

Bill No. 284  
2022

By-law No. C.P.-1512( )-

A by-law to amend the Official Plan for the City of London, 2016 relating to 84-86 St. George and 175-197 Ann 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 – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This 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 July 5, 2022.

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – July 5, 2022  
Second Reading – July 5, 2022  
Third Reading – July 5, 2022

**AMENDMENT NO.  
to the  
OFFICIAL PLAN (2016) FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the existing Specific Policy within the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit a mixed-use development with a maximum building height of 23 storeys with a maximum floor area of 500 square metres for retail, service and office uses within the podium base.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 84-86 St. George and 175-197 Ann Street in the City of London.

C. BASIS OF THE AMENDMENT

The amendment to the Official Plan will allow for a mixed-use development within a central area that will provide local convenience commercial uses at a neighbourhood scale.

D. THE AMENDMENT

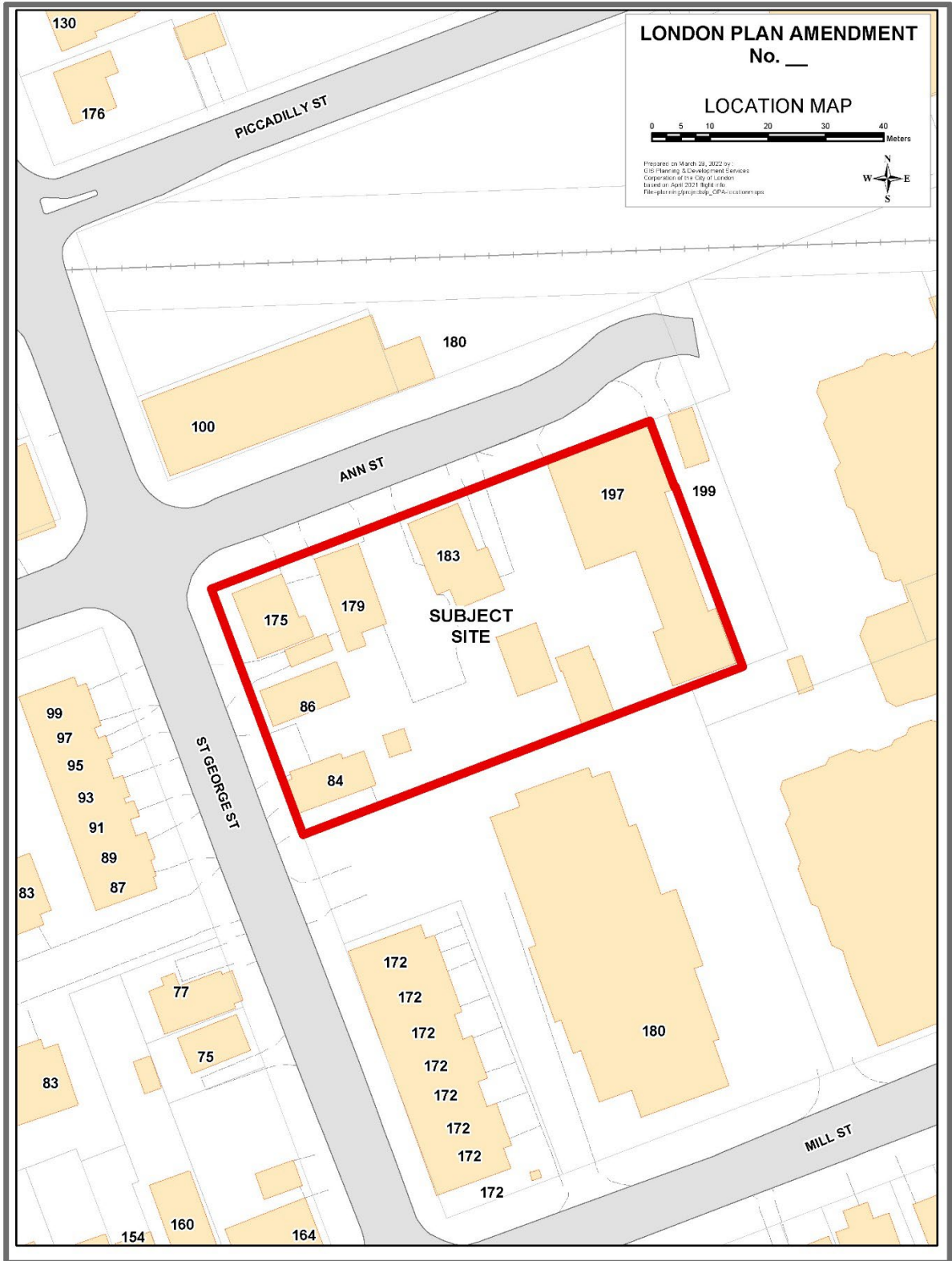
The Official Plan for the City of London, 2016 is hereby amended as follows:

