

Bill No. 468
2021

By-law No. C.P.-1512()-_____

A by-law to amend The London Plan for the
City of London, 2016 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 London Plan for the City of London Planning Area – 2016, 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
THE LONDON PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a Specific Policy for the Neighbourhoods Place Type to permit, in addition to the uses permitted in the Neighbourhoods Place Type, a low-rise apartment building up to 4 storeys, and to add the subject lands to Map 7 – Specific Policy Areas, of The London Plan.

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 No. 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 developments surrounding the neighbourhood park. The proposed use is consistent with the Provincial Policy Statement 2020, and with the use, form, and intensity policies of The London Plan.

D. THE AMENDMENT

The London Plan is hereby amended as follows:





1. Specific Policies for the Neighbourhoods Place Type of the London Plan for the City of London is amended by adding the following:
1938 and 1964 Commissioners Road East
()_ In the Neighbourhoods Place Type applied to the lands located at 1938 and 1964 Commissioners Road East, an apartment building up to 4 storeys in height may be permitted.
2. Map 7 - Specific Policy Areas, to The London Plan for the City of London Planning Area is amended by adding a specific policy area for the lands located at 1938 and 1964 Commissioners Road East in the City of London, as indicated on "Schedule 1" attached hereto.



LEGEND

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

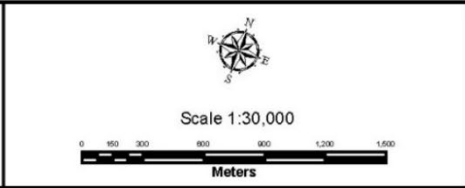
BASE MAP FEATURES

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE #
TO
THE LONDON PLAN**
AMENDMENT NO. _____

PREPARED BY: Planning Services



FILE NUMBER: 39T-19501 / Z-9015
PLANNER: LM
TECHNICIAN: RC
DATE: 8/31/2021