

Bill No. 112
2013

By-law No. C.P.-1284(ta)-___

A by-law to amend the Official Plan for the City of London, 1989 relating to 2825 Tokala Trail.

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

1. Amendment No. 548 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 March 5, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

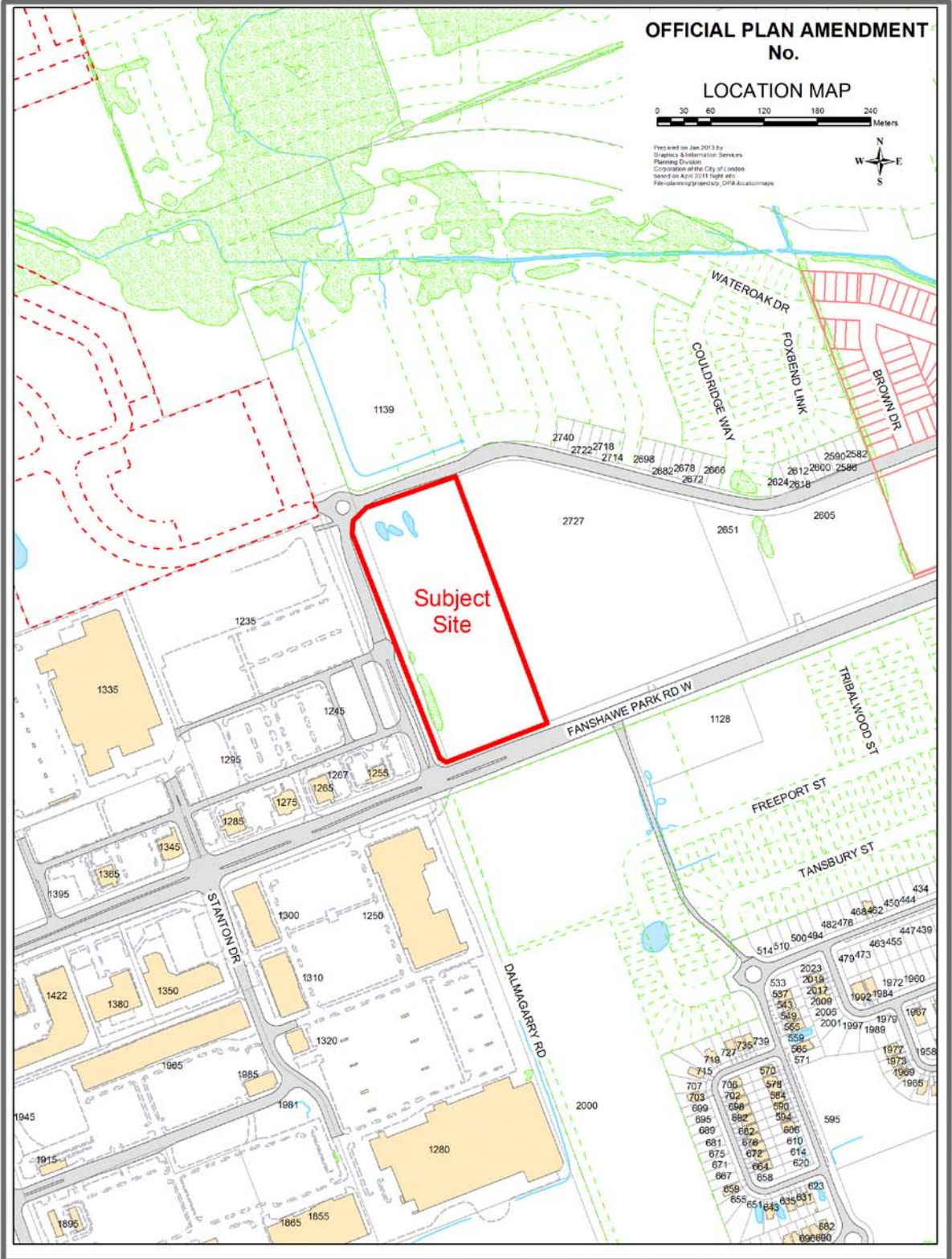
First Reading – March 5, 2013
Second Reading – March 5, 2013
Third Reading – March 5, 2013

OFFICIAL PLAN AMENDMENT No.

LOCATION MAP



Prepared on Jan 2013 by
Graphics & Information Services
Planning Division
Corporation of the City of London
Based on Aerial 2011 Imagery and
Hercules/Esri/Google, 2012 Aerial Imagery



AMENDMENT NO. 548

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Low Density Residential and Multi-family, Medium Density Residential to Multi-family, High Density Residential and Neighbourhood Commercial Node on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To establish a policy in Section 3.5 – Policies for Specific Residential Areas, of the Official Plan for the City of London to permit a maximum of 1,050 square metres of convenience commercial uses, restricted to a location in the ground floor of an apartment building, oriented to a future or existing commercial development on lands to the immediate south.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 2825 Tokala Trail in the City of London.

C. BASIS OF THE AMENDMENT

This amendment permits, on the north part of the property, the construction of multiple apartment buildings and townhouses with a maximum height of eight storeys and provision for convenience commercial uses in the ground floor of one of the buildings facing an internal service road between the residential development and the proposed commercial development; and on the south part of the property, the construction of one or more low-rise buildings to contain a range of retail, convenience and personal service uses.

The proposal is consistent with the Provincial Policy Statement because it offers a range and mix of residential and employment opportunities for the area which complement surrounding existing and planned commercial and residential development; represents compact urban form resulting in the efficient utilization of land; will be serviced by existing or proposed water, sewer and stormwater infrastructure; will assist in supporting the adequate provision of alternative modes of transportation, particularly public transportation; and, is does not impact on any resource or public health and safety issues.

