Bill No. 187
2016

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

A by-law to amend the Official Plan for the
City of London, 1989 relating to 1880
Phillbrook Drive.

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 <u>attached</u> 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 17, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – May 17, 2016
Second Reading - May 17, 2016
Third Reading - May 17, 2016

<p style="text-align:center;">**AMENDMENT NO. _____**</p>

<p style="text-align:center;">**to the**</p>

<p style="text-align:center;">**OFFICIAL PLAN FOR THE CITY OF LONDON**</p>

A.   <u>PURPOSE OF THIS AMENDMENT</u>

The purpose of this Amendment is to change the designation of certain lands described herein from Multi-family, Medium Density Residential to Office Area on Schedule "A", Land Use, to the Official Plan for the City of London.

B.   <u>LOCATION OF THIS AMENDMENT</u>

This Amendment applies to lands located at 1880 Phillbrook Drive in the City of London.

C.   <u>BASIS OF THE AMENDMENT</u>

The recommended amendment is consistent with the *Provincial Policy Statement*, 2014, and the Office Area policies of the Official Plan.
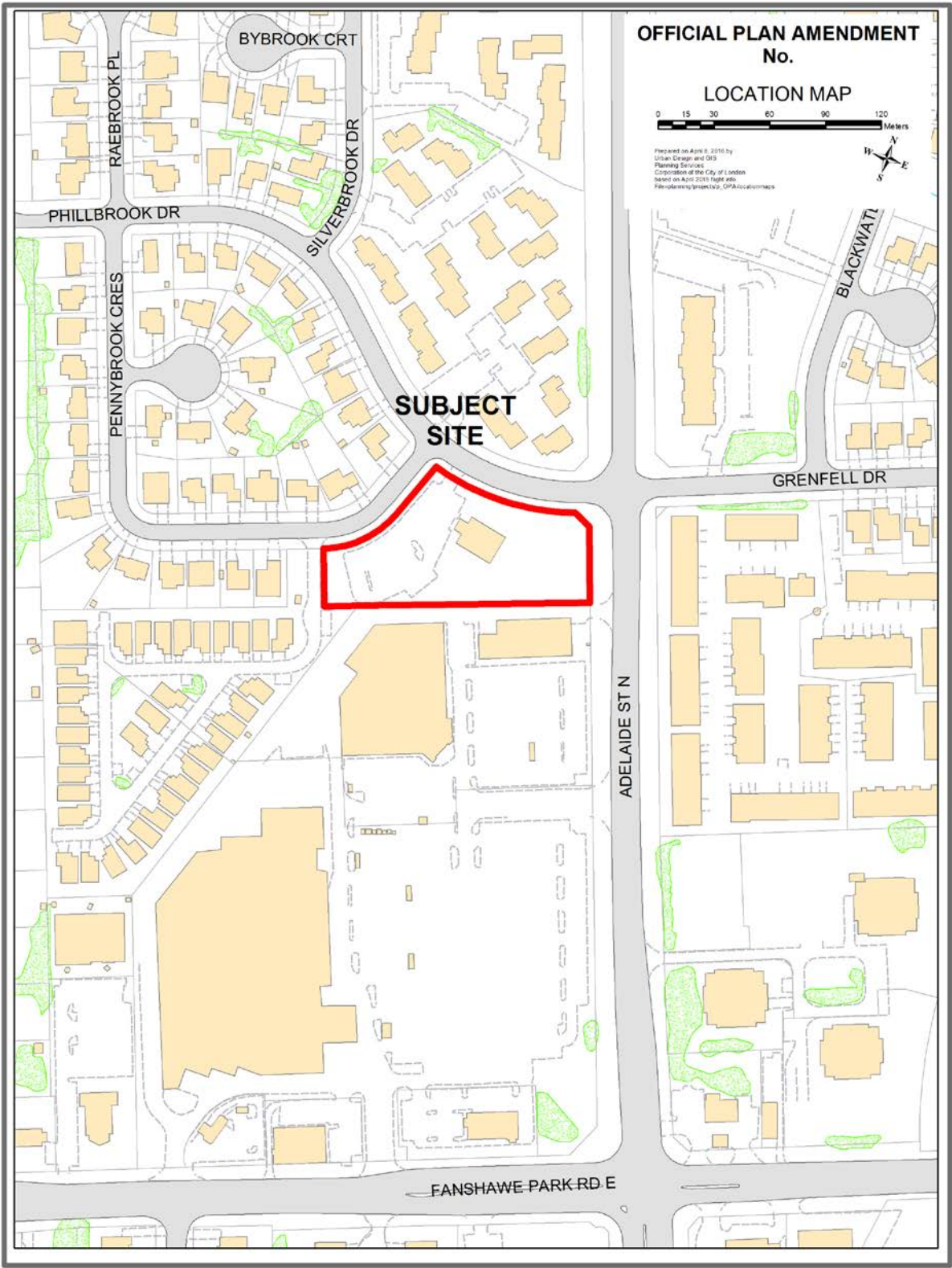
The recommended amendment will enable a form of development that is compatible with the existing surrounding land uses and will facilitate a mixed use commercial and office building.
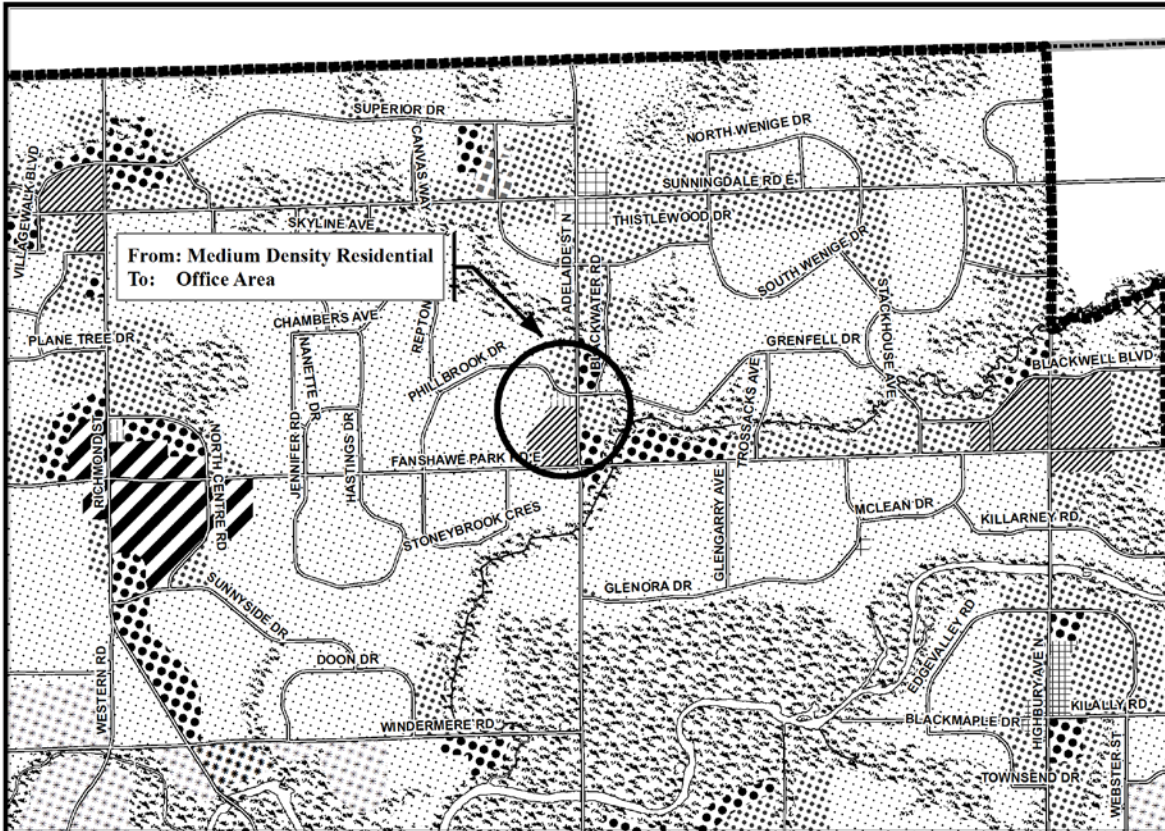
The recommendation to permit professional office, medical/dental office and convenience commercial uses will serve a suburban catchment and will not compete with the Downtown for general office space

