business Park.

Subsequently, an Official Plan amendment application was submitted to redesignate the subject lands from Office Business Park to Low Density Residential, which would facilitate the R6-5( ) zone. In submitting a request for an Official Plan amendment, the applicant believes that this request should be considered because the scope and nature of the current request has changed from that which was applied for in 1994. The applicant states that the land area is significantly different to warrant consideration of this application and that this parcel is isolated from the remaining lots of the registered subdivision.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**Upper Thames River Conservation Authority:** No objections.

**Storm Water Management Unit:** No objections, a number of Storm Water Management requirements may be required during any Site Plan Approval Process for this site.

**Urban Forestry:** No Comments

**Development Services:** The proposed development would meet the regulations of the standard zone, as proposed by the applicants.

**Bell:** No conditions or objections.

**London Hydro:** No objections.

**Transportation Advisory Committee:** That consideration be given for an increase to the width of the proposed walkway.

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<b>PUBLIC LIAISON:</b>	<p>Regarding the Zoning By-Law Amendment application, on January 16, 2014, Notice of Application was sent to 79 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 16, 2014. A "Possible Land Use Change" sign was also posted on the site.</p> <p>Regarding the Official Plan Amendment application, on July 8, 2014, Notice of Application was sent to 79 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 5, 2014.</p>	<p>4 replies were received to the previous notice</p>
<p><b>Nature of Liaison:</b> Possible amendment to the Official Plan <b>FROM</b> an Office Business Park designation <b>TO</b> a Low Density Residential designation. Possible amendment to the Zoning By-Law Z.-1 <b>FROM</b> an Office Business Park (OB1) zone <b>TO</b> a Residential R6 Special Provision (R6-5(_)) zone to permit the erection of a 15-unit residential townhouse development with a special provision to permit a reduction in the required front yard setback regulation.</p>		
<p><b>Summary of Responses:</b></p> <p>Supportive of "strategic growth", but concerned that development will impact the ability for adjacent office/industrial to expand in closer proximity to a residential area, and that the increase in traffic and potential for trespassing will cause concerns related to security and liability.</p> <p>Concerns related to decreased value of homes in the area and an increase in traffic congestion along Tartan Drive. Concern with loss of green space and with reduction in setbacks, as well as over intensification of the site.</p>		

<b>ANALYSIS</b>
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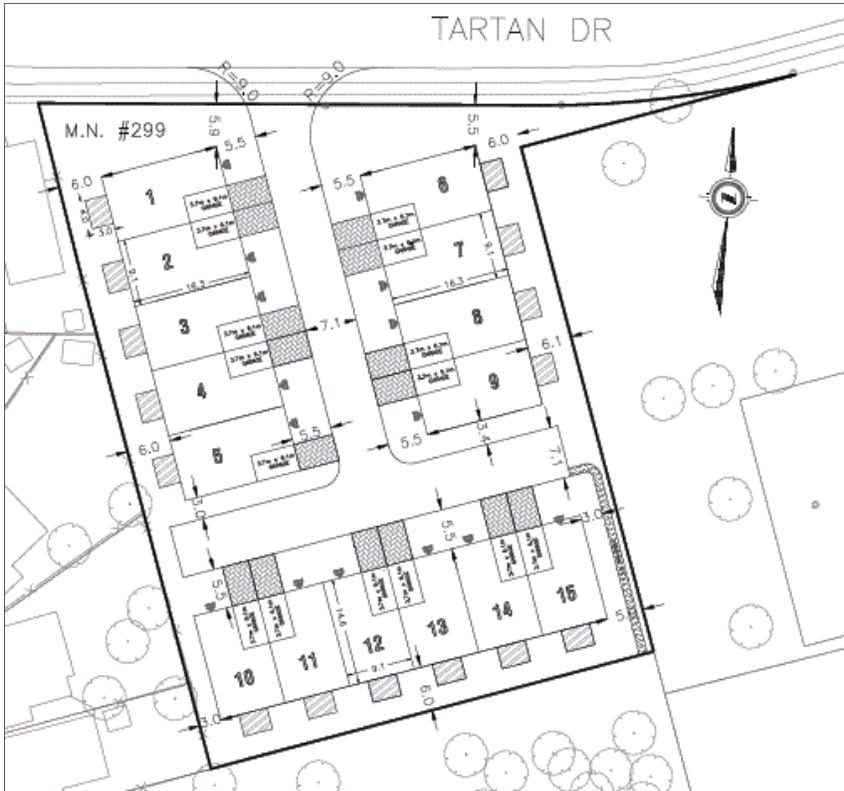
**NATURE OF THE APPLICATION**

The request for a Zoning By-law amendment to add the Residential R6 Special Provision (R6-5(\_)) Zone is to permit the construction of a 15 unit townhouse development. A special provision is requested to reduce the minimum front yard setback from 6 meters to 4 meters.

