

Bill No. 494
2021

By-law No. C.P.-1284-_____
A by-law to amend the Official Plan for
the City of London, 1989 relating to 1
Commissioners Road E

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. The Amendment 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 add a Chapter 10 policy in Section 10.1.3 of the Official Plan for the City of London Planning Area – 1989 to permit two, 8-storey mixed-use buildings with a total of 157 residential units and 826m² of commercial space resulting in a maximum density of 233 uph on site, that will allow for a development that is consistent with the Urban Corridor Place Type policies of The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1 Commissioners Road E 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 intensification in the form of mixed-use buildings located at the intersection of two high-order roads. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding area. The recommended amendment would help to achieve the vision of the Urban Corridor Place Type.

D. THE AMENDMENT

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

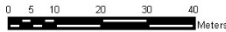
1. Chapter 10 – Policies for Specific Areas of the Official Plan for the City of London is amended by modifying the following:

1 Commissioners Road East

- () At 1 Commissioners Road East, a mixed-use development may be permitted within the Auto-Oriented Commercial Corridor for two, 8-storey mixed-use buildings with a total of 157 residential units and 826m² of commercial space resulting in a maximum density of 233 uph on site. The City Design policies of The London Plan apply.

OFFICIAL PLAN AMENDMENT
No. ____

LOCATION MAP



Prepared on June 21, 2021 by:
GIS Planning & Development Services
Corporation of the City of London
based on April 2020 flight data.
File: planning/projects/DPA-locationmaps

