

Bill No. 318
2012

By-law No. C.P.-1284(so)-

A by-law to amend the Official Plan for the City of London, 1989 relating to 75 Blackfriars Street.

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

1. Amendment No. 536 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 July 24, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

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

AMENDMENT NO. 536

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 2,555m² while the maximum total gross floor area for Medical/dental offices, and Medical/dental laboratories will be limited to 1,300m².

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	cxlviii)	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 ² for all Offices and Gymnasium uses and a maximum total gross floor area of 1,300m ² for all Medical/dental offices and Medical/dental laboratories.
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