The initial application proposed 3, one-storey townhouse blocks with two blocks perpendicular to Tartan Drive and one comprised of a 5-unit block rear-lotted on to Grampian Woods Park to the south. The total development proposes a residential density of 28 units per hectare which is consistent with the maximum of 30 units per hectare permitted within the requested Low Density Residential designation. The site further meets the standard requirements of the Residential R6 (R6-5) Zone, with the exception of a proposed reduction of the required front yard setback to accommodate the position of the townhouse block further to the east (on-site) and provide greater landscaped area along the westerly property boundary.

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*Initial development concept.*

The initial development concept was submitted to the Urban Peer Review Panel for comments on January 15, 2014. Following comments from the Panel, the applicant submitted a revised design on February 13, 2014. The revised development concept rearranged the townhouse units into two parallel blocks (shown on the rendering below). The proposal responded to comments raised by the Urban Design Peer Review Panel, and the City of London's Planning Services. The applicant presented the revised development concept to the community along with renderings and alternative options for the subject lands.



*Revised site plan drawing of proposed development as viewed from above.*

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*Perspective drawing of proposed development as viewed from Tartan Drive.*



*Overhead view of the proposed development as viewed from the southwest corner of the lot.*

## **PROVINCIAL POLICY STATEMENT**

The *Provincial Policy Statement, 2014* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation. As it relates to this application, the PPS provides some direction to this matter.

The PPS provides policy direction that encourages the development of strong and healthy communities by facilitating land use patterns based on densities and a mix of land use. Section 1.1.1 b) of the PPS encourages “*accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*”

The proposed amendments are within the City’s built-up area, and within the Urban Growth Boundary, with existing services in place. The subject lands are located adjacent to an existing and designated Low Density Residential area. At the higher density proposed, the amendments would allow for a compact form and an increased housing mix, and act as a transition to the higher intensity of uses of the Office Business Park to the east. The subject lands are fully-serviced to support the proposed 15-unit residential townhouse complex.

The PPS further identifies through Section 1.3.1a) that the municipality shall promote economic competitiveness by “*providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;*”

However, through Section 1.3.2.2 “*Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.*”

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The “Industrial Land Review” memorandum to PEC, dated June 17<sup>th</sup>, 2014, states that the reason for an expansion of the Urban Growth Boundary is based more so on the adequacy and suitability of lands, rather than the quantity of available land. The Industrial Land Development Study notes that a number of parcels included in the current inventory do not meet the industrial sectors’ locational, size, and servicing requirements. Many parcels are small, located away from market interest, scattered, not easily consolidated, or adjacent to incompatible uses. The subject lands meet all the above-noted, negative, criteria and have remained vacant for two decades. For these reasons, the subject lands are a good candidate for redesignation. The proposal is consistent with the Provincial Policy Statement, 2014.

**Ministry of Environment D-6 Series Guidelines**

The proposed residential use may result in a separation distance requirement given the Ministry of the Environment’s D-6 Series Guidelines. These guidelines are intended to protect against conflicts between industrial and sensitive land uses.

The D-6 Series Guidelines note that industrial land uses may create an area of influence between 70 to 1,000 meters (based on the nature of industry) and may require, with appropriate level of mitigation and buffering, a minimum distance separation of 20 to 300 meters. Measuring separation distances is intended to be from property line to property line but may also be considered as part of a setback requirement within the Zoning By-law.

The applicant submitted a review of the D-6 Series Guidelines and was requested to review the impacts created by the existing Office Business Park uses, including 3M (shown on the right). The Office Business Park designation was intended primarily for prestige industrial uses in a park-like setting and that land uses in this area are intended to have negligible impacts on the surrounding residential area.

