

Bill No. 6
2012

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

A by-law to amend the Official Plan for the City of London, 1989 relating to lands located at 1155 Commissioners Road East and 733-739 Deveron Crescent.

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

1. Amendment No. 513 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 December 6, 2011.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – December 6, 2011
Second Reading – December 6, 2011
Third Reading – December 6, 2011

AMENDMENT NO. 513

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Multi-Family, Medium Density Residential to Neighbourhood Commercial Node on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 1155 Commissioners Road East and a portion of lands located at 733-739 Deveron Crescent, in the City of London.

C. BASIS OF THE AMENDMENT

The applicant Devcom Developments Inc. have entered into negotiations with Middlesex Condominium Corporation No. 156 (733-739 Deveron Crescent) adjacent the Shoppers Drug Mart (1155 Commissioners Road East) to acquire an approximate 15 metres (49 ft.) by 61 metres (200 ft.) strip of land from the condominium corporation to accommodate a proposed westward expansion of the Shoppers Drug Mart.

The zoning presently in place on the Shoppers Drug Mart site permits a range of commercial uses. The current use draws business from residents in the surrounding neighbourhoods as well as the travelling public. This use has achieved a reasonable level of compatibility with the adjacent multi-family, medium density residential uses over time, and its corner location provides for an appropriate land use transition from residential to commercial to the north.

The site meets the locational criteria under Section 4.3.8.2. given its location at the intersection of an arterial and secondary collector road, the site provides good pedestrian access and connectivity via public sidewalks, and is located on public transit routes as well a designated bicycle route. The site is large enough to accommodate a small-scale free standing development, plus parking and loading facilities with measures to provide adequate buffering and setbacks from adjacent residential uses.

In accordance with the policies under Section 4.3.8.4, Neighbourhood Commercial Node designations should comprise lands that are in a nodal configuration. The proposed expanded Shoppers Drug Mart site will continue to maintain a nodal configuration at the intersection of Commissioners Road East and Deveron Crescent.

This proposal is considered a minor expansion of an existing commercial development which has existed for over ten years. The proposed expansion does not significantly affect the scale, location, form or function of the existing commercial node. Impacts on neighbouring uses will be minimized by landscaping, buffering and screening measures approved through the site plan process. Based on Council's consideration of the criteria and its application to an already functioning and zoned neighbourhood commercial use, the nature of the proposed expansion, and the effect on surrounding lands, the recommended amendment to the Official Plan is considered to be appropriate.

D. THE AMENDMENT

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

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1155 Commissioners Road East and a portion of lands located at 733-739 Deveron Crescent in the City of London, as indicated on "Schedule 1" attached hereto from Multi-Family, Medium Density Residential to Neighbourhood Commercial Node.