

Bill No. 182
2022

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

A by-law to amend the Official Plan for the City
of London, 1989 relating to 520 Sarnia Road.

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 May 3, 2022

Josh Morgan
Deputy Mayor

Michael Schulthess
City Clerk

First Reading – May 3, 2022
Second Reading – May 3, 2022
Third Reading – May 3, 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 in Section 10.1.3 of the Official Plan for the City of London to permit an eight (8) storey apartment building with at total of a total of 129 residential units with a density of 168 units per hectare without a commercial component on the ground floor and also align this policy context with The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 520 Sarnia Road 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 in the form of a low-rise apartment building, located at the intersection of a high-order street and local 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 of The London Plan, 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. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

520 Sarnia Road

- () In the Community Commercial Node designation at 520 Sarnia Road an apartment building is permitted with at total of a total of 129 residential units with a density of 168 units per hectare without a commercial component on the ground floor implemented by way of a Bonus Zone and also align this policy context with The London Plan.

