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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. C.P.-1284-_____

A by-law to amend Official Plan Amendment 541 to the Official Plan for the City of London Planning Area, 1989 relating to 1311, 1363 and 1451 Wharncliffe Road South

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 Official Plan Amendment No. 541 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(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 25, 2013

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - June 25, 2013
Second Reading - June 25, 2013
Third Reading - June 25, 2013

AMENDMENT NO.

to

**OFFICIAL PLAN AMENDMENT NO. 541
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 certain lands on Schedule "1-d" to Official Plan Amendment No. 541, as described herein, from Auto Oriented Commercial Corridor and Multi-Family, High Density Residential to Community Commercial Node on Schedule "A", Land Use to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1311, 1363 and 1451 Wharncliffe Road South in the City of London.

C. BASIS OF THE AMENDMENT

The Amendment provides for an expanded commercial area and wider range of commercial uses that will serve the needs of residents within convenient walking or driving distance of the subject site, in accordance with the policies of the Community Commercial Node designation.

The subject site, with a nodal configuration, frontage on two arterial roads and transit service, is an appropriate location for the Community Commercial Node designation. The location is well suited to accommodate commercial uses that will provide for a wide range of goods and services. The proposed commercial uses are appropriate for this site in terms of location, function, form, scale and potential impacts. Multi-family high density residential uses may also be permitted through a zoning by-law amendment, subject to proper integration with the commercial uses. Municipal infrastructure is available and the development is readily accessible to the shopping needs of residents from surrounding neighbourhoods.

This amendment has been evaluated in accordance with the Official Plan policies in effect at the time the application was accepted. An amendment to Official Plan Amendment 541 is required to ensure consistency with the designations and policies that were previously adopted by Council as part of the Southwest Area Plan (Amendment 541)..

D. THE AMENDMENT

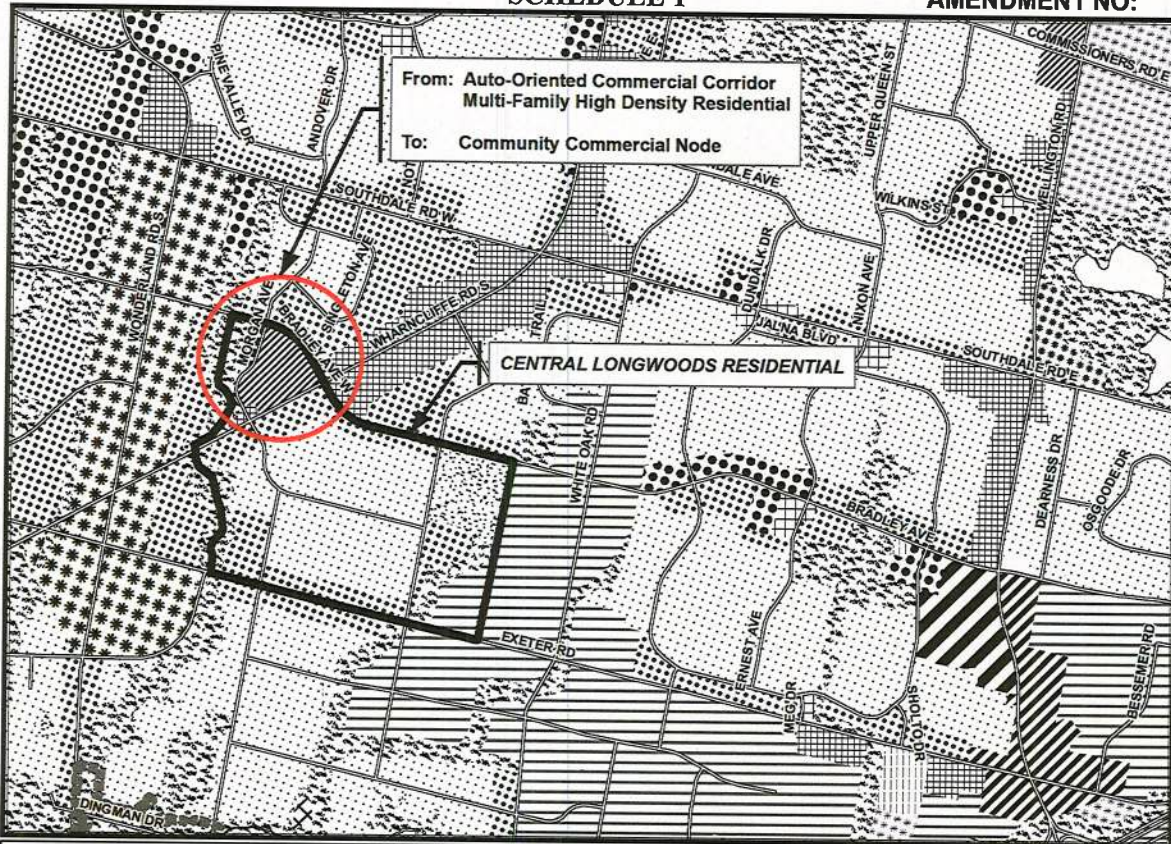
Official Plan Amendment 541 to the Official Plan for the City of London Planning Area, 1989 is hereby amended as follows:

