

Bill No. 495  
2021

By-law No. C.P.-1284-\_\_\_\_\_  
A by-law to amend the Official Plan for  
the City of London, 1989 relating to 14  
Gideon Drive and 2012 Oxford Street  
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 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 26, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 26, 2021  
Second Reading – October 26, 2021  
Third Reading – October 26, 2021

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of the site from Low Density Residential to Multi-family, Medium Density Residential 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 14 Gideon Drive and 2012 Oxford Street West in the City of London.

C. BASIS OF THE AMENDMENT

The recommended Medium Density Residential designation amendments are consistent with the policies of the Provincial Policy Statement, 2020, they conform to the in-force policies of The London Plan and the Official Plan for the City of London (1989) and are appropriate in order to facilitate the proposed development. 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:

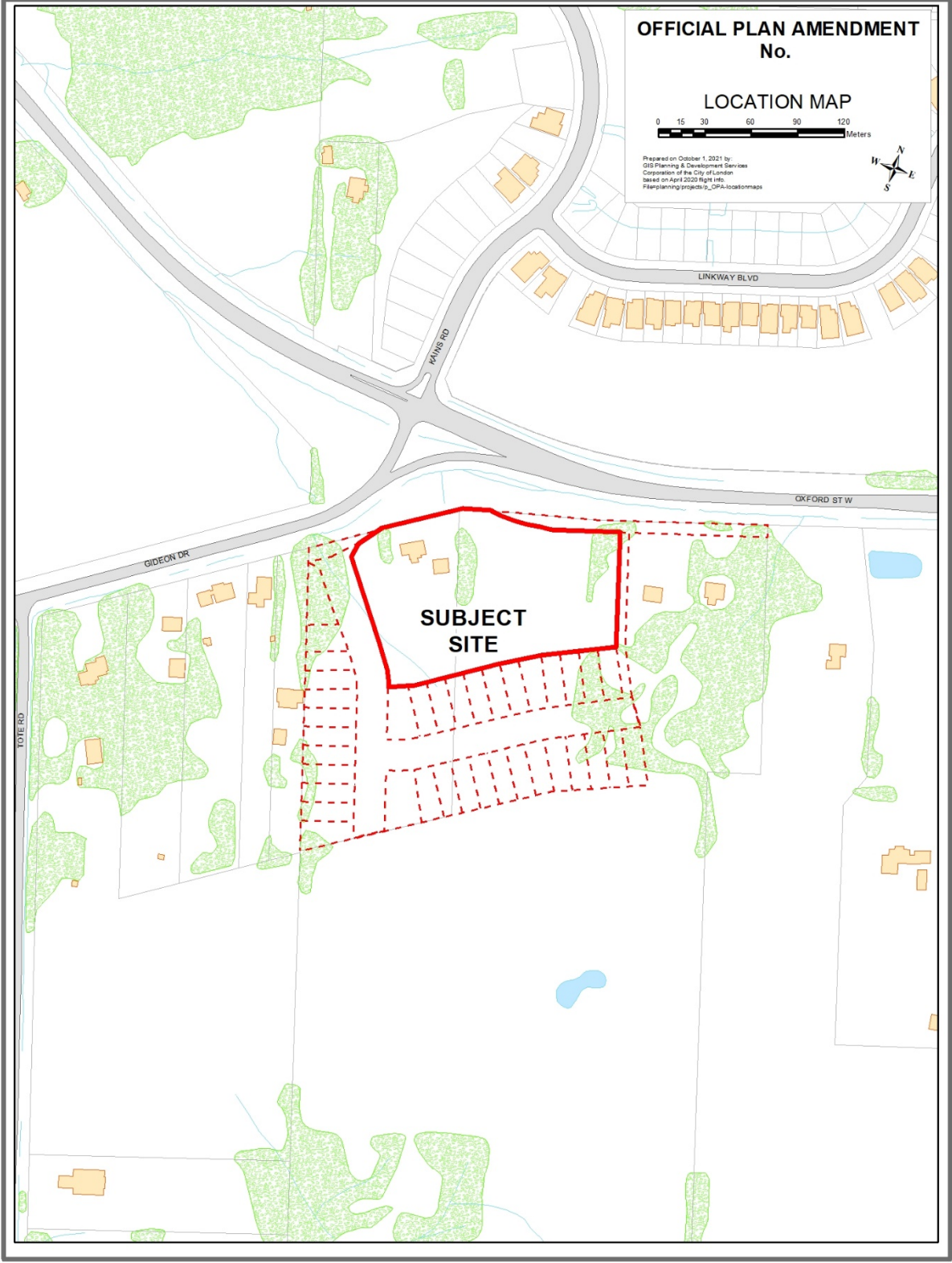
1. Schedule "A", Land Use, to the Official Plan for the City of London – 1989 is amended by designating those lands located at 14 Gideon Drive and 2012 Oxford Street West in the City of London, as indicated on "Schedule 1" attached hereto from Low Density Residential to Multi-family, Medium Density Residential.

