

Bill No. 97
2022

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

A by-law to amend the Official Plan for the City of London, 1989, relating to 475 Grey Street.

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 February 15, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – February 15, 2022
Second Reading – February 15, 2022
Third Reading – February 15, 2022

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 to Section 10 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 475 Grey Street 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 and re-use of a vacant lot in the form of two (2) 2.5-storey stacked townhouse buildings, located at the intersection of a Neighbourhood Connector Street and a Neighbourhood 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 to accommodate a diverse population of various ages and abilities.

D. THE AMENDMENT

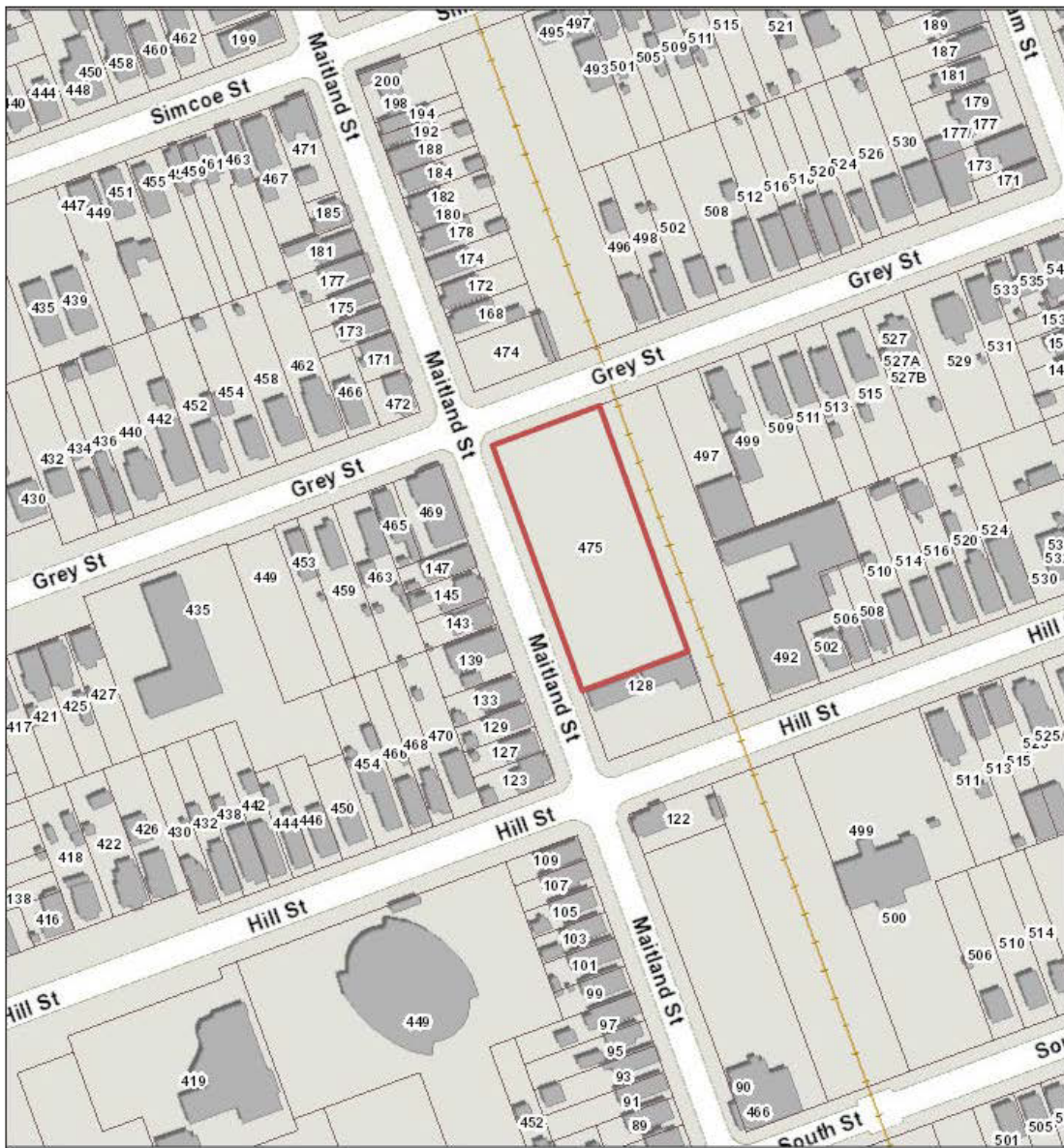
The Official Plan for the City of London is hereby amended as follows:

1. Section 10 – Policies for Specific Areas of the Official Plan of the City of London – 1989 is amended by adding the following:

475 Grey Street

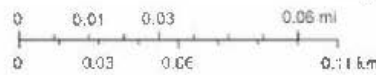
At 475 Grey Street, in addition to the uses permitted within the Low Density Residential, the development of two (2), 2.5-storey (11.0 meter) stacked townhouse buildings three units high with a total of thirty-six (36) residential units may be permitted with a maximum density of 96 units per hectare. The City Design policies of The London Plan shall apply.

SCHEDULE 1







OFFICIAL PLAN AMENDMENT No. _____
LOCATION MAP

Subject Site: 475 Grey Street
 File Number: OZ-9406
 Planner: Laurel Snyder
 Created By: AM
 Date: 12/16/2021



Corporation of the City of London
 Prepared By: Planning and Development
 Scale 1:2000

Legend

-  Subject Site
-  Buildings
-  Roads
-  Lot Parcels