

Bill No. 91  
2012

By-law No. C.P.-1284(rv)-67

A by-law to amend the Official Plan for the City of London, 1989 relating to 550 Kingsway Avenue and 572 Wonderland Road North.

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

1. Amendment No. 516 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 February 21, 2012.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – February 21, 2012  
Second Reading – February 21, 2012  
Third Reading – February 21, 2012

## AMENDMENT NO. 516

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 permit a professional office and a medical/dental office in conjunction with a dwelling unit within a new building.

#### B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 550 Kingsway Avenue and 572 Wonderland Road North 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 change in land use is site specific and is located in an area where Council wishes to maintain existing land use designation, while allowing a site specific use.

The evaluation of the appropriateness of this use and its possible impact on surrounding land use designations was informed by relevant review criteria for the establishment of office conversions in a Low Density Residential designation, and for new offices in Multi-family, Medium and Multi-family, High Density residential designations. The recommended special policy contains restrictions on the number of office uses, and requires a residential component within the building, to minimize potential impacts and provide for a transition from commercial and office to residential use.

#### D. THE AMENDMENT

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

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

550 Kingsway Avenue and 572 Wonderland Road North

In the Low Density Residential designation at 550 Kingsway Avenue and 572 Wonderland Road North, a professional office and a medical/dental office in conjunction with one dwelling unit may be permitted in a new building that shall replace the existing structures on the property