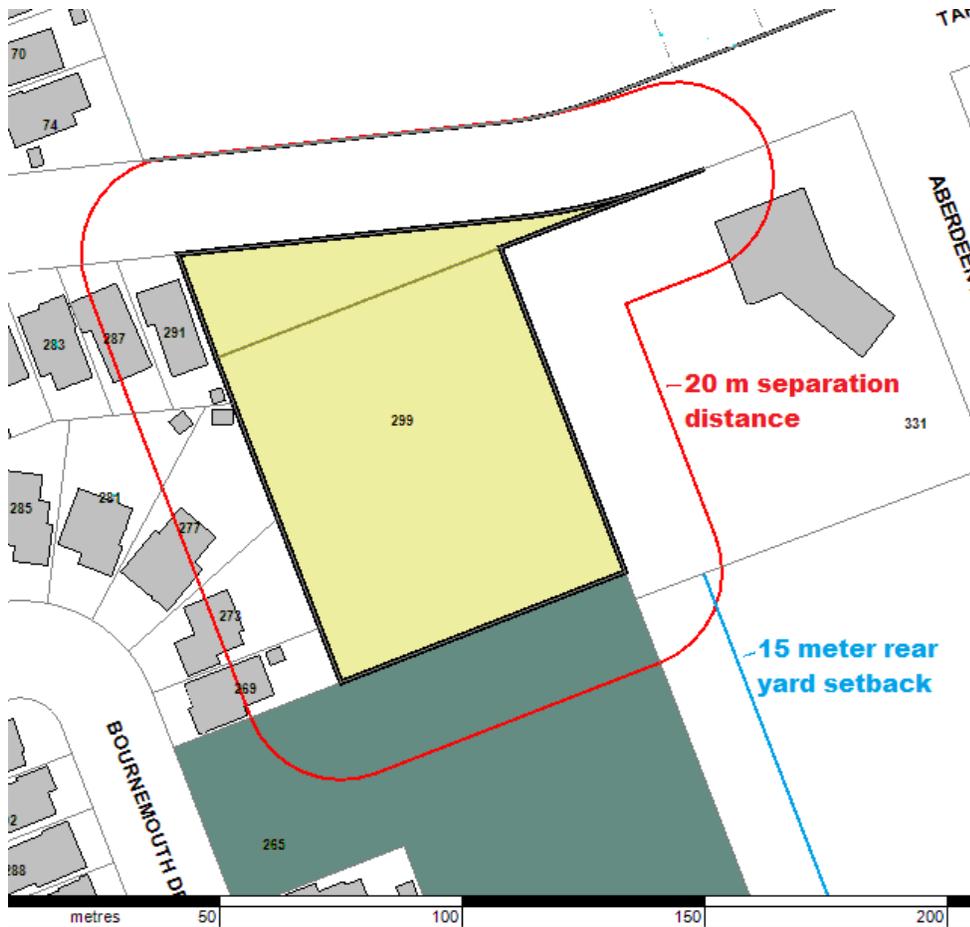


As such, Staff accepts that the surrounding existing industrial uses be categorized as Class I or Class II industrial uses, which require lower separation requirements than Class III uses. Further, it should be noted that the abutting Office Business Park lands allow for Office uses, which carry no separation distance requirements.

Additionally, the Class I industrial uses, which require a minimum separation distance of 20 metres, could be satisfied for the industrial lands to the north (3M), given that a 20-metre road width separates the 3M site from the subject site. This separation distance cannot be achieved for the adjacent property to the east; however, it can be mitigated through setbacks. Given that the Zoning By-law currently requires a 15m setback between Office Business Park and a residential Zone, it is not expected that Minimum distance separation distances will have any additional impacts or be required on existing Office Business Park Uses or abutting vacant land. Office uses, such as the construction office adjacent to the subject lands do not have minimum distance separations.

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**Image (above):** shows the separation distance as well as rear yard setback requirements for the adjacent vacant Office Business Park Lot.

**OFFICIAL PLAN**

The Official contains short-term and long-term physical growth objectives of the municipality. It provides for direction regarding the allocation of land use, provision, of municipal services and facilities, and preparation of regulatory by-laws to control the development and use of land.

