

Bill No. 210
2020

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

A by-law to amend The London Plan for the
City of London, 2016 relating to 754-760 Base
Line Road East.

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

1. Amendment No. ____ to The London 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 June 29, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 29, 2020
Second Reading – June 29, 2020
Third Reading – June 29, 2020

AMENDMENT NO. ____
to the
THE LONDON PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

To amend a policy in Section 1101_ of The London Plan for the City of London to permit residential uses, including low-rise apartments, which are not accessory to an institutional use.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 754-760 Base Line Road East in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the Provincial Policy Statement, 2020 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 within proximity of transit and a major institution. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood. The recommended amendment would assist in providing a range of housing options and a mix of land uses to accommodate a diverse population of various ages and abilities.

D. THE AMENDMENT

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

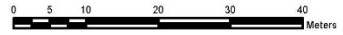
1. Policy 1101_ – Baseline Office Area is amended by adding the following paragraph below the existing policy:

1101_() 754-760 Base Line Road East

At 754-760 Base Line Road East, in addition to the permitted uses of the Institutional Place Type and the Baseline Office Area Specific Policy Area, residential uses that are not accessory to an institutional use may be permitted in the form of a low rise apartment building up to a maximum height of 4-storeys and a maximum density of 75 units per hectare. Density bonusing may be permitted above 75 units per hectare up to a maximum of 165 units per hectare. Bonusing may be permitted provided the magnitude of the height and/or density bonus is commensurate with the provision of facilities, services or matters that provide significant public benefit. Bonusing may only be permitted where the site and building design mitigates the impacts of the additional height and/or density. The additional facilities, services or matters that are provided may include, but are not limited to, affordable housing and enhanced landscaped open space.

**LONDON PLAN AMENDMENT
No.**

LOCATION MAP



Prepared on June 01, 2023 by
GIS Planning & Development Services
Corporation of the City of London
based on April 2018 Right of Way
File: planning@project09_CFR_100000000

