

Bill No. 11
2018

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 1235 – 1295 Fanshawe Park Road West.

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 to change the designation of certain lands described herein Plan by **ADDING** a policy to Chapter 10 – “Policies for Specific Areas” to permit multiple-unit residential developments having a low-rise profile, and certain specialized residential facilities such as small-scale nursing homes, retirement lodges, emergency care establishments and continuum-of-care facilities.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 1235 – 1295 Fanshawe Park Road West in the City of London.

C. BASIS OF THE AMENDMENT

Chapter 10 of the Official Plan allows Council to consider policies for specific areas where one or more of four criteria apply. One of these criteria is “the change in land use is site-specific and is located in an area where Council wishes to maintain the existing land use designation, while allowing for a site specific use.” (OP 10.1.1 ii).

There is not an alternative existing land use designation in the 1989 Official Plan that would be suitably applied to the subject property to allow for the mix of land uses requested by the applicant. The New Format Regional Commercial Node designation provides for the range of commercial uses permitted by the current zoning, and continues to be an appropriate land use designation for the site with respect to non-residential land uses.

Adding residential and specialized residential facilities as site-specific uses to the currently permitted range of commercial uses in the 1989 Official Plan is consistent with Council’s vision as articulated in the Shopping Area Place Type in *The London Plan*. The recommended amendment will facilitate and encourage the development of the subject property into a mixed-use format.

D. THE AMENDMENT

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

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

“1235 – 1295 Fanshawe Park Road West

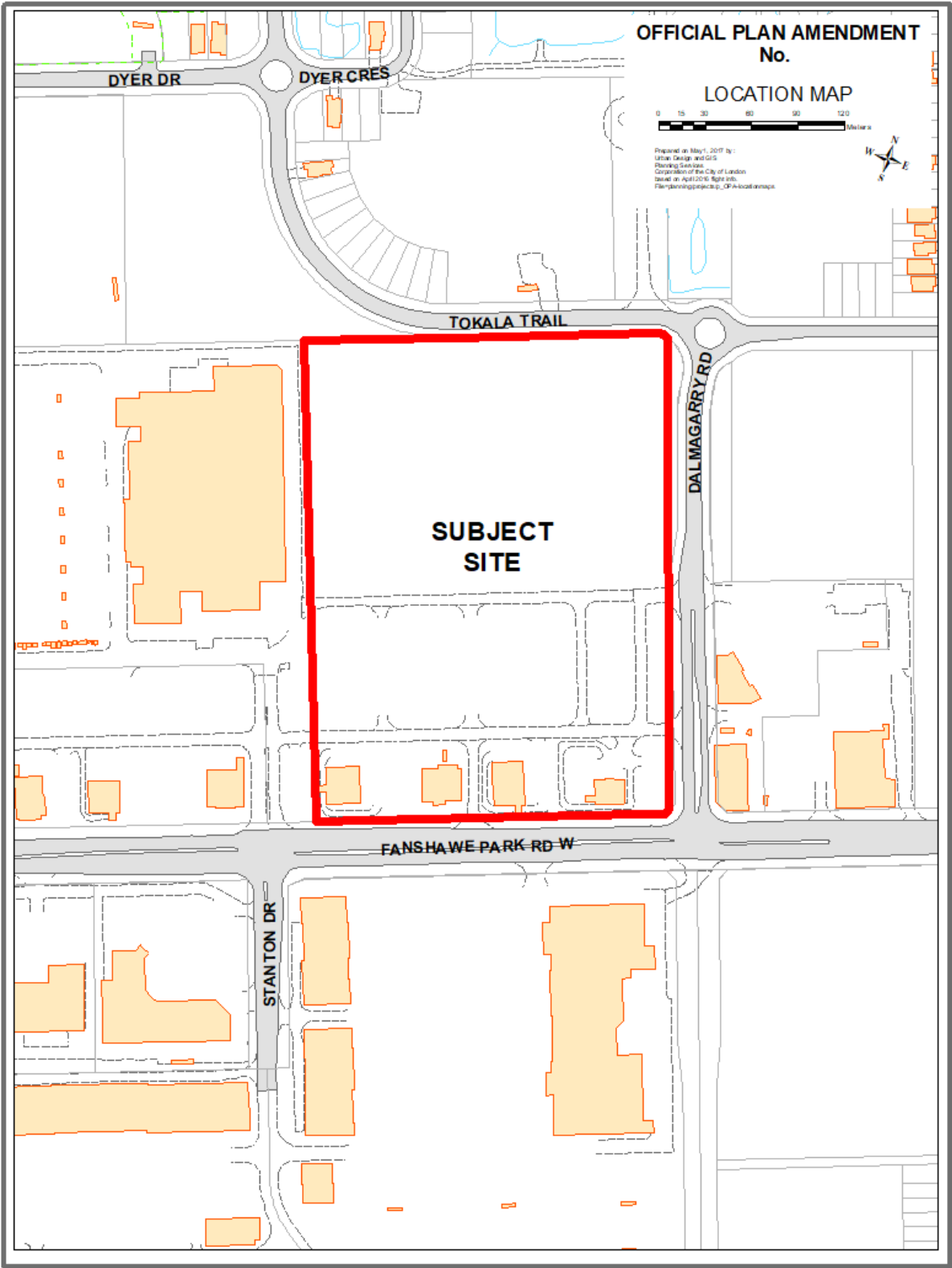
In the New Format Regional Commercial Node designation at 1235 – 1295 Fanshawe Park Road West, multiple-unit residential developments having a low-rise profile, and certain specialized residential facilities such as small-scale nursing homes, retirement lodges, emergency care establishments and continuum-of-care facilities, in addition to the uses permitted by existing policies.”

**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 Aerial Photo
Planmarkings@cityoflondon.gov.uk



**SUBJECT
SITE**

DYER DR

DYER CRES

TOKALA TRAIL

DAL MAGARRY RD

FANSHAWE PARK RD W

STANTON DR