

Bill No. 422
2023

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

A by-law to amend The Official Plan for the
City of London, 2016 relating to 978
Gainsborough 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 – 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) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on November 28, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – November 28, 2023
Second Reading – November 28, 2023
Third Reading – November 28, 2023

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to facilitate the proposed infill development at 978 Gainsborough Road by permitting two, 17-storey apartment buildings and an upper maximum density of 370 units per hectare on the property.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 978 Gainsborough Road in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for two, 17-storey apartment buildings at a maximum density of 370 units per hectare. The proposed amendment is considered appropriate as it is consistent with the Provincial Policy Statement, 2020, and neighbourhood character, with the appropriate holding provisions for servicing and easement requirements.

D. THE AMENDMENT

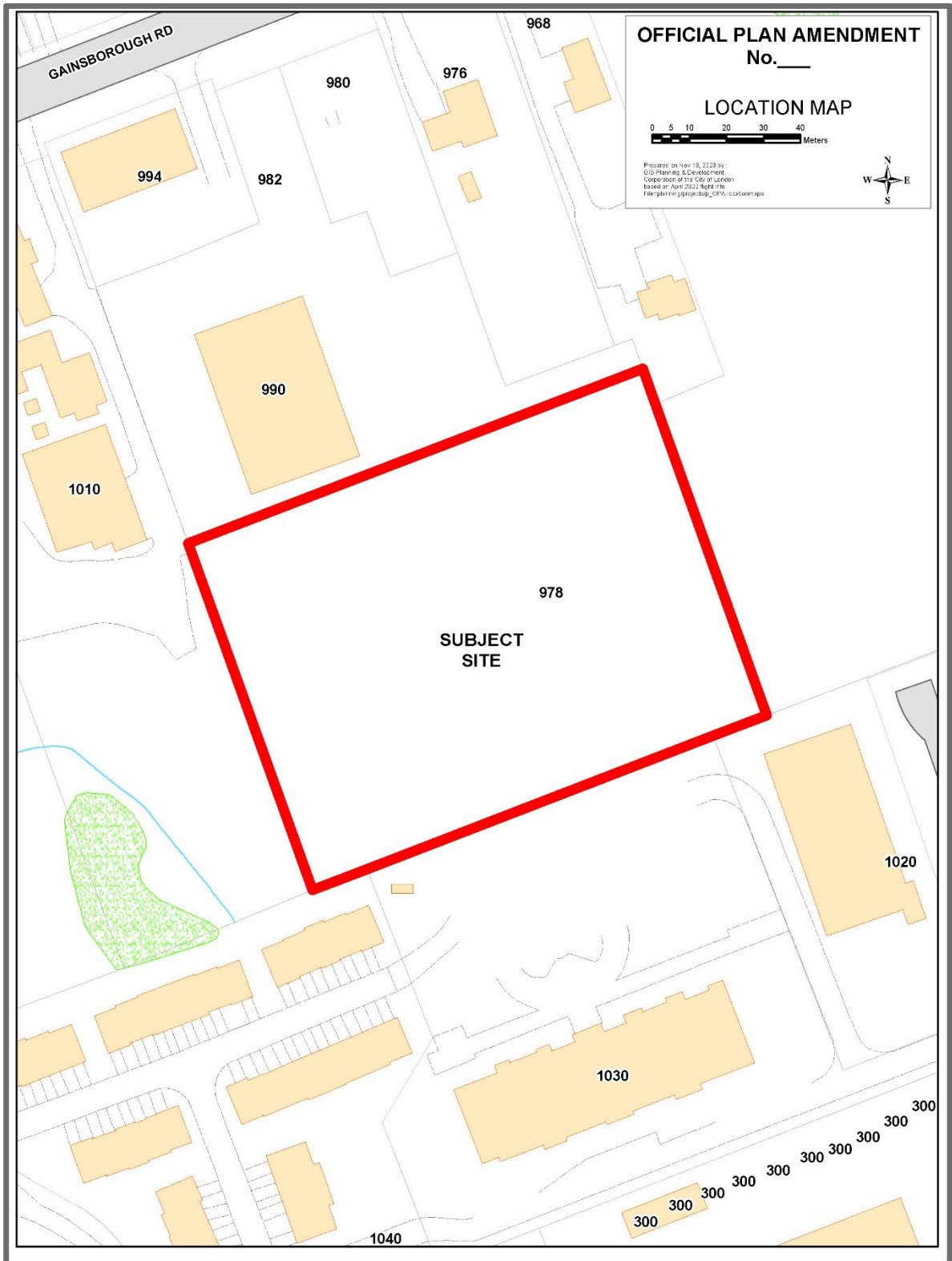
The Official Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type within the High Density Overlay of The Official Plan for the City of London is amended by amending the following:

