

Bill No. 435
2014

By-law No. C.P.-1284(____)-____

A by-law to amend the Official Plan for the City of London, 1989 relating to 2054 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 September 16, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – September 16, 2014
Second Reading – September 16, 2014
Third Reading – September 16, 2014

AMENDMENT NO. _____

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 Low Density Residential, Multi-Family, Medium Density Residential and Environmental Review to Low Density Residential, Multi-Family, Medium Density Residential, and Open Space on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To add Street A as a Secondary Collector road on Schedule "C", Transportation Corridors, of the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 2054 Adelaide Street North in the City of London.

C. BASIS OF THE AMENDMENT

Schedule "A" -

The subject site is a 21 ha parcel of land located east of Adelaide Street, north of Sunningdale Road and adjacent to the municipal boundary (Township of Middlesex Centre). It currently houses an estate home with an access to Adelaide Street North. The majority of the property is currently being farmed. The lands generally roll from east to west and north to south. The site also contains a Potential Environmentally Significant Area, and a Provincially Significant Wetland. The subject site is surrounded by a recently approved draft plan of subdivision (known as the Applewood Subdivision, also owned by the Applicant, file 39T-09501) located on the west side of Adelaide Street. The lands to the north within the Township of Middlesex Centre are designated as agricultural and open space. The land directly abutting the north limit of the plan is being used for cash crops. The existing Sun Canadian Oil Pipeline runs along the entire north limit of this site.

The Stoney Creek North Community Plan was never adopted by Municipal Council or the Ontario Municipal Board. It has no status therefore it was not used in the evaluation of this plan of subdivision. The existing Official Plan designations were however applied through the Ontario Municipal Board hearings related to the Stoney Creek North Area Plan (2001). The subject site is currently designated for Low Density Residential throughout most of the site, Multi-Family, Medium Density Residential along Adelaide Street, and Environmental Review for the Potential ESA and Provincially Significant Wetland.

The requested change to extend the Multi-Family, Medium Density Residential north along the Adelaide Street frontage is in keeping with the policies of the Official Plan. These lands abut an arterial road, but can be accessed off of the local road (Street E) so will not have any direct traffic impact on Adelaide Street. The proposed height (12m) and scale (townhouse dwellings) is low rise in nature and will not have a significant impact on surrounding low density residential uses. The proposed medium density use is compatible with surrounding proposed land uses, can accommodate the proposed use, is in close proximity to public open space and recreational facilities (such as the Stoney Creek Community Centre) and future transit. The requested change from Multi-Family Medium Density Residential to Low Density Residential is also appropriate, as it will help to facilitate single detached dwellings adjacent to other single detached dwellings. The proposed change to the Open Space designation is also appropriate in order to recognize the extent of the natural heritage features.

Schedule "C" -

The Stoney Creek Area Plan was never formally adopted by Council and as such, no secondary collector roads were added to Schedule C. Through the subdivision process, the

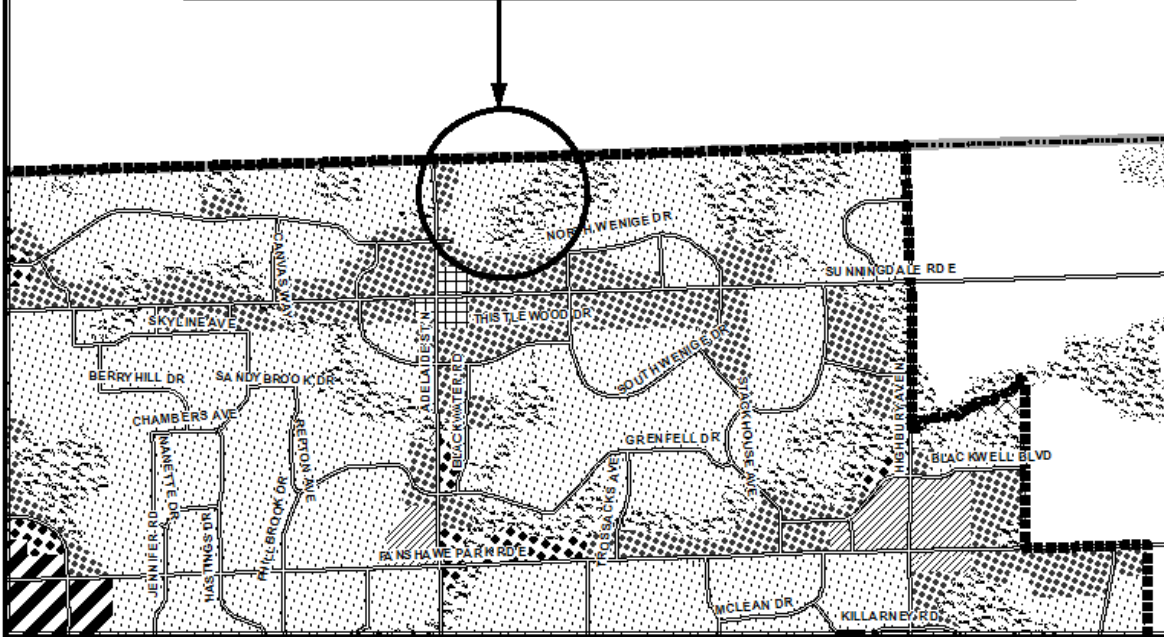
Transportation Division requested that Street A be designated as a secondary collector road.

