

Bill No. 319
2022

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

A by-law to amend The Official Plan for the
City of London, 2016 relating to 2009
Wharncliffe Road South (within the Southwest
Area Secondary Plan).

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 August 2, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – August 2, 2022
Second Reading – August 2, 2022
Third Reading – August 2, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change Policy 1565_ List of Secondary Plans, 5. Southwest Area Secondary Plan, Section 20.5 (Southwest Area Secondary Plan), by adding a new special policy to Section 20.5.9, Bostwick Residential Neighbourhood, to permit a maximum mixed-use density of 176 units per hectare, through Bonusing.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 2009 Wharncliffe Road South in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the Provincial Policy Statement, the Official Plan and the Southwest Area Secondary Plan. The recommendation provides the opportunity for residential intensification in the form of a low-rise mixed use apartment building, located at the intersection of a high-order street and collector street at the edge of 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 and mix of uses to accommodate a diverse population of various ages and abilities.

D. THE AMENDMENT

The Southwest Area Secondary Plan for the City of London is hereby amended as follows:

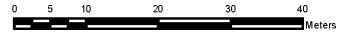
1. To change Policy 1535_5. Southwest Area Secondary Plan of the Official Plan for the City of London, Section 20.5 (Southwest Area Secondary Plan), by adding a new special policy to Section 20.5.9, Bostwick Residential Neighbourhood, as indicated on "Schedule 1" attached hereto, as follows:

2009 Wharncliffe Road South

- 20.5.9.() At 2009 Wharncliffe Road South, a mixed commercial/office and residential apartment building may be permitted within the Medium Density Residential designation, at a maximum mixed-use density of 176 units per hectare, through Bonusing.

**LONDON PLAN AMENDMENT
No. __**

LOCATION MAP



Prepared on June 22, 2022 by
GIS Planning & Development
Corporation of the City of London
based on April 2021 flight info
File=planning\project\09_CPA-locatmaps