The subject property is near/adjacent to regionally based commercial uses, future elementary and secondary schools, and open space corridors. The proposal has been evaluated taking into account existing and future surrounding land uses in terms of height, scale and setback, its compatibility with existing and future development in the area and other matters and demonstrated that appropriate development can be achieved. The development of commercial uses within a Neighbourhood Commercial Node will provide for a range and scale of uses that are complementary to the nearby new format commercial developments.

The designation of the north part of the property as Multi-family, High Density Residential with a specific area policy to permit convenience commercial uses in the ground floor of an apartment building, and of the south part of the property as Neighbourhood Commercial Node, is appropriate and represents good planning.

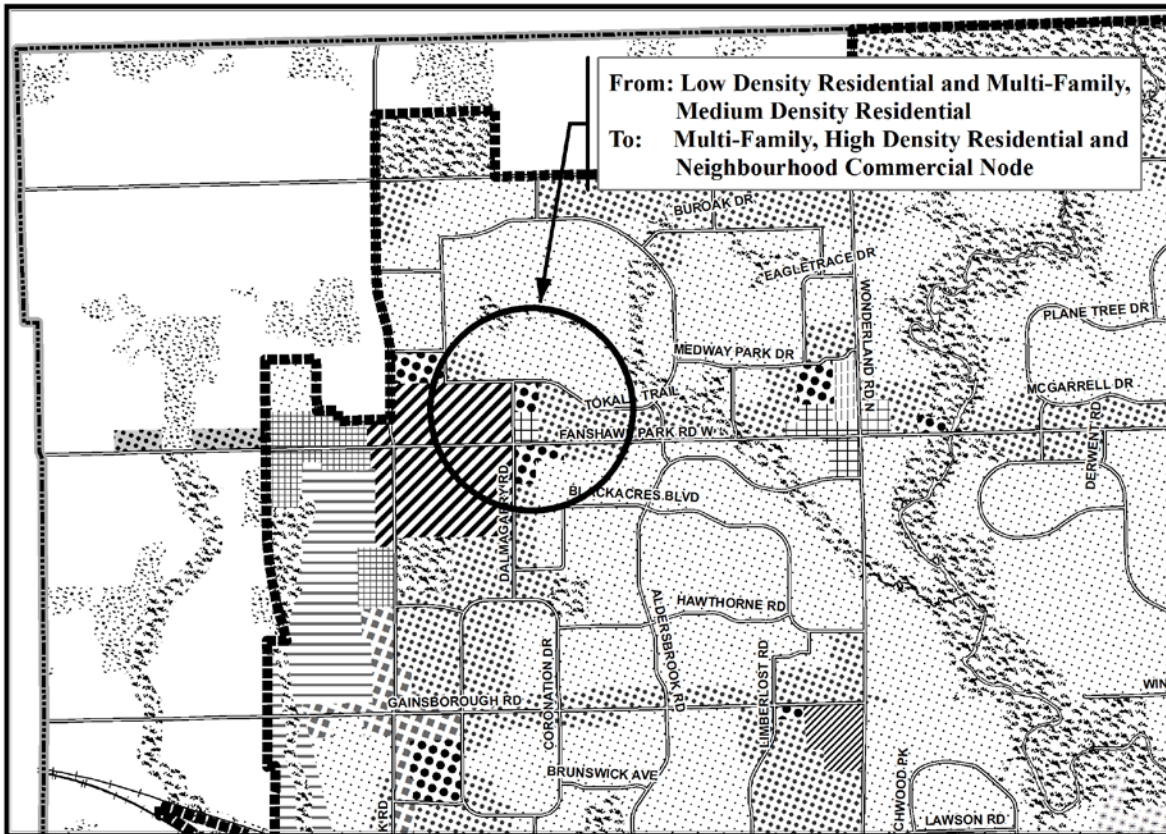
D. THE AMENDMENT

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

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 2825 Tokala Trail in the City of London, as indicated on "Schedule 1" attached hereto, on the north part of the property from Low Density Residential and Multi-family, Medium Density Residential to Multi-family, High Density Residential, and on the south part of the property from Multi-family, Medium Density Residential to Neighbourhood Commercial Node.
2. Section 3.5 – Policies for Specific Residential Areas of the Official Plan for the City of London is amended by adding the following:

3.5.22. Tokala Trail and Dalmagarry Road, South East of Intersection

In the Multi-family, High Density Residential designation at 2825 Tokala Trail, in addition to uses permitted in the Multi-family, High Density Residential designation, convenience commercial uses may also be permitted in the ground floor of an apartment building, up to an overall maximum of 1,050 square metres of gross floor area, and oriented to a future or existing commercial development on lands to the immediate south.



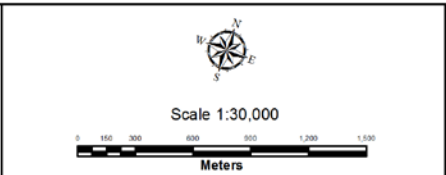
Legend			
	Downtown		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community Facility
	Main Street Commercial Corridor		Open Space
	Auto-Oriented Commercial Corridor		Urban Reserve - Community Growth
	Multi-Family, High Density Residential		Urban Reserve - Industrial Growth
	Multi-Family, Medium Density Residential		Rural Settlement
	Low Density Residential		Environmental Review
	Office Area		Agriculture
	Office/Residential		Urban Growth Boundary

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8115

PLANNER: BD

TECHNICIAN: CK

DATE: 2013/02/13