

Bill No. 455  
2012

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 390 Princess Avenue.

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

1. Amendment No. 543 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 November 20, 2012.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

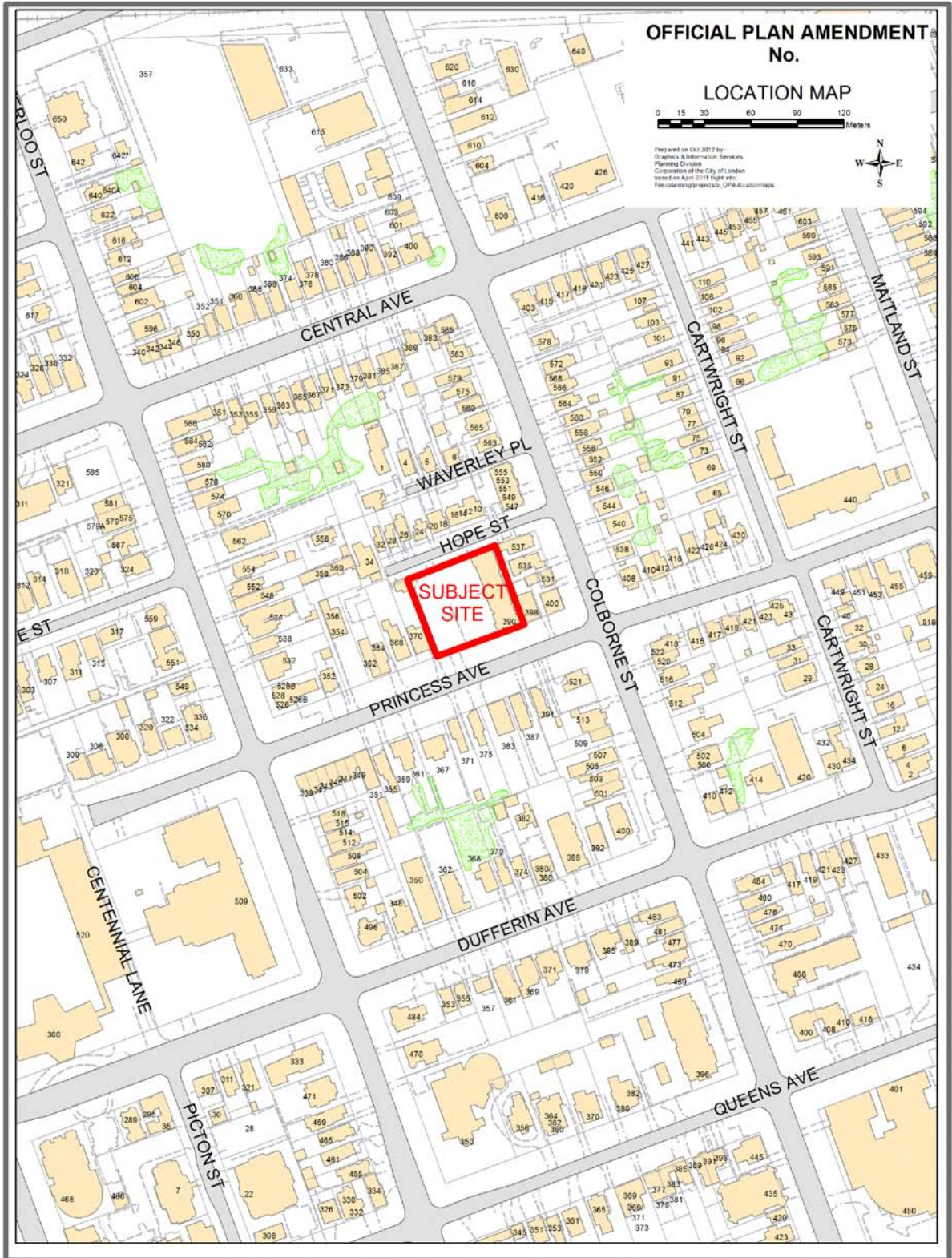
First Reading – November 20, 2012  
Second Reading – November 20, 2012  
Third Reading – November 20, 2012

**OFFICIAL PLAN AMENDMENT  
No.**

**LOCATION MAP**



Prepared on Oct 2012 by  
Graphics & Information Services  
Planning Division  
Corporation of the City of London  
Based on April 2011 flight data  
File: colborne@planning\_019\_Accutemaps



## AMENDMENT NO. 543

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 from Low Density Residential to Multi-family, High Density Residential on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 390 Princess Avenue in the City of London.

C. BASIS OF THE AMENDMENT

The proposed infill development through land use redesignation is supportive of the PPS by providing for intensification, promoting efficient development and land use patterns; efficiently utilizing existing infrastructure; providing for a housing form that may be affordable to low and moderate income households; providing for the utilization of the existing public transit systems; and conserving the heritage attributes of the area.

The Official Plan criteria for establishing Multi-family, High Density Residential designations, including location, compatibility, servicing, traffic, adequacy of the site to accommodate the use and access to services and facilities are met.

