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File: OZ-8048  
Planner: M. Tomazincic

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to adopt a policy in Section 10.1.3 of the Official Plan for the City of London to add a site-specific special policy to allow medium scale office uses within the existing building with an associated gymnasium. A maximum total gross floor area for all Office and Gymnasium uses will be limited to 2,555m<sup>2</sup> while the maximum total gross floor area for Medical/dental offices, and Medical/dental laboratories will be limited to 1,300m<sup>2</sup>.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 75 Blackfriars Street in the City of London.

C. BASIS OF THE AMENDMENT

This amendment is consistent with the policies of the *Provincial Policy Statement, 2005* which promotes settlement areas as the focus of growth, vitality, and regeneration. This amendment is also consistent with the Interim Policies for Potential Special Policy Areas which encourage the conversion of sensitive uses to commercial uses. The subject site and recommended uses exhibit the necessary conditions required for the adoption of Policies for Specific Areas.

The recommended amendment will facilitate an adaptive reuse of a vacant building and limit the floor area of all new uses to within the existing building.

D. THE AMENDMENT

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

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

75 Blackfriars Street

- \_) In the Low Density Residential designation at 75 Blackfriars Street, medium scale office uses, and a gymnasium as an accessory use to a permitted Office use, may be permitted within the existing building with a maximum total gross floor area of 2,555m<sup>2</sup> for all Offices and Gymnasium uses and a maximum total gross floor area of 1,300m<sup>2</sup> for all Medical/dental offices and Medical/dental laboratories.

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Appendix "B"

Bill No. (number to be inserted by Clerk's Office)  
2012

By-law No. Z.-1-12\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 75 Blackfriars Street.

WHEREAS Southside Construction Management Ltd has applied to rezone an area of land located at 75 Blackfriars Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located at 75 Blackfriars Street, as shown on the attached map comprising part of Key Map No. 67, from a Neighbourhood Facility (NF) Zone to an Office Special Provision (OF2( )) Zone.

1) Section Number 19.4 of the Office (OF2) Zone is amended by adding the following Special Provision:

- ) OF2( ) 75 Blackfriars Street
  - a) Additional Permitted Use:
    - i) Gymnasium in association with a permitted Office use
  - b) Prohibited Uses:
    - i) Clinics
  - c) Regulations
    - i) Total gross Floor Area for Medical/dental offices and Medical/dental laboratories (Maximum) 1,300 square metres (13,993 square feet)
    - ii) Total gross floor area for Office and Gymnasium uses (Maximum) 2,555 square metres (27,501.8 square feet)
    - iii) Permitted uses confined to existing building

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on July 24, 2012.

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Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 24, 2012  
Second Reading – July 24, 2012  
Third Reading – July 24, 2012