The proposed amendment to the Official Plan seeks to redesignate the subject lands from Office Business Park to Low Density Residential.

The current Official Plan designates the subject lands Office Business Park. Policy 7.1.1 of the Official Plan states: “i) Designate sufficient industrial lands to accommodate the growth anticipated during the planning period, including an adequate supply of available serviced land and an allowance for sufficient choice in terms of location, size of properties, and servicing requirements”; “iv) Encourage industrial uses to locate in industrial parks”; and, “vii) Limit non-industrial uses in industrial areas to those that directly support the industrial area.”

There are a number of sites, located closer to Veteran’s Memorial Parkway that are better suited for Office Business Park development in terms of location and lot area. Given its location, the subject lands it is not easily consolidated with adjacent parcels. The Industrial Land Development Strategy has not identified the location of this site as one that is an ideal area for industrial demand.

Section 3.2.1 of the Official Plan: “The primary permitted uses in areas designated Low Density Residential shall be single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2.”

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Additionally, section 3.2.2 of the Official Plan: *“the development of low density residential uses shall be subject to appropriate site area and frontage requirements in the Zoning By-Law. These requirements may vary in areas of new development according to the characteristics of existing or proposed residential uses, and shall result in net densities that range to an approximate upper limit of 30 units per hectare (12 units per acre).”*

Low Density Residential designations allow primarily single detached and semi-detached dwellings, and duplexes; however, additionally, higher-density forms may be permitted where the net density does not exceed 30 units per hectare.

The proposed use is appropriate for the site as it is compatible with the adjacent Low Density Residential designation to the west and the Open Space designation (Grampian Woods Park) to the south. It focuses development on a local connector road on fully-serviced lands.

Additionally, London’s Official Plan allows for multiple-attached dwellings of this nature within areas of Low Density Residential designation. The net density threshold for multiple-attached development is 30 units per hectare. The proposed development is 28 units per hectare, thus satisfying both policies noted above.

**ZONING BY-LAW**

The proposed amendment to the Zoning By-Law Z.-1 proposes a Residential R6 (R6-5(\_)), to erect a 15-unit residential townhouse development, specially-providing for a reduction in front yard setback requirements.

The current Zoning By-Law Z.-1 allows for the following uses in cluster form of development a Residential R6 (R6-5) zone:

- a) Single detached dwelling;
- b) Semi-detached dwelling;
- c) Duplex dwelling;
- d) Triplex dwelling;
- e) Townhouse dwelling;
- f) Stacked Townhouse dwelling;
- g) Apartment buildings;
- h) Fourplex dwelling;

The proposed zoning amendment would allow for a wide variety of cluster residential forms on the subject lands, ranging from single detached dwellings to apartment buildings. The proposed form of development conforms to the standard zone requirements set out by the Residential R6 (R6-5) zone, as per the Zoning by-Law Z.-1, except for the required only front yard setback, which is being requested for reduction.

Further, as noted above, the proposed zone is consistent with the requirements contained within the proposed Official Plan amendment.

<b>CONCLUSION</b>
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Based on the review and analysis contained within this report, Staff supports the recommended action as it is consistent with the Provincial Policy Statement, 2014 and the intent of the Official Plan.

The subject lands are compatible for the proposed form of development as the subject lands can appropriately support the proposed residential use; the subject lands are isolated from the core Office Business Park designation along the Veteran Memorial Park and Aberdeen Drive and cannot be consolidate with other Office Business Park as part of a comprehensive

Agenda Item #    Page #

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development; the subject lands do not facilitate further opportunity for conversion of land for residential purposes to the east; and, the proposed development is compatible with the surrounding land uses.

The strategic redesignation of land from office business park uses in this location is considered appropriate. This change supports the goals of the Industrial Lands Development Strategy by facilitating locational and parcel size needs efficiently throughout the City.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>ERIC LALANDE, PLANNER II CURRENT PLANNING</b>	<b>MICHAEL TOMIZINCIC, MCIP RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

July 15, 2014

el/tt

"attach"

Y:\Shared\implemen\DEVELOPMENT APPS\2014 Applications 8309 to\8381O - 299 Tartan Drive (EL)\O-8381 Z-8311 Report.docx

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**File: O-8381/Z-8311  
Planner: E. Lalande**

**Responses to Public Liaison Letter and Publication in “Living in the City”**

<u>Telephone</u>	<u>Written</u>
	Simone Demelo 277 Bournemouth Dr.
	Pamela Waeland 3M
	Kathy Blackwell 269 Bournemouth Dr.
	Adrian Bossers 35 Bowcott Cr.
	Kim Mitchell 164 Bournemouth Dr.
	Lisa Rahaman 249 Bournemouth Dr.
	Denise Rees 273 Bournemouth Dr.

