

Bill No. 38  
2019

By-law No. C.P.-1284(\_\_\_\_)-\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 470 Colborne Street.

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 January 15, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 15, 2019  
Second Reading – January 15, 2019  
Third Reading – January 15, 2019

**AMENDMENT NO. \_\_\_\_**  
**to the**  
**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To add 470 Colborne Street to Section 3.6.9 of the Official Plan to recognize the site as a location where office conversions may be permitted.
2. To add a policy in Section 3.5.4 – Woodfield Neighbourhood of the Official Plan for the City of London to permit new office conversions within the existing building along with other permitted uses.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located at 470 Colborne Street in the City of London.

**C. BASIS OF THE AMENDMENT**

The subject site has been used for several decades as a commercial recreation establishment. While it has achieved a measure of compatibility within the historic Woodfield Neighbourhood, it is not a use that would be considered appropriate or compatible today. The adaptive re-use of the existing building for dwelling conversions, office conversions, schools and day care centres is compatible and a good fit within the mixed-use nature of the neighbourhood and represents good planning.

**D. THE AMENDMENT**

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

1. Section 3.6.9 – Office Conversions of the Official Plan for the City of London is amended by adding the following after Section 3.6.9 ii)(17):

( ) 470 Colborne Street

2. Section 3.5.4 – Woodfield Neighbourhood of the Official Plan for the City of London is amended by adding the following in a new paragraph after the paragraph ending in "... the retention of existing structures including their heritage features shall be encouraged." and immediately before Section 3.5.5 – Jackson Planning District:

In addition to the uses permitted in the Low Density Residential designation, new office uses may be permitted within the existing building at 470 Colborne Street, provided there is little alteration to the external residential character of the original residential structure and at least one above-grade residential dwelling unit is provided and maintained within the building. These new office uses may be established with other permitted uses in a mixed-use format. Residential intensification and conversions to non-residential uses shall be permitted only where it is compatible with the character, scale and intensity of the surrounding low-rise residential neighbourhood and where the intent of the Near-Campus Neighbourhoods policies is met. Site-specific zoning regulations such as, but not limited to, maximum number of converted dwelling units, maximum number of parking spaces, minimum landscaped open space and limiting the range and mix of uses within the building such that they do not exceed the available parking may be applied to ensure that the future re-use of the existing structure meets this objective.

# SCHEDULE "1"