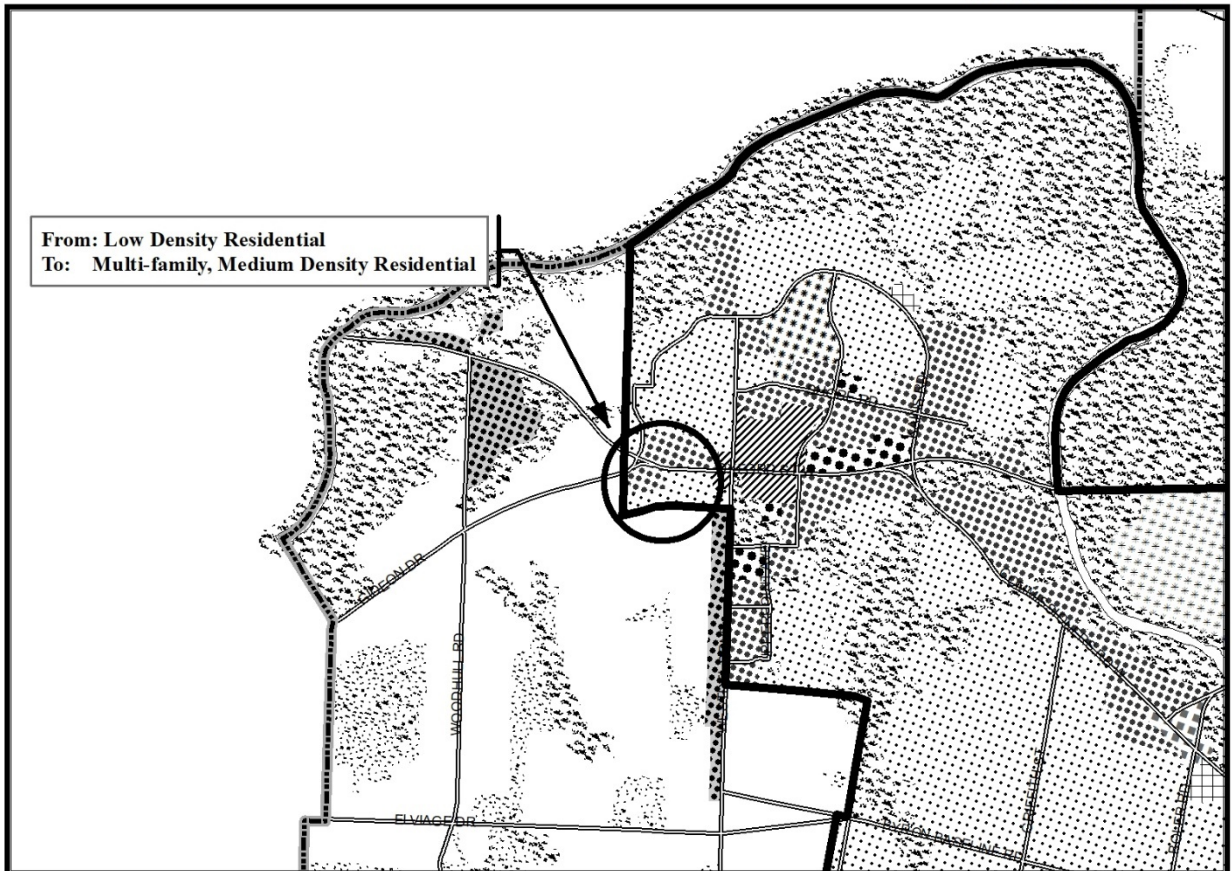
**OFFICIAL PLAN AMENDMENT  
No.**

**LOCATION MAP**



Prepared on October 1, 2021 by:  
GIS Planning & Development Services  
Corporation of the City of London  
based on April 2020 flight info.  
File: planning/projects/OPA-locationmaps





**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



Scale 1:30,000



FILE NUMBER: 39T-21501

PLANNER: SM

TECHNICIAN: MB

DATE: 2021/09/27

