

Bill No. 393
2019

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 1339 – 1347 Commissioners Road West.

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. This 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 October 15, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 15, 2019
Second Reading – October 15, 2019
Third Reading – October 15, 2019

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

A. Purpose of this Amendment

The purpose of this Amendment is to add a policy in Section 3.5. of the Official Plan for the City of London Planning Area – 1989 to adopt height and density bonusing policies consistent with the Neighbourhoods Place Type to allow for height and density bonusing subject to the provision of design elements that mitigate the impacts of the additional height and density in return for the provision of facilities, services or matters that provide significant public benefit, including, but not limited to affordable housing, enhanced landscaped open space and underground parking.

B. Location of this Amendment

This Amendment applies to lands located at 1339 – 1347 Commissioners Road West in the City of London.

C. Basis of the Amendment

The recommended amendment is consistent with the PPS and the in force policies of the 1989 Official Plan and The London Plan. The recommendation provides the opportunity for residential intensification in the form of a low-rise apartment building, located along a higher-order street within an existing neighbourhood. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood. The recommended amendment would help to achieve the vision of the Neighbourhoods Place Type, providing a range of housing choice and mix of uses to accommodate a diverse population of various ages and abilities.

D. The Amendment

The Official Plan for the City of London Planning Area - 1989 is hereby amended as follows:

1. Section 3.5. – Policies for Specific Residential Areas of the Official Plan for the City of London – 1989 is amended by adding the following:

1339 – 1347 Commissioners Road West

- (*) At 1339 – 1347 Commissioners Road West, residential development for the permitted uses of the Multi-family, Medium Density Residential designation may be permitted at a minimum height of 2 storeys and a maximum height of 4 storeys, with possible bonusing of height up to 5 storeys. Density bonusing may be permitted above 75 units per hectare up to 132 units per hectare. Bonusing may be permitted provided the magnitude of the height and/or density bonus is commensurate with the provision of facilities, services or matters that provide significant public benefit. Bonusing may only be permitted where the site and building design mitigates the impacts of the additional height and/or density. The additional facilities, services or matters that are provided may include, but are not limited to, affordable housing, enhanced landscaped open space, and underground parking.

Location Map

