

Bill No. 271
2021

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

A by-law to amend The London Plan for the
City of London, 2016 relating to 435-451
Ridout Street North.

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*, as amended.

PASSED in Open Council on June 15, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 15, 2021
Second Reading – June 15, 2021
Third Reading – June 15, 2021

Amendment No. __
to
The London Plan for the City of London

A. Purpose of this Amendment

The purpose of this Amendment is:

The purpose of this Amendment is to add a policy to the Specific Policies for the Downtown Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit a maximum intensity of 40-storeys with a Type 2 Bonus Zone.

B. Location of this Amendment

This Amendment applies to lands located at 435-451 Ridout Street North in the City of London.

C. Basis of the Amendment

The site-specific amendment would allow for the development of a landmark 40-storey mixed-use apartment building at a prominent location in the Downtown.

D. The Amendment

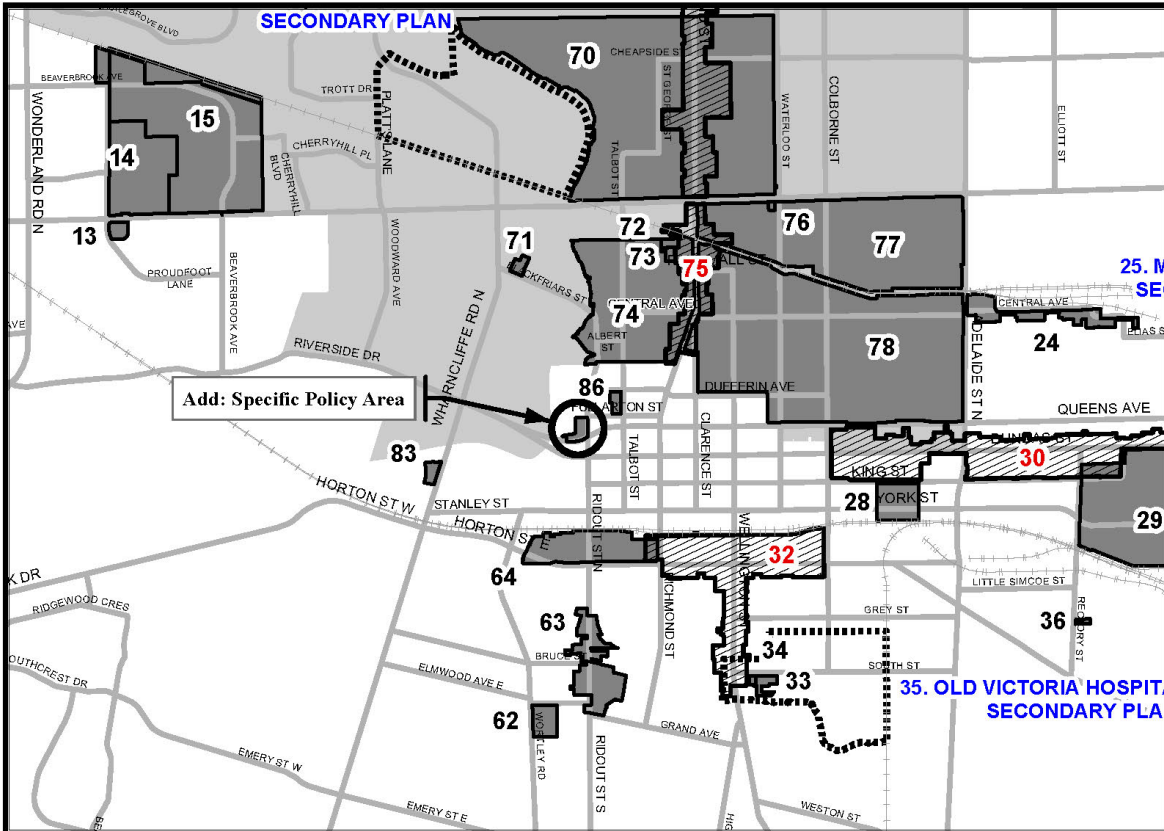
The London Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Downtown Place Type of The London Plan for the City of London is amended by adding the following:

435-451 Ridout Street North

In the Downtown Place Type, a maximum intensity of 40-storeys, excluding a mechanical penthouse and measured from the Ridout Street North frontage, is permitted with a Type 2 Bonus.

2. Map 7 – Specific Policy Areas, to The London Plan for the City of London Planning Area is amended by adding a Specific Policy Area for a portion of the lands located at 435-451 Ridout Street North in the City of London, as indicated on “Schedule 1” attached hereto.



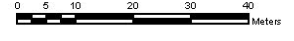
LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

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

<p>SCHEDULE # TO THE LONDON PLAN</p> <p>AMENDMENT NO. _____</p> <p>PREPARED BY: Planning Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-9157</p> <p>PLANNER: CM</p> <p>TECHNICIAN: RC</p> <p>DATE: 5/13/2021</p>
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LONDON PLAN AMENDMENT
No.

LOCATION MAP



Prepared on Jan 22, 2021 by:
GIS Planning & Evaluation Services
Corporation of the City of London
based on April 2019 Aerial Imagery
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