

Bill No.196  
2018

By-law No. C.P.-1284-

A by-law to amend the Official Plan for the City of London, 1989 relating to Temporary Downtown Commercial Parking Lots.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) 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 May 8, 2018.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – May 8, 2018  
Second Reading – May 8, 2018  
Third Reading – May 8, 2018

**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 new policy in Section 4.1.10 iv) (Parking/Surface Parking Lots) of the Official Plan for the City of London to include criteria to assess requests for extension of temporary zoning for existing surface commercial parking lots in Downtown.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located within the boundaries of the Downtown as defined by the Official Plan in the City of London.

**C. BASIS OF THE AMENDMENT**

Surface commercial parking lots currently provide an important supply of parking for the Downtown. Over time, it is anticipated that surface lots will be re-developed in favour of commercial parking within structures – either within the architectural mass of a mixed-use building, or in a separate parking structure with an appropriate use fronting the street. Surface commercial parking lots can undermine the quality of Downtown’s pedestrian environments – a key requirement for Downtown’s future success. They represent an underutilization of Downtown land area and can also create safety concerns.

Council is regularly asked to extend temporary zoning permissions to allow for the continuation of surface commercial parking lots. This amendment recommends a policy that can help Council to evaluate such requests. The addition of criteria will provide a consistent basis for evaluating requests for temporary commercial parking lot extensions and meet the long term goal of replacing surface lots with development that includes underground or above ground parking spaces.

**D. THE AMENDMENT**

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

1. Section 4.1.10 iv) (Downtown Parking/Surface Parking Lots) of the Official Plan for the City of London is amended by adding the following after the existing policy:

“For lands within the Downtown Area designation, the following criteria will be used to evaluate both applications for temporary zoning to permit surface commercial parking lots and applications for extensions to temporary zoning to permit surface commercial parking lots:

1. The demonstrated need for surface parking in the area surrounding the subject site. Utilization rates for sub-areas of the Downtown may be used to evaluate this need.
2. The importance of any pedestrian streetscapes that are impacted by the surface commercial parking lot and the degree to which these streetscapes are impacted.
3. The size of the parking lot, recognizing a goal of avoiding the underutilization of Downtown lands.
4. The length of time that the surface commercial parking lot has been in place, recognizing it is not intended that temporary uses will be permitted on a long-term basis

5. Applicable guideline documents may be used to provide further, more detailed, guidance in applying these policies.
6. Site plan approval will be required for all temporary surface commercial parking lots in the Downtown.
7. Where Council does not wish to extend the temporary zoning for a surface commercial parking lot a short-term extension of the temporary zone may be permitted for the purpose of allowing users of the lot to find alternative parking arrangements”