

Bill No. 344
2016

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 21 Wharncliffe Road South.

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 September 13, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – September 13, 2016
Second Reading – September 13, 2016
Third Reading – September 13, 2016

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 Community Facility to Office/Residential on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To add a policy in Section 10.1.3 of the Official Plan for the City of London to permit an increased office gross floor area for office conversion to 2,750m².

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 21 Wharncliffe Road South in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the *Provincial Policy Statement, 2014*, and the Office/Residential Area policies of the Official Plan.

The recommended amendment will facilitate an adaptive reuse of the existing built form which is compatible with the existing surrounding land uses. The proposed office, medical/dental office, clinic and/or residential uses provides an appropriate interface to the busy arterial corridor of Wharncliffe Road South and the increase in permitted office area will not compete with the Downtown for general office space.

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 21 Wharncliffe Road South in the City of London, as indicated on "Schedule 1" attached hereto from Community Facility to Office/Residential.
2. Section 10 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

"21 Wharncliffe Road South

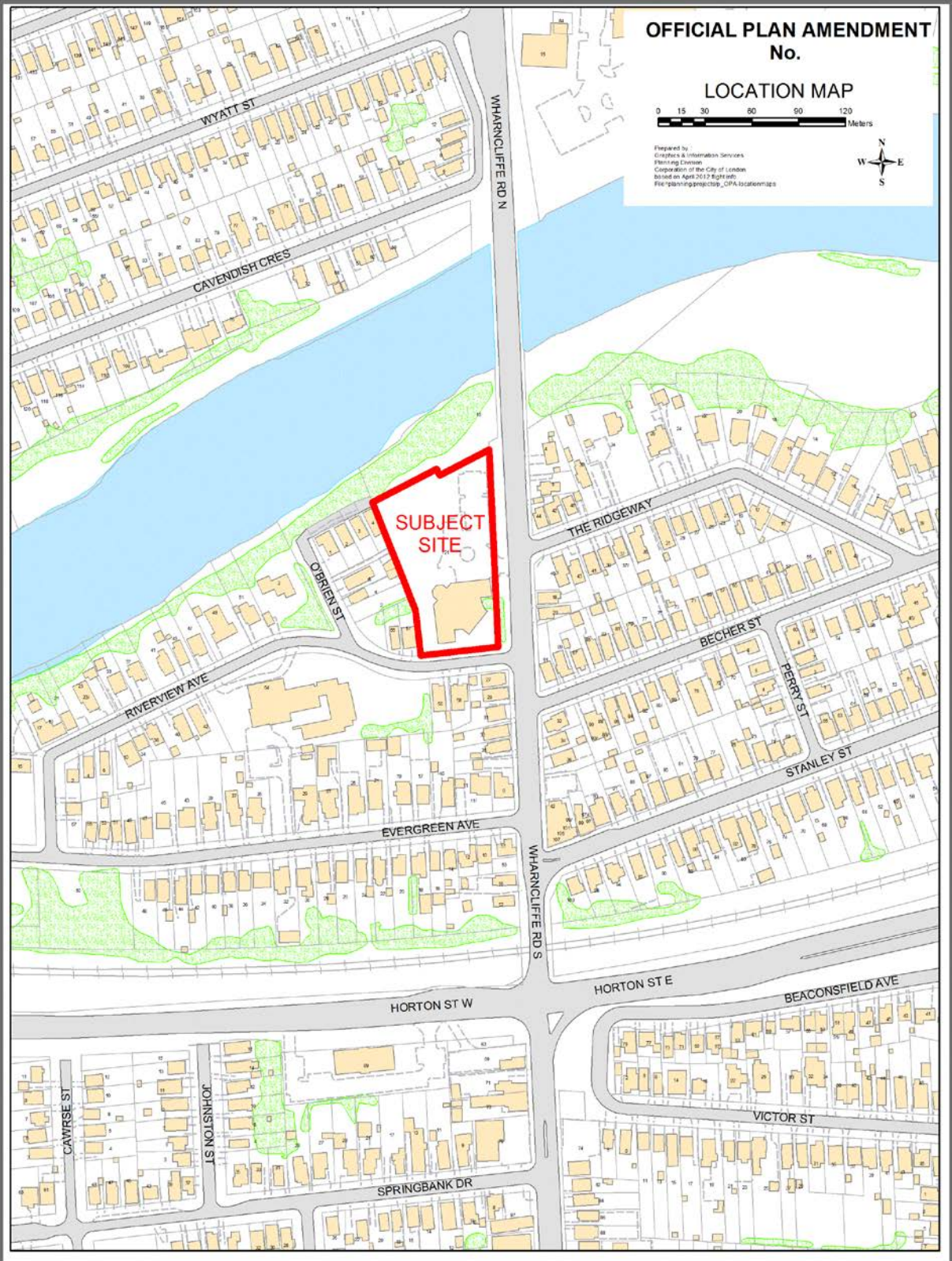
In the Office/Residential designation at 21 Wharncliffe Road South, the existing building may be entirely adaptively re-used for an office conversion up to a maximum gross floor area of 2,750 square metres (29,596 square feet). New construction shall be compliant with the relevant policies."