Schedule "1-d" to Official Plan Amendment No. 541 is amended by changing the designation of those lands located at 1311, 1363 and 1451 Wharncliffe Road South in the City of London, as indicated on "Schedule 1" attached hereto, from Auto Oriented Commercial Corridor and Multi-Family, High Density Residential to Community Commercial Node.

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SCHEDULE 1

AMENDMENT NO:



Legend

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

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

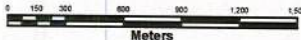
SCHEDULE 1-d
TO
OFFICIAL PLAN

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



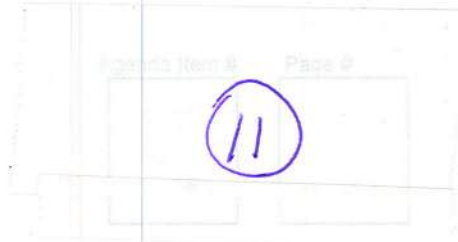
FILE NUMBER: OZ-8087

PLANNER: AR

TECHNICIAN: DT

DATE: 2013/03/19

PROJECT LOCATION: E:\Planning\Projects\to_area_studies\SouthwestAreaStudy\RevisedAreaStudy_Sep_2012\OPAs\projects\AMENDMENT_A_CentralLongwoodsResidential_b&w_with_added_amendment_OZ-8087.mxd



OZ-8087
Alanna Riley

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located 1311, 1363 and 1451 Wharncliffe Road South.

WHEREAS Sifton Properties Limited have applied to rezone an area of land located 1311, 1363 and 1451 Wharncliffe Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1311, 1363 and 1451 Wharncliffe Road South, as shown on the attached map from: a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-138.RSC1(20)/RSC2(11)/RSC3(17)/ RSC4(15)/ RSC5/(17)) Zone, a Holding Restricted Service Commercial Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.RSC1(20)/ RSC2(11)/ RSC3(17)/RSC4(15)/RSC5/(17)) Zone, and a Residential /R5/R6/R7/R10 (h.h-54.h-71.h-100.h-134.R5-7/R6-5/R7.D100.H45/R10-3.H45) Zone, **TO** a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-138.CSA5()) Zone; and a Holding Community Shopping Area Special Provision (h.h-11.h-63.h-82.h-95.h-100.h-105.h-135.CSA5()) Zone.

- 1) Section Number 24 of the Community Shopping Area Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

24.4 ___ CSA5() 1311, 1363 and 1451 Wharncliffe Road South

a) Regulations:

- | | | |
|-----|--------------------------------------|---|
| i) | Building Form | Uses may be in stand-alone buildings and not form part of a shopping centre |
| ii) | Front Yard Setback (Minimum) | 3.0 metres |
| ii) | Exterior Side Yard Setback (Minimum) | 3.0 metres |

