

Bill No. 465
2021

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 1938 and 1964 Commissioners Road East.

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 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 October 5, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 5, 2021
Second Reading – October 5, 2021
Third Reading – October 5, 2021

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose is to change the land uses designation on Schedule “A” – Land Use of the Official Plan from “Low Density Residential” to “Multi-family, Medium Density Residential”.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands identified as a multi-family residential development block (Block 44) within a proposed draft plan of subdivision, File Number 39T-19501; located at 1938 and 1964 Commissioners Road East in the City of London.

C. BASIS OF THE AMENDMENT

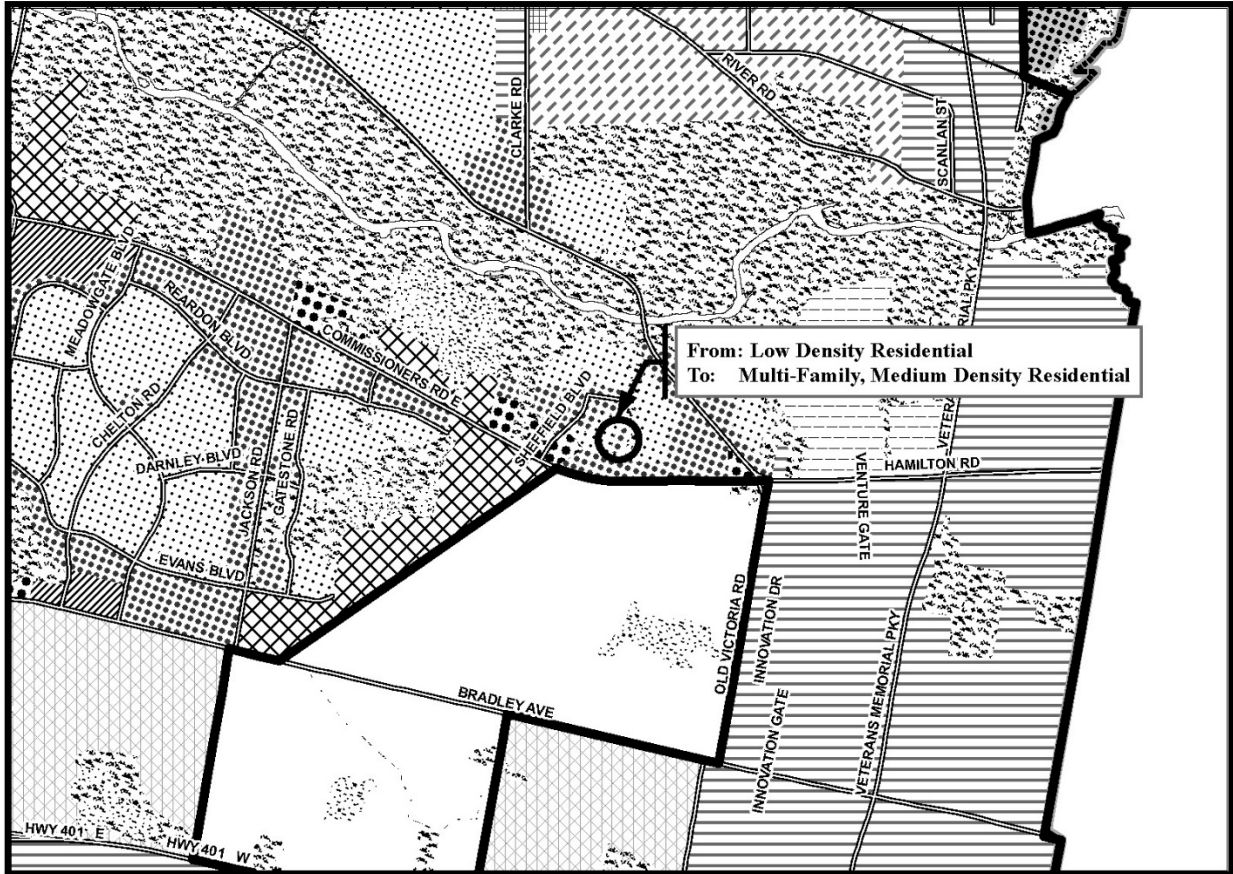
This amendment applies to a proposed multi-family block which has frontage on and access to a neighbourhood street known as Kettering Place. The site also fronts directly onto a neighbourhood park and backs onto open space lands consisting of a natural ravine and tributary. Site topography slopes down approximately 9 to 10+ metres from Kettering Place towards the top of the ravine. In order to maintain surface water and groundwater flow contributions directed to the ravine, on-site stormwater attenuation controls including surface water collection and a rear yard infiltration system are to be incorporated into the development of the multi-family block. These measures will be implemented through the subdivision engineering drawings and approved site plan and Development Agreement.

The adjacent hydro corridor easement poses a further constraint on the size and configuration of the development block. Recognizing these physical and development constraints, a small-scale, low-rise apartment building alone or in combination with cluster townhouses would be considered appropriate for the site at this location. This type of use is considered compatible and a good fit with the existing adjacent low density residential and multi-family, medium density developments surrounding the neighbourhood park. The proposed amendment is consistent with the Provincial Policy Statement 2020, and the Multi-family, Medium Density Residential policies in the 1989 Official Plan.

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 changing the designation of a portion of the lands located at 1938 and 1964 Commissioners Road East, as indicated on “Schedule 1” attached hereto, from “Low Density Residential” to “Multi-family, Medium Density Residential”.



From: Low Density Residential
To: Multi-Family, Medium Density Residential

Legend

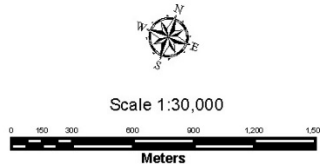
- | | | |
|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Office Business Park |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | General Industrial |
| Enclosed Regional Commercial Node | Office Area | Light Industrial |
| New Format Regional Commercial Node | Office/Residential | Commercial Industrial |
| Community Commercial Node | Regional Facility | Transitional Industrial |
| Neighbourhood Commercial Node | Community Facility | Rural Settlement |
| Main Street Commercial Corridor | Open Space | Environmental Review |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth | Agriculture |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth | 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: 39T-19501 / Z-9015

PLANNER: LM

TECHNICIAN: RC

DATE: 2021/08/06