

Bill No. 162
2022

By-law No. A.-_____ - ____

A by-law to amend the Airport Road South
Business Park Urban Design Guidelines.

WHEREAS the London Plan for the City of London Planning Area – 2016 includes policies for design guidelines for specific areas, or for the city as a whole, to provide further detailed guidance for the implementation of the City Design policies and for setting out design standards and performance criteria that may be imposed upon the approval of development;

AND WHEREAS the Airport Road South Business Park Urban Design Guidelines are design guidelines pursuant to Policy 195_ of the London Plan for the City of London Planning Area - 2016;

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

1. The amendment to the Airport Road South Business Park Urban Design Guidelines, as attached hereto and forming part of this by-law, is adopted.

PASSED in Open Council on April 12, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – April 12, 2022
Second Reading – April 12, 2022
Third Reading – April 12, 2022

AMENDMENT NO. 1

to the

AIRPORT ROAD SOUTH BUSINESS PARK URBAN DESIGN GUIDELINES

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add a policy in Section 5.1.1 – Guidelines for Building Design, Subsection 3. of the Airport Road South Business Park Urban Design Guidelines to increase the height limits.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 2520-2544 Advanced Avenue, 2475-255 Bonder Road and 2560-2580 Boyd Court in the City of London.

C. BASIS OF THE AMENDMENT

Based on emerging trends where it may be beneficial and/or necessary to build-up, rather than build-out, height limits are to be increased to permit heights above 4-stories to provide greater flexibility to support business attraction and retention and reduce potential obstacles for industrial development and the need for additional planning approvals

D. THE AMENDMENT

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

1. Section 5.1.1 – Guidelines for Building Design, Subsection 3. of the Airport Road South Business Park Urban Design Guidelines is amended by adding the following:

For lands bounded by Fekete Woods and Stormwater Management Facilities to the north, the City of London/Municipality of Thames Centre boundary to the east, Bradley Avenue to the south, and Veterans Memorial Parkway to the west, increased height limits above 4-stories are permitted.