

Bill No. 4  
2016

By-law No. C.P.-1284(\_\_\_\_)-\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 1156 Dundas Street.

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 December 8, 2015.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading - December 8, 2015  
Second Reading - December 8, 2015  
Third Reading - December 8, 2015

**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 and General Industrial to a Low Density Residential, Multi-Family Medium Density Residential, and Mainstreet Commercial Corridor on Schedule “A”, Land Use, to the Official Plan for the City of London to permit a mixed used redevelopment of the site.
2. 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 maximum density of 125 units per hectare in the Multi-Family Medium, Density Residential Designation.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 1156 Dundas Street in the City of London.

**C. BASIS OF THE AMENDMENT**

This policy is consistent with the Provincial Policy Statement 2014 in that it supports the development of healthy, liveable and safe communities. Specifically the amendment promotes remediation of brownfields and the efficient land use patterns through the redevelopment of a designated heritage building by accommodating an appropriate mix and range of residential and employment uses by encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

**D. THE AMENDMENT**

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

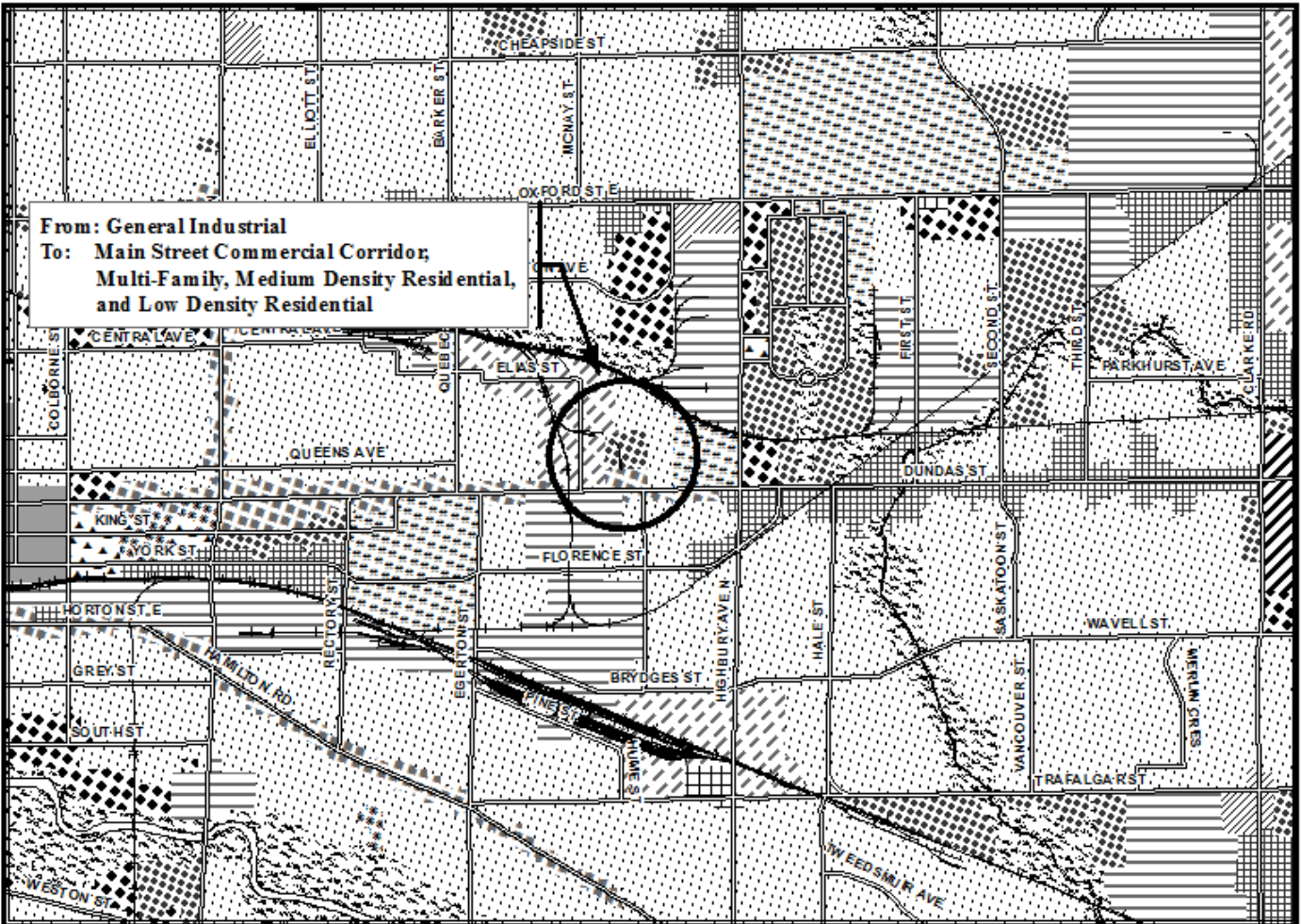
1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1156 Dundas Street in the City of London, as indicated on “Schedule 1” attached hereto from Low Density Residential and General Industrial to Low Density Residential, Multi-Family Medium Density Residential, and Mainstreet Commercial Corridor.
2. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

“1156 Dundas Street - Former McCormick’s Factory Site

The following special policy applies to lands north of the original McCormick Factory building and south of the extension of Gleeson Street. Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies and the policies of the McCormick Area Secondary Plan, a maximum total density of up to 125 units per hectares may be permitted, subject to the proposed form of development addressing the criteria of Section 3.2.3, the Urban Design Principles in the McCormick Area Secondary Plan, and the Urban Design Guidelines for the McCormick Factory Site.

A height of up to 5 storeys may be permitted on the western half of the subject site fronting McCormick Boulevard without a bonus zone. A maximum height of 3 storeys may be permitted on the eastern half of the subject site fronting Ashland Avenue to provide a transition between the existing Low Density Residential designation on the east side of Ashland Avenue. A western extension of Gleeson Street will be required to be constructed and dedicated at no cost to the City between Ashland Avenue

and McCormick Boulevard to provide access to the subject site and allow for the development of single detached dwellings to the north. Cluster townhouses will be permitted on the frontage of the Gleeson Street extension and a parkland dedication with a minimum frontage and depth of 25 metres will be required at the southeast corner of McCormick Boulevard and the future extension of Gleeson Street. "



**Legend**

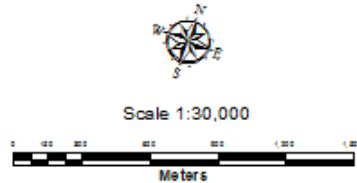
- Downtown
- Wonderland Road Community Enterprise Corridor
- Enclosed Regional Commercial Node
- New Format Regional Commercial Node
- Community Commercial Node
- Neighbourhood Commercial Node
- Main Street Commercial Corridor
- Auto-Oriented Commercial Corridor
- Multi-Family, High Density Residential
- Multi-Family, Medium Density Residential
- Low Density Residential
- Office Area

- Office/Residential
- Office Business Park
- General Industrial
- Light Industrial
- Regional Facility
- Community Facility
- Open Space
- Urban Reserve - Community Growth
- Urban Reserve - Industrial Growth
- Rural Settlement
- Environmental Review
- 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 1  
 TO  
 OFFICIAL PLAN  
 AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Graphics and Information Services



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 PLANNER: ABW  
 TECHNICIAN: MB  
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