D.   <u>THE AMENDMENT</u>

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 1880 Phillbrook Drive in the City of London, as indicated on "Schedule 1" <u>attached</u> hereto from Multi-family, Medium Density Residential to Office Area.

OFFICIAL PLAN AMENDMENT
No.

LOCATION MAP

0   15   30   60   90   120
                                    Meters

Prepared on April 8, 2016 by
Urban Design and GIS
Planning Services
Corporation of the City of London
based on April 2015 flight info.
File:planning/projects/p_OPA/locationmaps

SUBJECT
SITE

BYBROOK CRT

RAEBROOK PL

SILVERBROOK DR

PHILLBROOK DR

PENNYBROOK CRES

GRENFELL DR

BLACKWAT

ADELAIDE ST N

FANSHAWE PARK RD E

From: Medium Density Residential
To: Office Area

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 1 TO OFFICIAL PLAN

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services

Scale 1:30,000

| 0 | 150 | 300 | 600 | 900 | 1,200 | 1,500 |

Meters
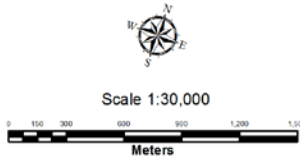
FILE NUMBER: OZ-8584

PLANNER: SW

TECHNICIAN: MB

DATE: 2016/04/08