

Bill No. 607  
2017

By-law No. C.P.-1284(\_\_\_\_)-\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 100, 335 And 353 Kellogg Lane, 1063, 1080, 1097, 1127 Dundas Street and 1151 York Street.

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 17, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading - October 17, 2017  
Second Reading - October 17, 2017  
Third Reading - October 17, 2017

**AMENDMENT NO. \_\_\_\_\_**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to permit the re-use of the existing lands and buildings for a variety of residential, commercial and light industrial uses while providing accessory parking on abutting lands.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 100, 335 And 353 Kellogg Lane, 1063, 1080, 1097, 1127 Dundas Street and 1151 York Street in the City of London.

**C. BASIS OF THE AMENDMENT**

The recommended amendment is consistent with Provincial Policy Statement 2014 and Policies for Specific Areas of the Official Plan. The recommendation provides the opportunity for an adaptive reuse of a large industrial site located within a community in transition from industrial uses. The recommendation to remove the subject site from the requirements of section 7.3.2 of the Official Plan and 40.3(4)(a) of the Zoning By-law No. Z-1, is appropriate as the London Plan and McCormick Area Secondary Plan removes all General Industrial designations within 300 metres of the site and the subject site continues to front an arterial road. The use of Policies for Specific Areas will maintain the existing designations, which are in keeping with the Place Types identified through the London Plan, while providing flexibility for the site to function for alternative uses.

**D. THE AMENDMENT**

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

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

“100, 335 And 353 Kellogg Lane, 1063, 1080, 1097, 1127 Dundas Street and 1151 York Street

In the Main Street Commercial Corridor designation at 100 Kellogg Lane and 1097 and 1127 Dundas Street in addition to the uses permitted in the Main Street Commercial Corridor Designation, Self-Storage Establishments may also be permitted in the basement of the existing buildings.

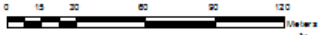
In the Light Industrial designation at 100 Kellogg Lane in addition to the uses permitted in the Light Industrial Designation, Offices will be permitted within the existing building and Self-Storage Establishments will also be permitted. Notwithstanding policy 7.3.2 of the Official Plan or 40.3(4)(a) of the Zoning By-law No. Z-1, secondary uses may be permitted within 300m of lands zoned for General Industrial (GI) uses and do not require access from an arterial or primary collector road.

In the Main Street Commercial Corridor designation and the Light Industrial Designation at 100 Kellogg Lane, Office uses (within existing building) are permitted at a maximum gross floor area of 8,361m<sup>2</sup> for the whole of the property.

In the Low Density Residential designation at 335, 353 Kellogg Lane, 1063 Dundas Street and Main Street Commercial Corridor designation at 1063, 1080, 1097, 1127 Dundas Street, and Light Industrial designation at 1151 York Street in addition to the permitted uses of the respective designations, accessory parking in favour of the uses at 100 Kellogg Lane will be permitted.”

**OFFICIAL PLAN AMENDMENT  
No.**

**LOCATION MAP**



Prepared on May 1, 2017 by:  
Urban Design and GIS  
Planning Services  
Corporation of the City of London  
based on April 2016 Right-of-Way  
Plan (planning/records/OP-16-04-0000)

