

Bill No. 5
2013

By-law No. C.P.-1284(sw)-__

A by-law to amend the Official Plan for the
City of London Planning Area, 1989.

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

1. Amendment No. 544 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 December 11, 2012

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – December 11, 2012
Second Reading - December 11, 2012
Third Reading - December 11, 2012

AMENDMENT NO. 544

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To clarify the policies as they relate to residential intensification by adding definitions for infill development and redevelopment, and to clarify the policies as they relate to where site plan review would be required as part of the consideration of a proposal for residential intensification.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to all lands located in the City of London.

C. BASIS OF THE AMENDMENT

The proposed policy changes to the Official Plan are consistent with the authority provided under the *Planning Act*. The proposed amendments will address clarify the matters to be considered in the evaluation of proposals for residential intensification, and those instances where public review may be required.

D. THE AMENDMENT

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

1. Amend subsection 3.2.3.1. by deleting the second sentence of the second paragraph "It is not intended that infill housing will occur on undeveloped blocks of land in recently planned or newly developed registered plans of subdivision." and replacing it with "Residential development on undeveloped blocks of land in plans of subdivision registered after OPA 88 (July 2, 1996) will not be considered as infill development."
2. Amend subsection 3.2.3.1. by adding a new paragraph "For the purposes of this Plan, redevelopment means the creation of new units or lots on previously developed land." between the second and third paragraphs.
3. Amend subsection 3.2.3.5. by deleting it in its entirety, and replacing it with:

Site Plan Review and Urban Design

- i. Residential intensification proposals will be subject to a public site plan process to address the matters identified in Section 3.2.3.5. (ii) with the exception of the instances as described below:
 - (a) Permitted single detached dwelling conversions to add one additional residential unit only within an existing building.
 - (b) Where a residential intensification project would require an application under the *Planning Act* that includes public notice and consultation such as a zoning by-law amendment, consent or minor variance application, a separate public site plan review will not be required. For these applications the public notification process shall clearly state that the residential intensification site plan matters contemplated by the Official Plan and identified in Section 3.2.3.5. (ii) shall be addressed as part of this process and that the public is invited to comment on those site plan matters as part of their response to the application.

Where a specific development proposal has not been submitted with a zoning by-law amendment, minor variance application or application for consent, a site concept plan may be used to elicit public comment. This may result in recommendations for matters to be considered, or conditions if any, to be applied to the future development of the site.
 - (c) Where a residential intensification project complies with current zoning, public site plan review will not be required; however, administrative site plan review will be required to address the matters identified in Section 3.2.3.5. (ii)."
- ii. Residential Intensification site plan proposals shall address the following matters:
 - (a) Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbage receptacles, parking areas and other features that may impact the use and privacy of such spaces;
 - (b) The use of fencing, landscaping and planting buffers to mitigate impacts of the proposed development on existing properties; and,

(c) Consideration of the following Urban Design Principles:

- (i). Residential Intensification projects shall use innovative and creative standards of design for buildings to be constructed or redeveloped;
- (ii). The form and design of residential intensification projects should complement and/or enhance any significant natural features that forms part of the site or are located adjacent to the site;
- (iii). New development should provide for a diversity of styles, continuity and harmony in architectural style with adjacent uses;
- (iv). New development should include active frontages to the street that provide for the enhancement of the pedestrian environment;
- (v). The design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets;
- (vi). Buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units;
- (vii). Parking and driveways should be located and designed to facilitate manoeuvrability on site and between adjacent sites, and to reduce traffic flow disruption to and from the property; and,
- (viii). Projects should have regard for the neighbourhood organizing structure. Building and site designs should facilitate easy connections to and around the site to public transit and destinations.

- iii. Residential Intensification projects proposed on lands designated Low Density Residential, or projects requiring an Official Plan amendment to a more intensive residential land use designation, or projects requesting bonus zoning pursuant to policy 19.4.4. shall apply policy 3.2.3.3. neighbourhood character statement, 3.2.3.4. statement of compatibility and policy 3.7.2.1. respectively.

4. Amend subsection 3.7.3.1. by deleting the word “detailed” in the first paragraph:

5. Amend subsection 3.7.3.1. by adding a new sentence at the end of the first paragraph “These reports may be submitted as a single document that demonstrates how the proposal is compatible with the Neighbourhood Character Statement:”

6. Amend subsection 3.7.3.1. (b) Compatibility Report by deleting the first paragraph in its entirety and replacing it with:

As part of an application for residential intensification, the applicant shall be required to demonstrate that the proposed project is sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood. The conceptual design of the project shall address the following items to demonstrate the compatibility of the proposal with the surrounding neighbourhood: