

Bill No. 65
2012

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

A by-law to amend the Official Plan for the City of London, 1989 relating to the Piccadilly Area Neighbourhood, bounded by Wellington Street, Oxford Street East, Adelaide Street North, and the Canadian Pacific Railway.

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

1. Amendment No. 515 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 January 31, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – January 31, 2012
Second Reading – January 31, 2012
Third Reading – January 31, 2012

AMENDMENT NO. 515
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add a policy in Section 10.1.3 of the Official Plan for the City of London to limit the expansion of private schools and the establishment of new private school uses, to those properties within the Piccadilly Area Neighbourhood that are zoned and used for private schools on the date of adoption of this Official Plan Amendment, and to 701/703 and 719 Waterloo Street, 311 Oxford Street East and 711 Colborne Street.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located within the Piccadilly Area Neighbourhood, bounded by Wellington Street, Oxford Street East, Adelaide Street North, and the Canadian Pacific Railway in the City of London.

C. BASIS OF THE AMENDMENT

The recommended Official Plan amendment to add a Specific Area Policy (Chapter 10) conforms to the criteria for the adoption of site specific policies under Section 10.1.1 in the Official Plan. Policies for Specific Areas may be applied where the policy is required to restrict the range of permitted uses, or to restrict the scale and density of development normally allowed in a particular designation, in order to protect other uses in an area from negative impacts associated with excessive noise, traffic, loss of privacy or servicing constraints.

The recommended Official Plan Policy for Special Areas is intended to bring some stability to the neighbourhood so that both neighbourhood residents and the Montessori House of Children can identify the extent to which there may be expansion of the existing private school or the establishment of new private schools. It strikes a balance between the needs of the existing private school and maintaining the residential amenity of the area and a desire for neighbourhood stability, and addresses the previously incremental approach to the growth of the private school.

D. THE AMENDMENT

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

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

Piccadilly Area Neighbourhood

In all designations in the Piccadilly Area Neighbourhood, bounded by Wellington Street, Oxford Street East, Adelaide Street North, and the Canadian Pacific Railway in the City of London, the expansion of private schools and the establishment of new private schools shall be permitted only on those properties that were zoned to permit private schools on the date of adoption of the Piccadilly Area Neighbourhood policy, and on 701/703 Waterloo Street, 719 Waterloo Street, 311 Oxford Street East and 711 Colborne Street, subject to an amendment to the Zoning By-law if necessary.