

Bill No. 115
2012

By-law No. C.P.-1284(ry)-___

A by-law to amend the Official Plan for the City of London, 1989 relating to the North Talbot Community special policies.

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

1. Amendment No. 519 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 March 20, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – March 20, 2012
Second Reading – March 20, 2012
Third Reading – March 20, 2012

AMENDMENT NO. 519

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend a policy in Section 3.5.11 of the Official Plan for the City of London to permit an increase in the maximum building height permitted by the Official Plan policies through the use of Bonus Zoning.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands in the City of London located on the south side of Southdale Road West that are located within the North Talbot Community special policy area and are designated Multi-Family High Density Residential.

C. BASIS OF THE AMENDMENT

A maximum height limit is commonly implemented through the Zoning By-law and not typically applied through an Official Plan policy. As a result, the Official Plan policies are unclear as to how the density bonusing policies are to be applied when a maximum height limit is implemented by way of Official Plan policy. The proposed amendment seeks to clarify that the 40 metre maximum building height specified in the North Talbot Community special policy is eligible to be increased through bonus zoning.

D. THE AMENDMENT

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

Section 3.5.11 – North Talbot Community – of the Official Plan for the City of London is amended by adding the phrase, “excluding provisions for bonusing” to the 6th paragraph of policy 3.5.11 after the words “High Density Residential,”