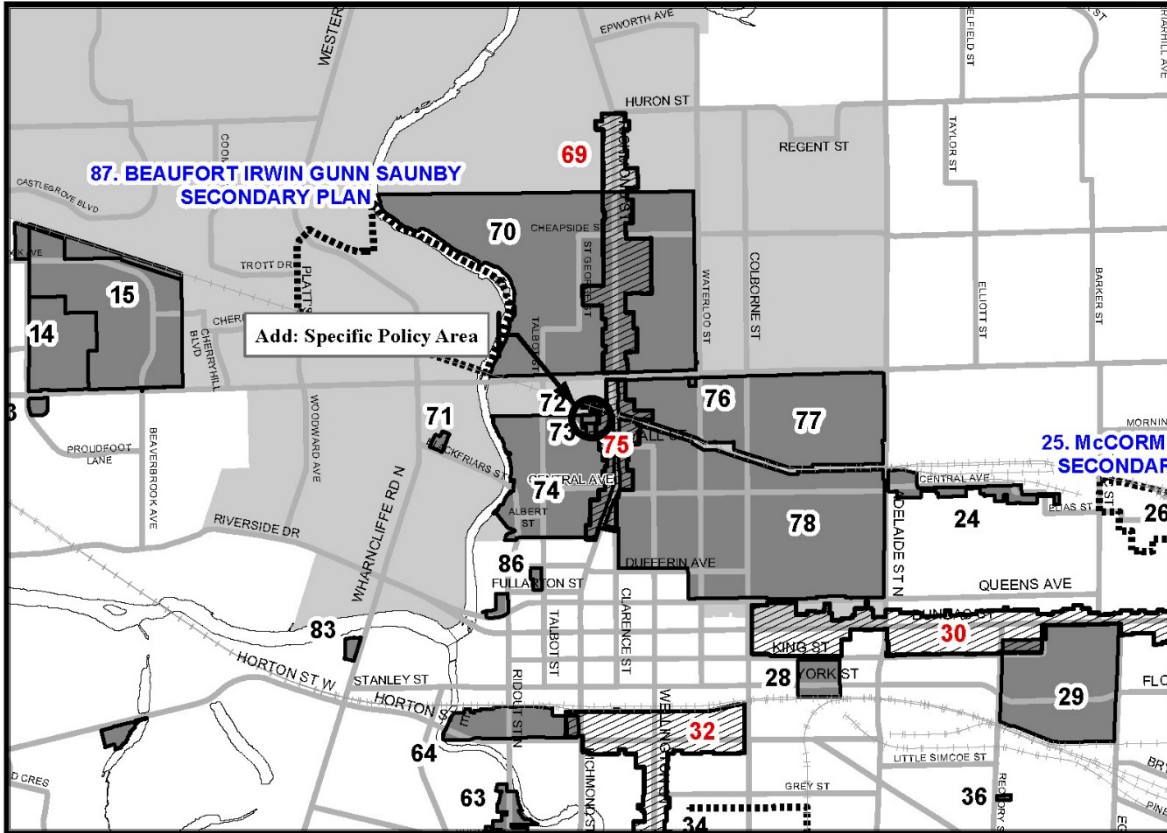
1. Specific Policies for the Neighbourhoods Place Type of the Official Plan for the City of London, 2016 is amended by deleting and replacing policy 1038C with the following:

84-86 St. George and 175-197 Ann Street in the City of London

In the Neighbourhoods Place Type at 175-197 Ann Street and 84-86 St. George Street, a mixed-use development with a maximum height of 23 storeys may be permitted, and a maximum floor area of 500 square metres may be permitted for retail, service, and office uses within the podium base.

2. Map 7 – Specific Policy Areas, to the Official Plan for the City of London Planning Area – 2016 is amended by adding a Specific Policy Area for the lands located at 84-86 St. George and 175-197 Ann Street in the City of London, as indicated on “Schedule 1” attached hereto.





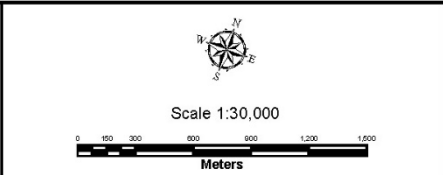
LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

*This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.*

**SCHEDULE 1  
TO  
THE LONDON PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Planning Services



**FILE NUMBER:** OZ-9127

**PLANNER:** SW

**TECHNICIAN:** RC

**DATE:** 3/29/2022