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**File: O-8381/Z-8311**  
**Planner: E. Lalande**

**Bibliography of Information and Materials**  
**O-8381/Z-8311**

**Request for Approval:**

City of London Official Plan Amendment Application Form, completed by Khawar Hanif, June 30, 2014

City of London Zoning By-Law Amendment Application Form, completed by Khawar Hanif, June 30, 2014

**Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, 2014.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Kirkness Consulting Inc. *Urban Design Brief*, December, 2013.

Kirkness Consulting Inc. *Planning Justification Report*, December, 2013.

Kirkness Consulting Inc. *Ministry of Environment D6-Guideline Analysis and Compliance*, May, 2014.

EngPlus Ltd. *Preliminary Servicing Report*, December 20, 2013.

**Correspondence: (all located in City of London File No. O-8381 / Z-8311 unless otherwise stated)**

**City of London -**

Environmental Services Department, I. Abushehada, February 26, 2014.

Storm Water Management Unit, Y. Clavet, February 14, 2014

Urban Forestry, R. Postma, January 27, 2014

Urban Design, B. O'Hagan, Feb, 24, 2014

Transportation Advisory Committee, April 2, 2014

**Departments and Agencies -**

Creighton C., UTRCA. Letter to M. Johnson. February 7, 2014.

Bell, L. Raffoul, January 29, 2014

London Hydro, D. Dalrymple, January 20, 2014

**Other:**

Site visit May 20, 2014 and photographs of the same date.

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**File: O-8381/Z-8311**  
**Planner: E. Lalande**

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 299 Tartan Drive.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 2, 2014.

J. Baechler  
Mayor

Catharine Saunders  
City Clerk

First Reading - September 2, 2014  
Second Reading - September 2, 2014  
Third Reading - September 2, 2014

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**File: O-8381/Z-8311  
Planner: E. Lalande**

**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 Office Business Park to Low 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 299 Tartan Drive in the City of London.

**C. BASIS OF THE AMENDMENT**

This basis of this amendment is that

- a. The amendment is consistent with the Provincial Policy Statement, 2014
- b. The amendment is consistent with the intent of the Official Plan.
- c. The subject lands are compatible for the proposed form of development for the following reasons:
  - i. the subject lands can appropriately support the proposed residential use;
  - ii. the subject lands are isolated from the core Office Business Park designation along the Veteran Memorial Park and Aberdeen Drive and cannot be considered with other Office Business Park as part of a comprehensive development.
  - iii. the subject lands do not facilitate further opportunity for conversion of land for residential purposes to the east.
  - iv. the proposed development is compatible with the surrounding land uses.

