

Bill No. 272
2019

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

A by-law to amend the Official Plan for the City
of London, 1989 relating to part of 124 St.
James 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. The Amendment shall come into effect in accordance with subsection
17(27) of the Planning Act, R.S.O. 1990, c. P.13.

PASSED in Open Council on July 30, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 30, 2019
Second Reading – July 30, 2019
Third Reading – July 30, 2019

Amendment No.
to the
Official Plan for the City of London

A. Purpose of this Amendment

The purpose of this Amendment is to amend the policies of Section 3.5.3 ii) – St. George/Grosvenor Neighbourhood – Multi-family, Medium Density Residential, to permit the use of a portion of 124 St. James Street contiguous with 112 St. James Street, having an approximate frontage of 12.9 metres along St. James Street and an approximate area of 574 square metres, for high density residential uses only in conjunction with the development of a high rise apartment building on lands described as 112 St. James Street.

B. Location of this Amendment

This Amendment applies to lands located at part of 124 St. James Street in the City of London.

C. Basis of the Amendment

This amendment applies only to lands that are proposed to be severed and consolidated with the adjacent lands at 112 St. James Street, which is already zoned for development. The proposal provides a planning benefit by facilitating the direct alignment of the private driveway access with the terminus of Talbot Street where it meets St. James Street in order to provide improved traffic control and safety at this intersection. It also regularizes the property fabric. While the intent of the Official Plan is that additional areas will not be designated for high density residential uses without a re-evaluation of the St. George/Grosvenor Secondary Plan and a subsequent decision by Council to amend the Official Plan, a comprehensive review is not considered necessary for a marginal increase in the lot area to be consolidated with abutting lands which are proposed to be developed for an apartment building that is permitted by the existing zoning. The consideration of new high density residential uses for the balance of the lands between the subject lands and St. George Street should be subject to a more comprehensive review in accordance with the intent of the St. George/Grosvenor Neighbourhood policies.

D. The Amendment

The Official Plan for the City of London is hereby amended by adding the following new paragraph at the end of Section 3.5.3 ii), after “Secondary uses permitted will exclude new office buildings, office conversions and commercial recreation facilities.”

1. Notwithstanding policies of Section 3.5.3 to the contrary, high density residential uses may be permitted on that portion of 124 St. James Street that is contiguous with 112 St. James Street and has an approximate frontage of 12.9 metres along St. James Street and an approximate area of 574 square metres, only in conjunction with the development of a high density apartment building on the lands at 112 St. James Street.

Location Map