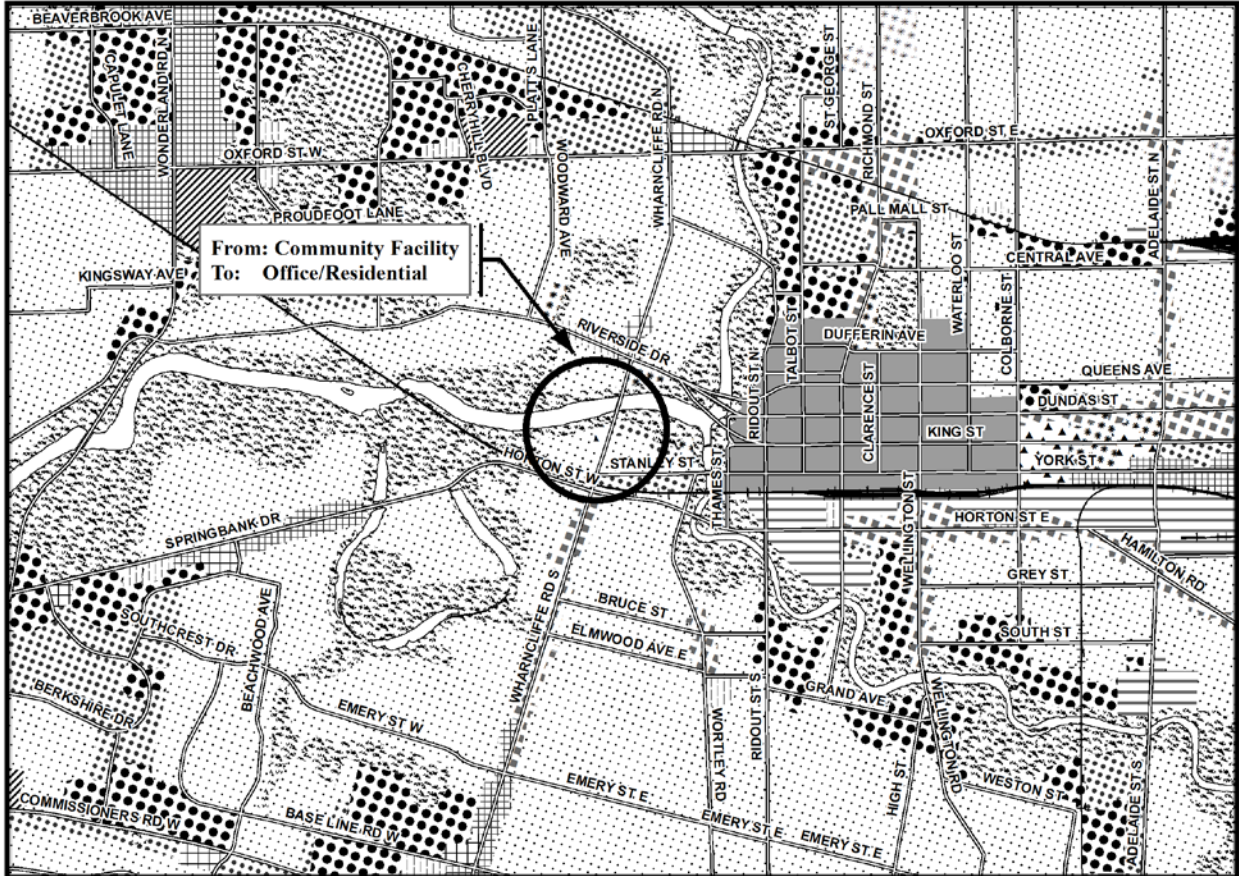
**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared by:
Geomatics & Information Services
Planning Division
Corporation of the City of London
dated on April 2012 Right of Way
File: planningproject09_CPA locationmaps





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



FILE NUMBER: OZ-8484

PLANNER: SW

TECHNICIAN: RN

DATE: 2016/05/12