

Bill No. 10
2018

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

A by-law to amend the Official Plan for the City of London, 1989 relating to the Brydges Street Area.

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 December 12, 2017

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – December 12, 2017
Second Reading – December 12, 2017
Third Reading – December 12, 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 establish a policy in “Chapter 10 – Policies for Specific Areas” of the Official Plan, 1989, for the City of London to address the specific issues regarding the industrial lands in the Brydges Street Area.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located within the Brydges Street Area in the City of London.

C. BASIS OF THE AMENDMENT

Following the Industrial Lands Development Strategy industrial lands within the interior of the City, like the Brydges Street Area, have been seen to struggle to attract new industrial users. There also remains existing successful industrial businesses within the study area. Recent comprehensive review has not indicated that the Brydges Street Area should be removed from the City’s employment lands. Commercial uses subject to specific criteria set out through a special policy area have the potential to maintain the existing building stock and reduce vacancy while new industrial users are sought. The criteria set out within the proposed amendment seek to ensure any commercial uses which do locate within the Brydges Street Area do not negatively affect existing or future industrial or residential uses.

D. THE AMENDMENT

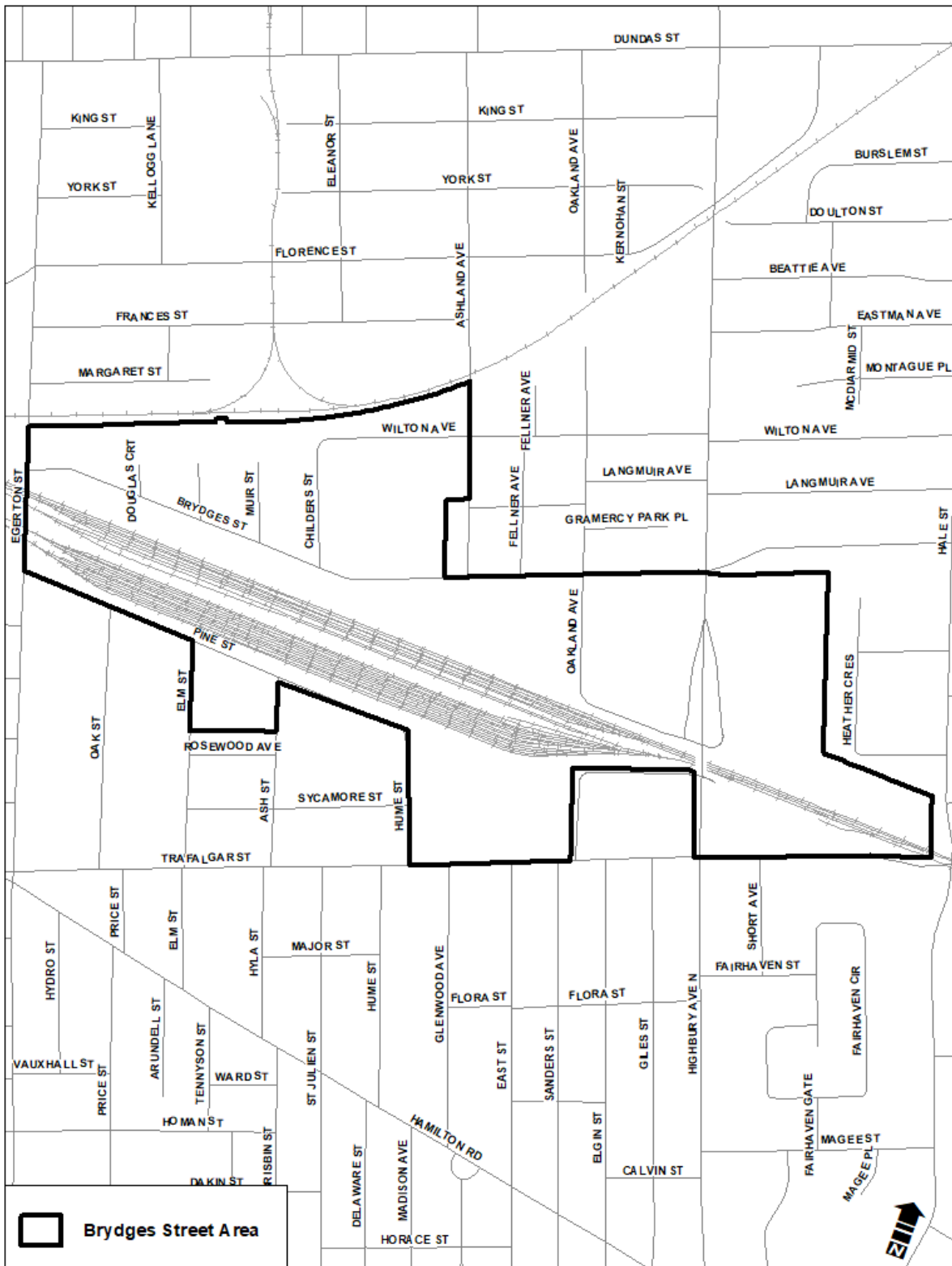
The Official Plan, 1989, for the City of London is hereby amended as follows:

1. Chapter 10 “Policies for Specific Areas” of the Official Plan for the City of London is amended by adding the following new policy including the following attached new figure:

“) Within the Brydges Street Area, as shown on Figure attached, a limited amount of commercial uses may be permitted, through a site-specific zoning by-law amendment provided the following conditions can be met:

- a. The commercial use is located within an existing building;
- b. Additions to or enlargement of the building to accommodate commercial uses will be discouraged. Substantial additions or alterations to existing buildings to accommodate commercial uses will not be permitted;
- c. The commercial use does not fit well within the Downtown, Enclosed Regional Commercial Node, New Format Regional Commercial Node, Community Commercial Node, Neighbourhood Commercial Node, Auto-oriented Commercial Corridor or Main Street Commercial Corridor land use designations due to its planning impacts;
- d. The commercial use may generate noise, vibration or emission impacts;
- e. The commercial use may generate large volumes of truck traffic;
- f. The commercial use may require large storage and/or display space;
- g. Minor variances to accommodate additional parking or minor variances that could have an impact on the industrial operations in the area will be discouraged;
- h. The commercial use would not prevent the future re-use of the building for industrial uses;
- i. The commercial use does not generate significant additional traffic that will interfere with the industrial uses or operations in the areas; and,
- j. The commercial use does not constitute a sensitive land use which would have an impact on, or would impair or interfere with the existing or planned industrial use of the area.”

Figure _



OFFICIAL PLAN AMENDMENT
No.

LOCATION MAP



Prepared in May 1, 2017 by:
Urban Design and GIS
Planning Services
Cooperation of the City of London
Based on April 2016 Right of Way
Plan/Planning Services/OP/16-01-0000

