

Bill No. 57
2017

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 1448 Adelaide Street North.

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 January 17, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – January 17, 2017
Second Reading – January 17, 2017
Third Reading – January 17, 2017

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 to Multi-Family, Medium Density 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 a personal service establishment in the Multi-Family, Medium Density Residential designation.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 1448 Adelaide Street North in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is supportive of the Provincial Policy Statement by promoting the efficient use of existing land and services and by contributing to the long-term economic prosperity, vitality, and viability of the surrounding neighbourhood.

The Official Plan criteria for establishing a Multi-Family, Medium Density Residential designation including location, compatibility, servicing, traffic, and buffering are met. The subject site is located on an arterial road, within walking distance of an identified Open Space area, fully serviced, and located along a public transit route. The evaluation of the proposal took into consideration the surrounding land uses and the potential impact the proposal may have on the neighbourhood. It has been demonstrated that the proposal is compatible and fits within the existing surrounding neighbourhood.

The Chapter 10 – Policies for Specific Areas criteria for permitting the personal service establishment in the Multi-Family, Medium Density Residential designation are met. By considering the personal service establishment use through a Chapter 10 amendment instead of through an amendment to a commercial land use designation limits the potential for additional land uses which have not been thoroughly evaluated.

D. THE AMENDMENT

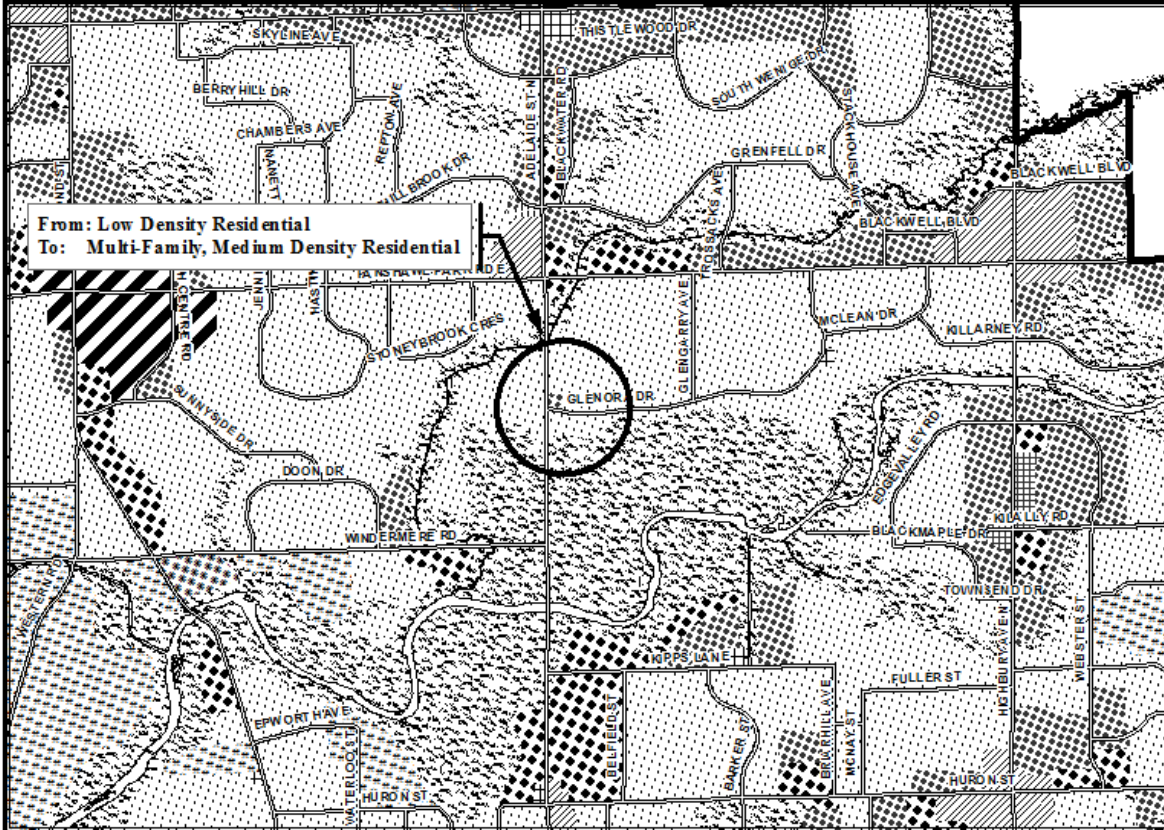
The Official Plan for the City of London is hereby amended as follows:

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1448 Adelaide Street North in the City of London, as indicated on “Schedule 1” attached hereto from Low Density Residential to Multi-Family, Medium Density Residential.
2. Section 10 – Policies for Specific Areas – of the Official Plan for the City of London is hereby amended by adding the following:

“10.1.3 Specific Areas:

1448 Adelaide Street North

_) In the Multi-Family, Medium Density Residential designation at 1448 Adelaide Street North, in addition to the uses permitted in the Multi-Family, Medium Density Residential designation, a personal service establishment may also be permitted within the existing building.”

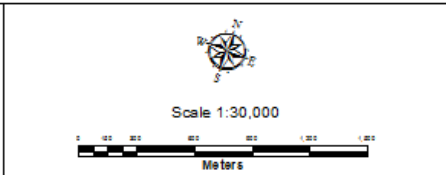


Legend

Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	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: GB
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