

Bill No. 235
2015

By-law No. C.P.-1284(rr)-192

A by-law to amend the Official Plan for the City of London, 1989 relating to 462-472 Springbank Drive.

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

1. Amendment No. 619 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 June 10, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – June 10, 2015
Second Reading – June 10, 2015
Third Reading – June 10, 2015

AMENDMENT NO. 619

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 Multi-Family, High Density Residential to Office Area on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 462-472 Springbank Drive in the City of London.

C. BASIS OF THE AMENDMENT

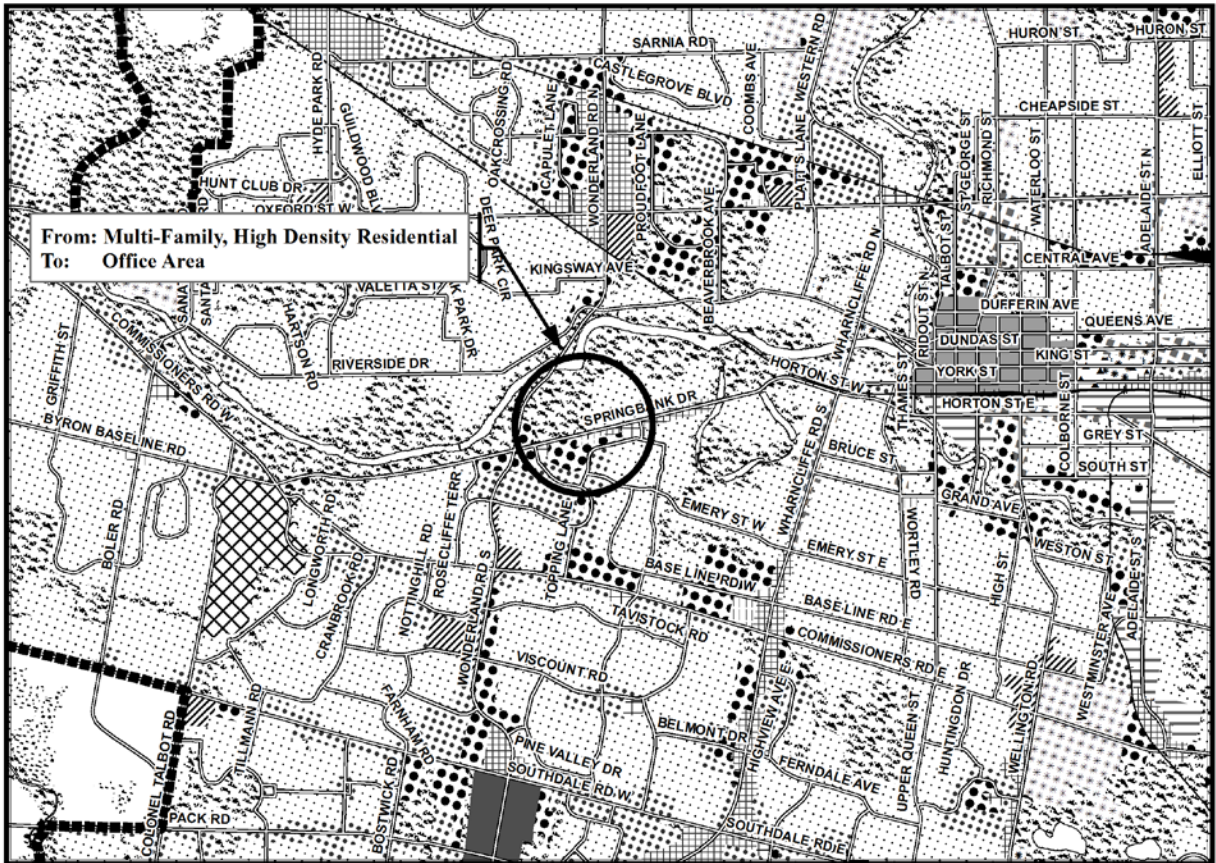
1. The amendment is consistent with the Provincial Policy Statement, 2014;
2. The amendment conforms to the general intent of the Official Plan;
3. The amendment conforms to the general intent of the Zoning By-law;
4. The amendment provides the opportunity for redevelopment of underutilized lands to a use at a scale and intensity that is compatible with the surrounding area.
5. the proposed use is for a purpose-built Medical/dental Office building which does not compete with the Downtown for general office space
6. the existing building located within the same Office Area designation is purpose-built, and almost exclusively used, for Medical/dental uses and therefore there is no anticipated impact on office space in the Downtown

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 at 462-472 Springbank Drive in the City of London, as indicated on "Schedule A" attached hereto from Multi-Family, High Density Residential to Office Area.

AMENDMENT NO:



Legend

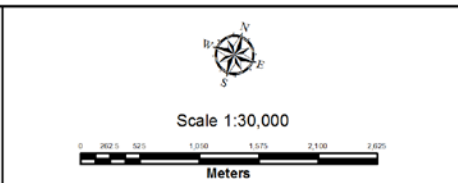
Downtown	Office/Residential
Wonderland Road Community Enterprise Corridor	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street 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: OZ-8459

PLANNER: EL

TECHNICIAN: TT

DATE: 2015/05/08