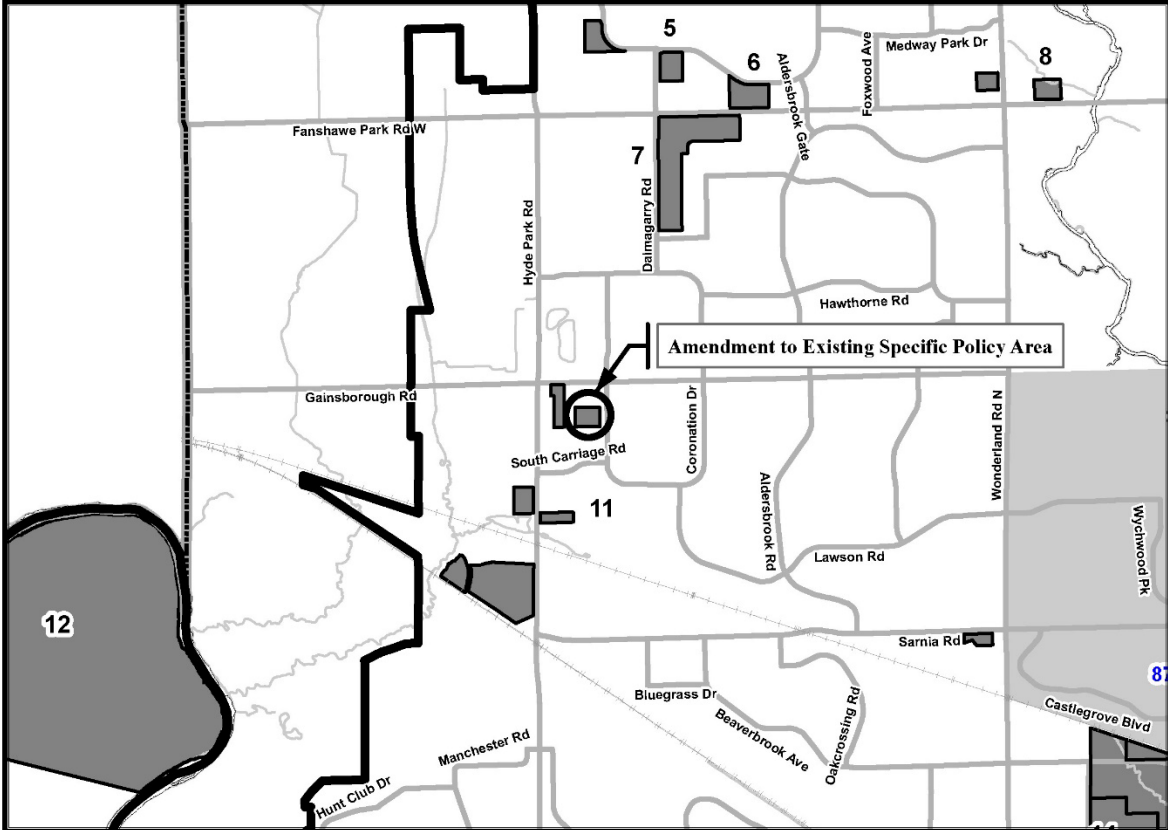
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For the lands located at 978 Gainsborough Road, a maximum density of 370 UPH and a maximum height of 17-storeys will be permitted.





Schedule 1







AMENDMENT NO:



LEGEND

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

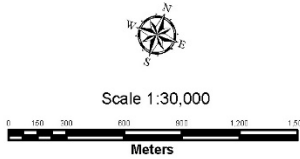
BASE MAP FEATURES

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  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**
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: OZ-9247
PLANNER: AR
TECHNICIAN: RC
DATE: 11/13/2023