

Bill No. 583
2017

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

A by-law to amend the Official Plan for the City of London, 1989 for lands located at 1635 Commissioners Road East and 2624 Jackson Road, east side of Jackson Road between Commissioners Road East and Bradley Avenue.

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 October 3, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – October 3, 2017
Second Reading – October 3, 2017
Third Reading – October 3, 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 land use designations for the subject lands on Schedule "A" – Land Use of the Official Plan **FROM** "Urban Reserve - Community Growth" and "Environmental Review" **TO** "Low Density Residential", "Multi-family, Medium Density Residential" and "Open Space".
2. To change Schedule "C" – Transportation Corridors of the Official Plan to add "Secondary Collector" roads.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 1635 Commissioners Road East and 2624 Jackson Road, east side of Jackson Road between Commissioners Road East and Bradley Avenue, in the City of London.

C. BASIS OF THE AMENDMENT

The subject of this amendment is an 82 hectare parcel of land, referred to as the Parker-Jackson lands. An application for approval of draft plan of subdivision has been submitted for development of a low-medium density residential subdivision. Under Schedule 'A' - Land Use, the Parker-Jackson lands are designated as "Urban Reserve-Community Growth" and "Environmental Review". A portion of these lands in the southeast corner of the property, south of an existing hydro transmission corridor, are designated "Agriculture". This amendment is to change the land use designations from "Urban Reserve - Community Growth" and "Environmental Review" to "Low Density Residential", "Multi-family, Medium Density Residential", and "Open Space"; and amend Schedule 'C' – Transportation Corridors map to add "Secondary Collectors".

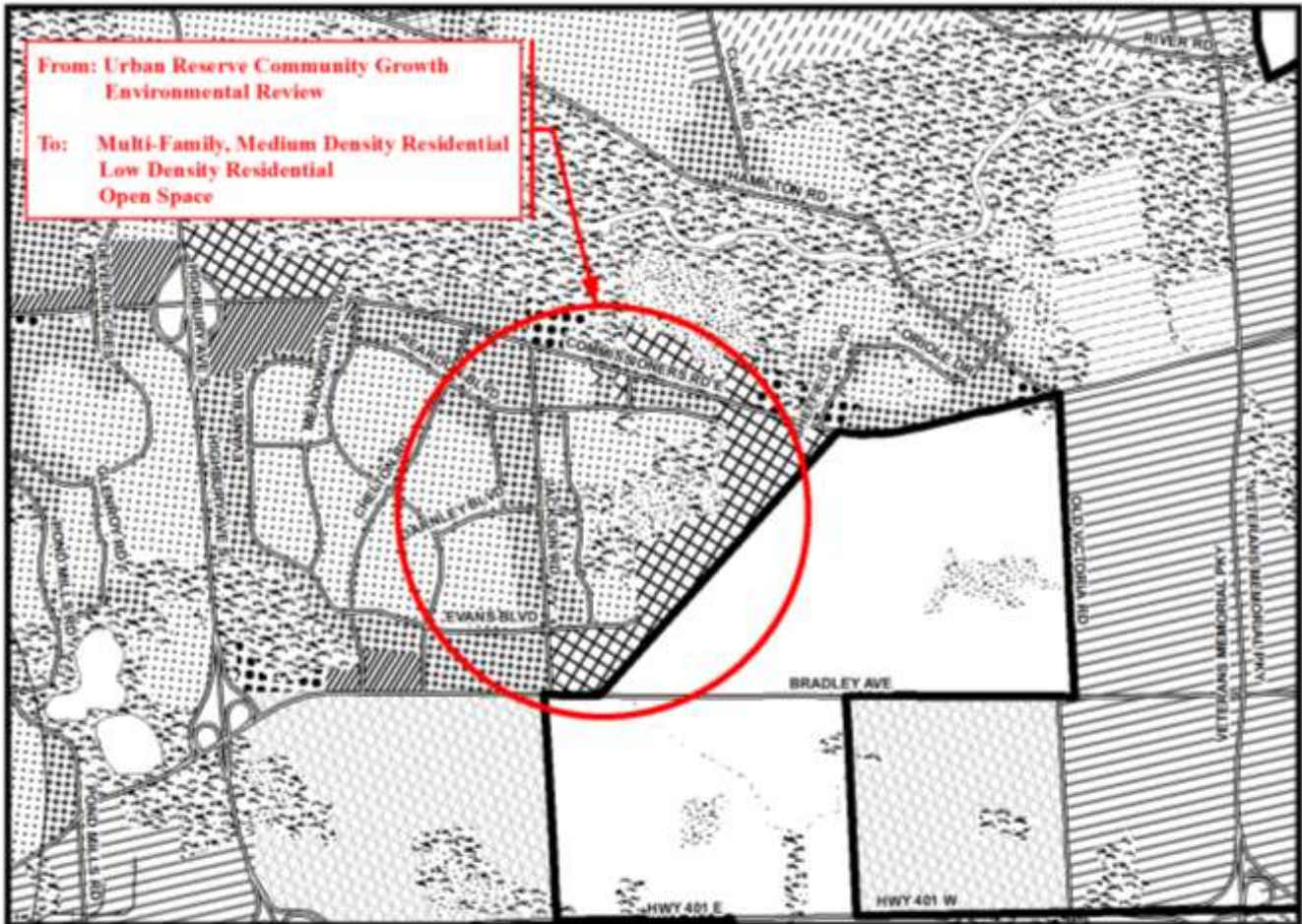
The subdivision draft plan was accompanied by a land use concept in support of the proposed amendments which demonstrates a compatible, connected, pedestrian oriented subdivision composed of a range of housing from single family, townhouse, cluster housing, street townhouse dwellings, school and parks, and natural heritage features to be protected and maintained as public open space. The proposed subdivision plan is based on a network of Secondary Collector and local streets. The subdivision road pattern incorporates a strong grid street pattern connected to north-south and east–west secondary collector roads which functions as the "spine" of the community

The recommended amendments are appropriate and consistent with the 2014 Provincial Policy Statement; are in keeping with the intent of the Official Plan policies; will utilize existing municipal services and preserve significant natural heritage features; provide for an attractive, pedestrian-oriented and compatible development; and contributes to compact urban form through the proposed range and mix of uses.