The subject property is near the periphery of the Downtown and has easy access to both Colborne Street (a primary collector road) and Waterloo Street (a secondary collector road). The proposal has been evaluated taking into account surrounding land uses in terms of height, scale and setback, the potential adverse impacts on the amenities and character of the surrounding area and other matters and demonstrated that a development within the Multi-family, High Density Residential policies can be achieved that is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood. There are no major concerns with the ability to provide servicing for this site. Given the grid configuration of the broader road network providing permeability through the neighbourhood and the traffic already generated by existing residential and business uses, it is not anticipated that traffic to and from the location will have a significant impact on the area. The site has been demonstrated to be of a suitable shape and size to accommodate high density housing provided certain design criteria are met, and to provide for adequate buffering measures to protect the adjacent lower density residential uses. The development is within a reasonable walking distance of parks and also close to the recreational, entertainment and shopping opportunities in the Downtown. Public transportation opportunities are provided by the Route 1, Kipps Lane bus which provides service to two hospitals and the grocery store at Richmond and Oxford Street.

It is further noted that the Woodfield Heritage Conservation District Plan specifically recognizes this property as having infill/intensification potential, noting that opportunities for such development within the District without the loss of existing building stock are few. While designating lands in the middle of a low density area for high density residential uses is somewhat unusual, it is appropriate in this instance and will not be precedent setting. The designation of the property as Multi-family, High Density Residential is appropriate and represents good planning.

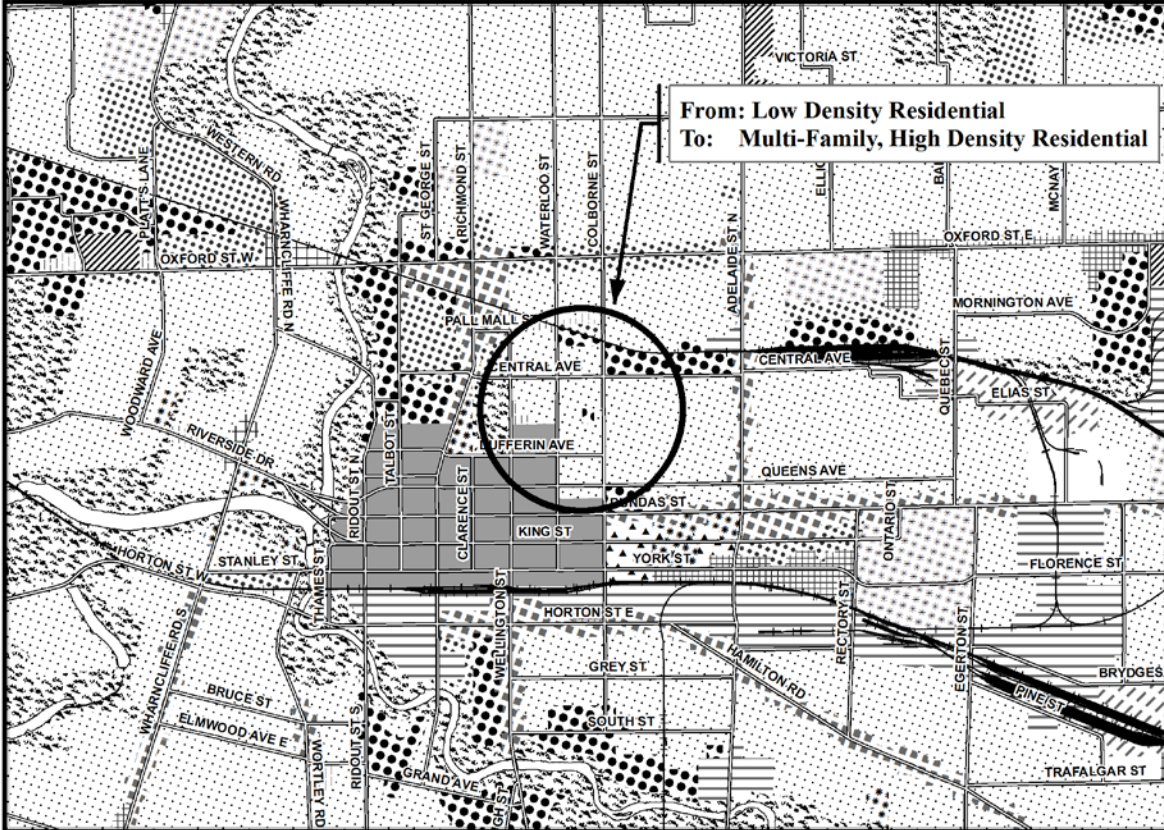
D. THE AMENDMENT

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

Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 390 Princess Avenue in the City of London, as indicated on "Schedule 1" attached hereto from Low Density Residential to Multi-family, High Density Residential.



AMENDMENT NO:



**Legend**

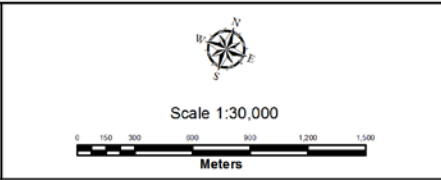
Downtown	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street Commercial Corridor	Open Space
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth
Multi-Family, Medium Density Residential	Rural Settlement
Low Density Residential	Environmental Review
Office Area	Agriculture
Office/Residential	Urban Growth Boundary

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8088

PLANNER: BD

TECHNICIAN: CK

DATE: 2012/10/16