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

Agenda Item #	Page #
11	

**OZ-8087
Alanna Riley**

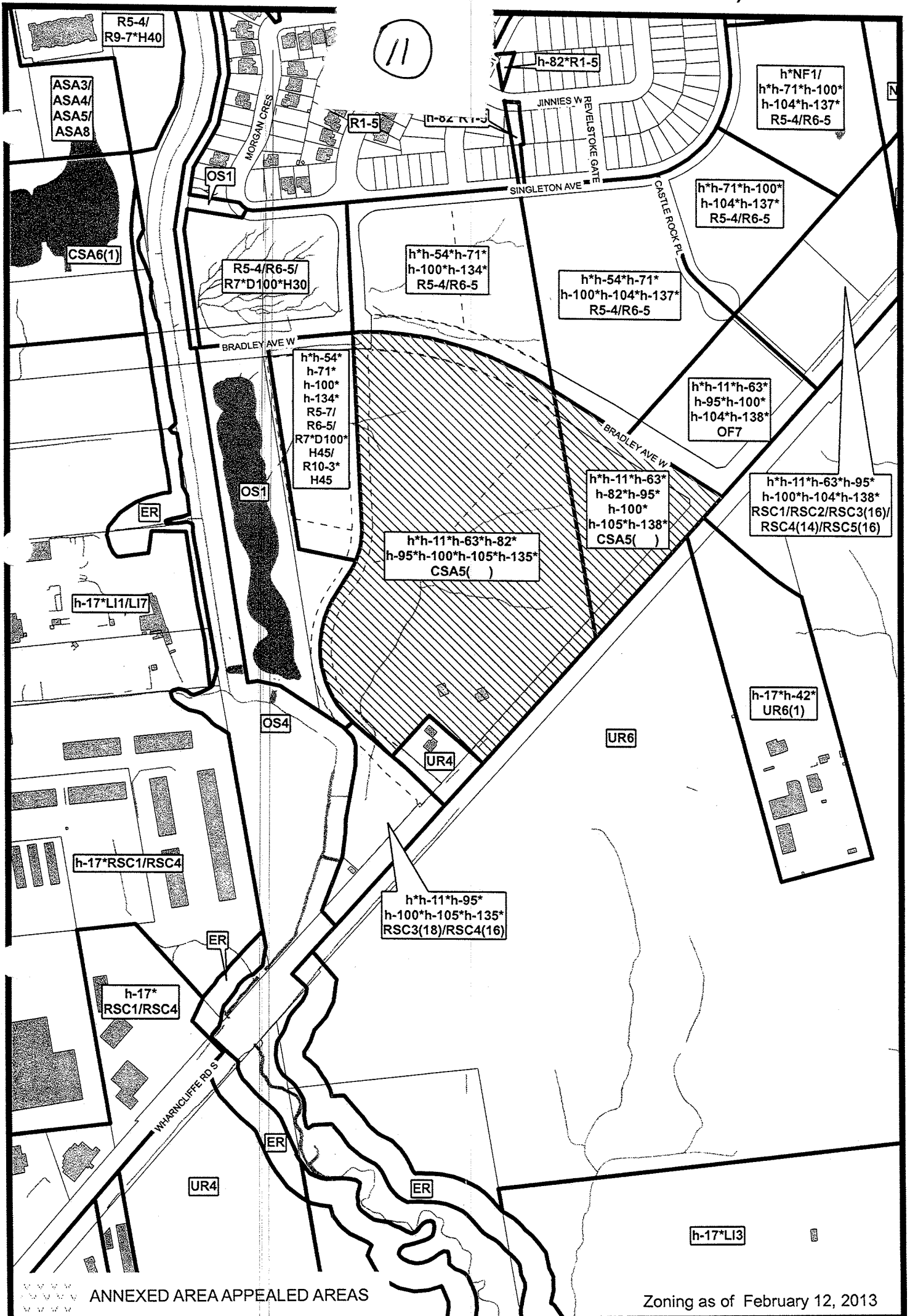
PASSED in Open Council on _____, 2013.

**Joe Fontana
Mayor**

**Catharine Saunders
City Clerk**

First Reading - _____, 2013
 Second Reading - _____, 2013
 Third Reading - _____, 2013

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-8087

Planner: AR

Date Prepared: March 4, 2013

Technician: DT

By-Law No: Z.-1-

SUBJECT SITE



1:5,000

0 25 50 100 150 200 Meters

