

Bill No.455  
2011

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

A by-law to amend the Official Plan for the EMCO Corporation, relating to 1100 and 1108 Dundas Street.

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

1. Amendment No. 512 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 7, 2011.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – November 7, 2011  
Second Reading – November 7, 2011  
Third Reading – November 7, 2011

## **AMENDMENT NO. 512**

**to the**

### **OFFICIAL PLAN FOR THE CITY OF LONDON**

#### **1. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a policy in Chapter 10, Section 10.1.3, Policies for Specific Areas, of the Official Plan to permit in addition to uses permitted in the General Industrial designation, office uses with a maximum aggregate gross floor area of 8,732 m<sup>2</sup> (94,000 sq.ft.) excluding medical/dental offices and clinics, in the existing buildings, recognizing the uniqueness of this location along a major corridor in London leading to the Old East Village and Downtown and to include a limited amount of commercial uses including convenience stores, financial institutions, restaurants, and personal service establishments, but excluding pharmacies, not exceeding a total of 1,000 m<sup>2</sup> (10,764 square feet).

#### **B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located 1100 and 1108 Dundas Street in the City of London.

#### **C. BASIS OF THE AMENDMENT**

1. The recommended Official Plan amendment to establish a Specific Area Policy (Chapter 10) conforms to the criteria for the adoption of site specific policies under Section 10.2.1 in the Official Plan. Policies for Specific Areas may be applied where the application of existing policies do not accurately reflect the intent of Council with respect to the future use of the land, and when the requested Official Plan amendment for the subject site is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing for a site specific use.
2. The Specific Area Policy is considered appropriate given the heritage/contextual merit of the existing buildings, and the site as unique in its location as part of the largest oldest industrial area in the City of London, located on a major corridor and important Gateway to Old East Village and the Downtown.

#### **D. THE AMENDMENT**

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

1. Chapter 10, Section 10.1.3., Polices for Specific Areas, of the Official Plan for the City of London Planning Area is amended by adding the following:

In the General Industrial designation of lands located at 1100 and 1108 Dundas Street, in addition to the uses permitted in the General Industrial designation, office uses will be permitted in existing buildings, excluding medical/dental offices and clinics, with a maximum aggregate gross floor area of 8,732 m<sup>2</sup> (94,000 sq. ft.), recognizing the uniqueness of this location along a major corridor in London leading to the Old East village and Downtown and to include a limited amount of commercial uses including convenience stores, financial institutions, restaurants, and personal service establishments, but excluding pharmacies, not exceeding a total of 1,000 m<sup>2</sup> (10,764 square feet).