

Bill No. 323
2021

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

A by-law to amend the Official Plan for the City
of London, 1989 relating to 180 – 186
Commissioners Road West.

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

1. Amendment No. (to be inserted by Clerk's Office) 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(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on August 10, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – August 10, 2021
Second Reading – August 10, 2021
Third Reading – August 10, 2021

**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 provide for a permitted residential density that will allow for a development that is consistent with the Neighbourhoods Place Type policies of The London Plan.

B. location of this amendment

This Amendment applies to lands located at 180 – 186 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 at the intersection of a high-order street with a collector 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:

180 – 186 Commissioners Road West

- () At 180 - 186 Commissioners Road West, residential development for the permitted uses of the Multi-family, Medium Density Residential designation may be permitted with a maximum density of 105 units per hectare. The City Design policies of The London Plan shall apply.

OFFICIAL PLAN AMENDMENT

No. ____

LOCATION MAP



Prepared on June 26, 2021 by:
MSP Planning & Development Services
Corporation in accordance with
Ordinance 2020-04-01
Map ID: 2021-06-26-01-01