**D. THE AMENDMENT**

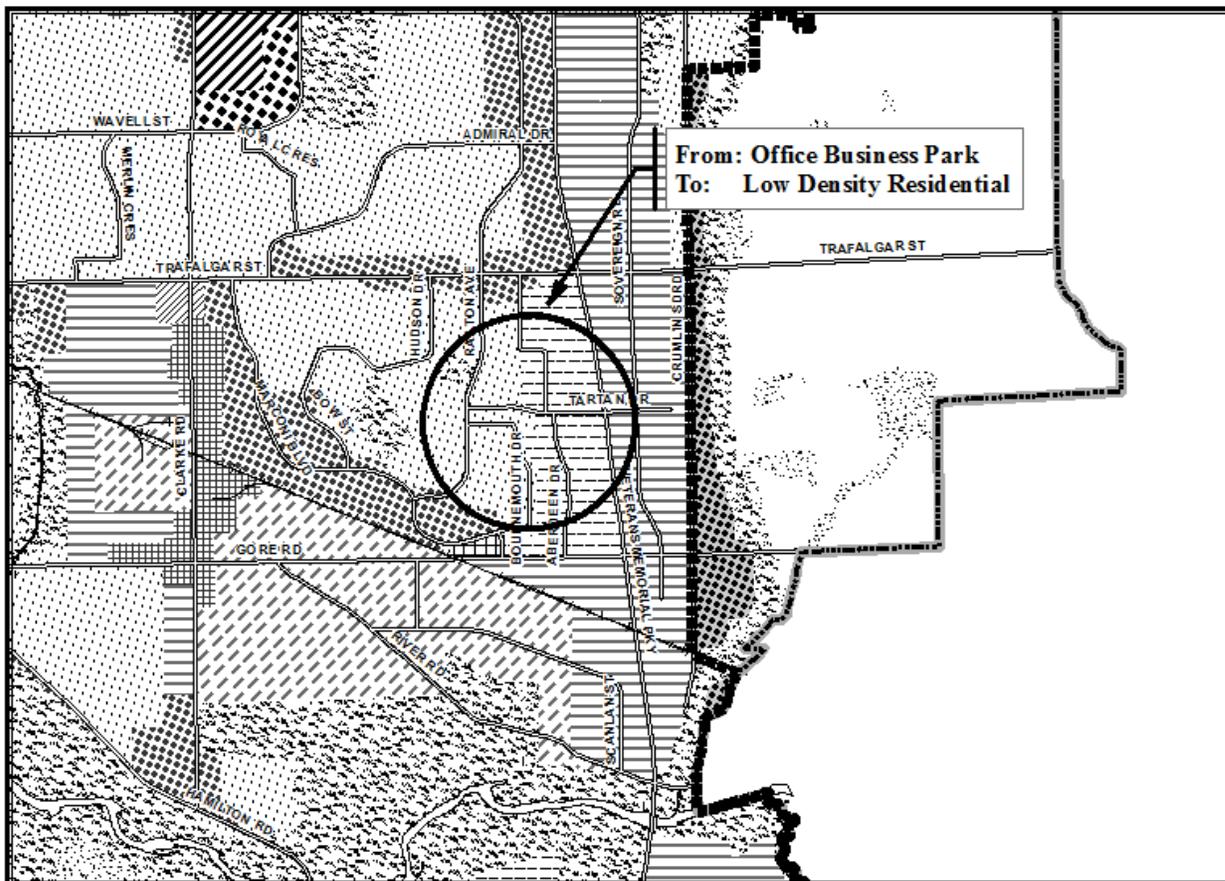
The Official Plan for the City of London is hereby amended as follows:

- 1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by changing the designation of those lands located at 299 Tartan Drive in the City of London, as indicated on "Schedule 1" attached hereto from Office Business Park to Low Density Residential.

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AMENDMENT NO:



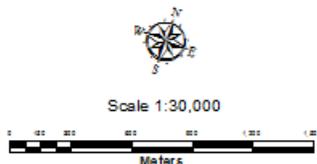
**Legend**

- |  |                                   |
|--|-----------------------------------|
| 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             |

*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



FILE NUMBER: O-8381/Z-8311  
 PLANNER: EL  
 TECHNICIAN: CK  
 DATE: 2014/07/11

PROJECT LOCATION: e:\planning\projects\p\_officialplan\workconsol00\amendments\O-8381\_Z-8311\mxd\scheduleA\_NEW\_b&w\_8x11.mxd

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**File: O-8381/Z-8311  
Planner: E. Lalande**

**Appendix "B"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. Z.-1-14\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 299 Tartan Drive.

WHEREAS Khawar Hanif has applied to rezone an area of land located at 299 Tartan Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 299 Tartan Drive, as shown on the attached map comprising part of Key Map No. A109, from an Office Business Park (OB1) Zone to a Residential R6 Special Provision (R6-5(\_\_\_\_)) Zone.

2) Section Number 10.4. of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

- \_) R6-5(\_\_\_\_) 299 Tartan Drive
  - a) Regulation:
    - i) Front Yard Setback 4.0 m (13.12ft) (Minimum)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 2, 2014

J. Baechler  
Mayor

Catharine Saunders  
City Clerk

First Reading - September 2, 2014  
Second Reading - September 2, 2014  
Third Reading - September 2, 2014

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File: O-8381/Z-8311  
Planner: E. Lalande

**AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)**

