

Bill No. 273  
2019

By-law No. C.P.-1512(\_\_)-\_\_

A by-law to amend The London Plan for the  
City of London, 2016 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 London Plan for the City of London Planning  
Area – 2016, 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 London Plan for the City of London**

**A. Purpose of this Amendment**

The purpose of this Amendment is to amend Policy 1022\_ - St. George/Grosvenor Neighbourhood – Medium Density Residential of The London Plan for the City of London, 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 area and a subsequent decision by Council to amend the Official Plan, a comprehensive review of the area 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 London Plan for the City of London is hereby amended as follows:

*The London Plan* is hereby amended as follows:

1. Policy 1022\_ - St. George/Grosvenor Neighbourhood – Medium Density Residential of The London Plan for the City of London is amended by adding the following new paragraph after “Secondary uses permitted will exclude new office buildings, office conversions and commercial recreation facilities.”

Notwithstanding Policy 1019\_ 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

