Bill No. 214
2015

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 165 Elmwood Avenue East.

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 May 26, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – May 26, 2015
Second Reading – May 26, 2015
Third Reading – May 26, 2015

AMENDMENT NO. _____

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A.   PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3 – Policies for Specific Areas, of the Official Plan for the City of London to permit a community centre.

B.   LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 165 Elmwood Avenue East in the City of London.

C.   BASIS OF THE AMENDMENT

The site has been recognized as an appropriate location for office use through the Office Area designation in the Official Plan, which provides for small and medium scale office uses outside the Downtown in purpose-designed or converted office buildings and permits a limited range of secondary uses including day care centres.

A specific policy is required to permit the proposed community facility use. Chapter 10 of the Official Plan allows Council to consider policies for specific areas where one or more criteria apply. The applicable criterion is that *"the change in land use is site specific and is located in an area where Council wishes to maintain an existing land use designation, while allowing for a site specific use."*

It continues to be the City's intent that the adaptive re-use of the Normal School include a significant office element, along with some of the secondary uses permitted by the Office Area designation. Changing the existing Ofice Area designation to another designation would not be supportive of the intent for this area. The intended occupancy of the building includes the opportunity for the YMCA, affiliated organizations, or the City to use the non-office/day care portions of the building for community space to support children, youth and families with appropriate resources and programs, community meeting and gathering space, and similar activities. It is appropriate and in compliance with the intent of the Official Plan, to adopt a Chapter 10 amendment to permit the community facility use.

The subject property has historically formed a significant part of the community hub represented by the former Catholic School board offices, various public activities occurring on the Village Green, and community resources such as the bank and the grocery store to the north-west. The continued use of this valuable heritage resource for office and community-serving activities, is suitable and desirable within the existing neighbourhood. The site has historically been sufficient to accommodate the expected level of activity generated by the proposed uses. Physical changes to the building and the grounds immediately surrounding the building will be limited to those that are compatible with the heritage status of the property and acceptable to the Ontario Heritage Trust.

The adaptive re-use of the building for offices, day care faciltiies and community facilities is a suitable and compatible use for the site and is expected to have a positive impact on the surrounding community and from a heritage perspective, the entire City of London.

D.   <u>THE AMENDMENT</u>

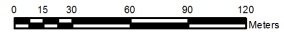The Official Plan for the City of London is hereby amended as follows:

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

"165 Elmwood Avenue East

In the Office Area designation at 165 Elmwood Avenue East, community facility uses may be permitted."

0 15 30 60 90 120
Meters

N
W E
S

CRAIG ST

BRUCE ST

MARLEY PL

RIDOUT ST S

WORTLEY RD

ELMWOOD AVE E

GRAND AVE

ELMWOOD AVE E

SUBJECT
SITE

FERGUSON PL

DUCHESS AVE

DUCHESS AVE

TECUMSEH AVE E

TECUMSEH AVE E

MCKENZIE AVE

CATHCART ST

BRISCOE ST E

BRISCOE ST E