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 1635 Commissioners Road East and 2624 Jackson Road, east side of Jackson Road between Commissioners Road East and Bradley Avenue in the City of London, as indicated on "Schedule 1" attached hereto, from Urban Reserve - Community Growth and Environmental Review to Low Density Residential, Multi-family, Medium Density Residential and Open Space.
2. Schedule "C", Transportation Corridors to the Official Plan for the City of London is amended by adding Secondary Collector roads, as indicated on "Schedule 2" attached hereto.



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



Scale 1:30,000



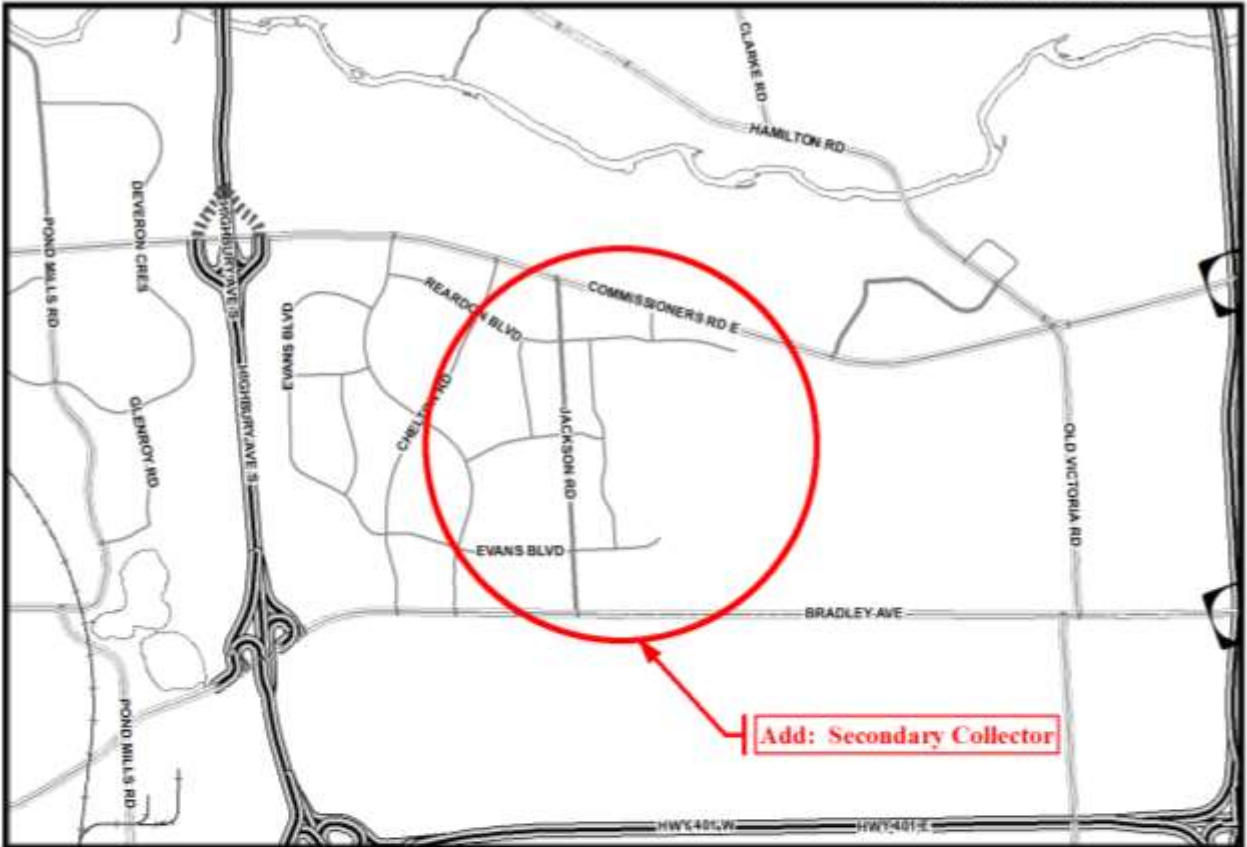
FILE NUMBER: 39T-06507 /
OZ-7176

PLANNER: LM

TECHNICIAN: DT

DATE: September 11, 2017

AMENDMENT NO:



Legend

ROAD CLASSIFICATION

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

PROPOSED ROAD CORRIDOR

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

<p align="center">SCHEDULE 2 TO OFFICIAL PLAN</p> <p align="center">AMENDMENT NO. _____</p> <p align="center"><small>PREPARED BY: Graphics and Information Services</small></p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: 39T-06507 / OZ-7176</p> <p>PLANNER: LM</p> <p>TECHNICIAN: DT</p> <p>DATE: September 11, 2017</p>
--	--	--