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 2054 Adelaide Street North in the City of London, as indicated on "Schedule A" attached hereto from Low Density Residential, Multi-Family, Medium Density Residential and Environmental Review to Low Density Residential, Multi-Family, Medium Density Residential, and Open Space.
2. Schedule "C", Transportation Corridors to the Official Plan for the City of London Plan is amended by designating Street A from Sunningdale Road East to Street B as a Secondary Collector as indicated on "Schedule C" attached hereto.

From: "Low Density Residential", "Multi-Family, Medium Density Residential", and "Environmental Review"
 To: "Low Density Residential", "Multi-Family, Medium Density Residential", and "Open Space"



Legend

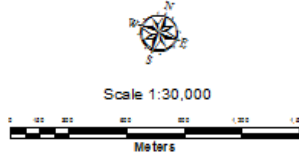
- | | |
|---|-----------------------------------|
| Downtown | Office/Residential |
| Wonderland Road Community Enterprise Corridor | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | 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 |
| | 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 A
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



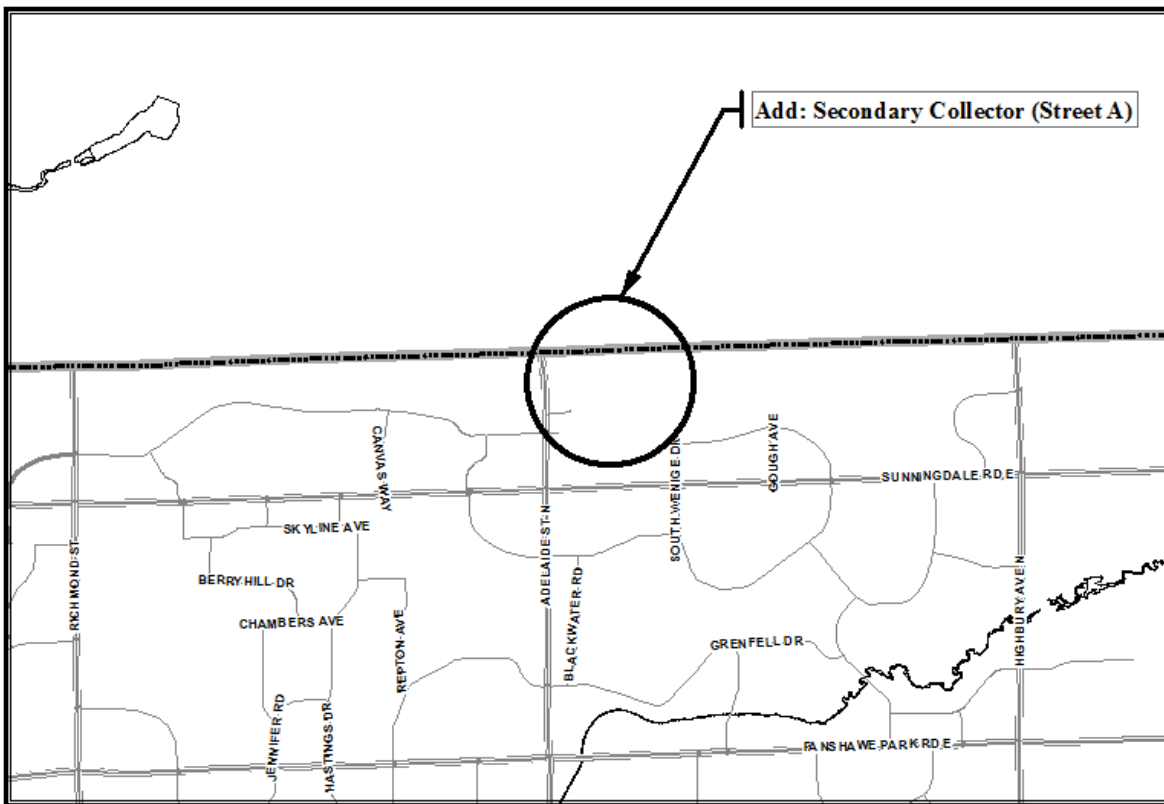
FILE NUMBER: 39T-11502 / OZ-7921

PLANNER: NP

TECHNICIAN: JTS






DATE: August 27, 2014

AMENDMENT NO:









Legend

ROAD CLASSIFICATION

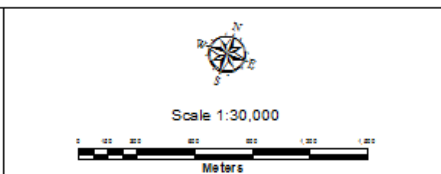
-  Secondary Collector
-  Primary Collector
-  Arterial
-  Freeway
-  Expressway

PROPOSED ROAD CORRIDOR

-  Proposed Secondary Collector
-  Proposed Primary Collector
-  Proposed Arterial
-  Proposed Freeway
-  Proposed Expressway
-  Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

**SCHEDULE C
TO
OFFICIAL PLAN**
AMENDMENT NO. _____
PREPARED BY: Graphics and Information Services



FILE NUMBER: 39T-11502 / OZ-7921
PLANNER: NP
TECHNICIAN: JTS
DATE: August 27, 2014