

Bill No. 466  
2021

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

A by-law to amend The London Plan for the City of London, 2016 relating to relating to 250-272 Springbank Drive.

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. The 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 October 5, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 5, 2021  
Second Reading – October 5, 2021  
Third Reading – October 5, 2021

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a policy to the Specific Policies for the Urban Corridor Place Type which implements a decision of the Ontario Municipal Board and add the subject lands to Map 7 – Specific Policy Areas – of The London Plan to permit a two tower residential development with a maximum height of 15-storeys through the use of Bonus Zoning.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 250-272 Springbank Drive in the City of London.

**C. BASIS OF THE AMENDMENT**

The recommended amendment is consistent with the Provincial Policy Statement 2020, and conforms to The London Plan, including affordable housing, city design and specific area policies. The recommendation provides for the comprehensive development of the subject site resulting in an appropriate and compatible use and form of development and implements the decision of the Ontario Municipal Board

**D. THE AMENDMENT**

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

1. Policy (864\_ ) - Specific Policies for the Rapid Transit and Urban Corridor Place Type - of The London Plan for the City of London is amended by adding the following:

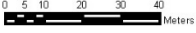
( ) In the Urban Corridor Place Type at 250-272 Springbank Drive a bonus zone may be permitted to allow for a two tower residential development with a maximum height of 15-storeys (51.0m) and a density of 306 units per hectare.

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 those lands located at 250-272 Springbank Drive in the City of London, as indicated on “Schedule 1” attached hereto.

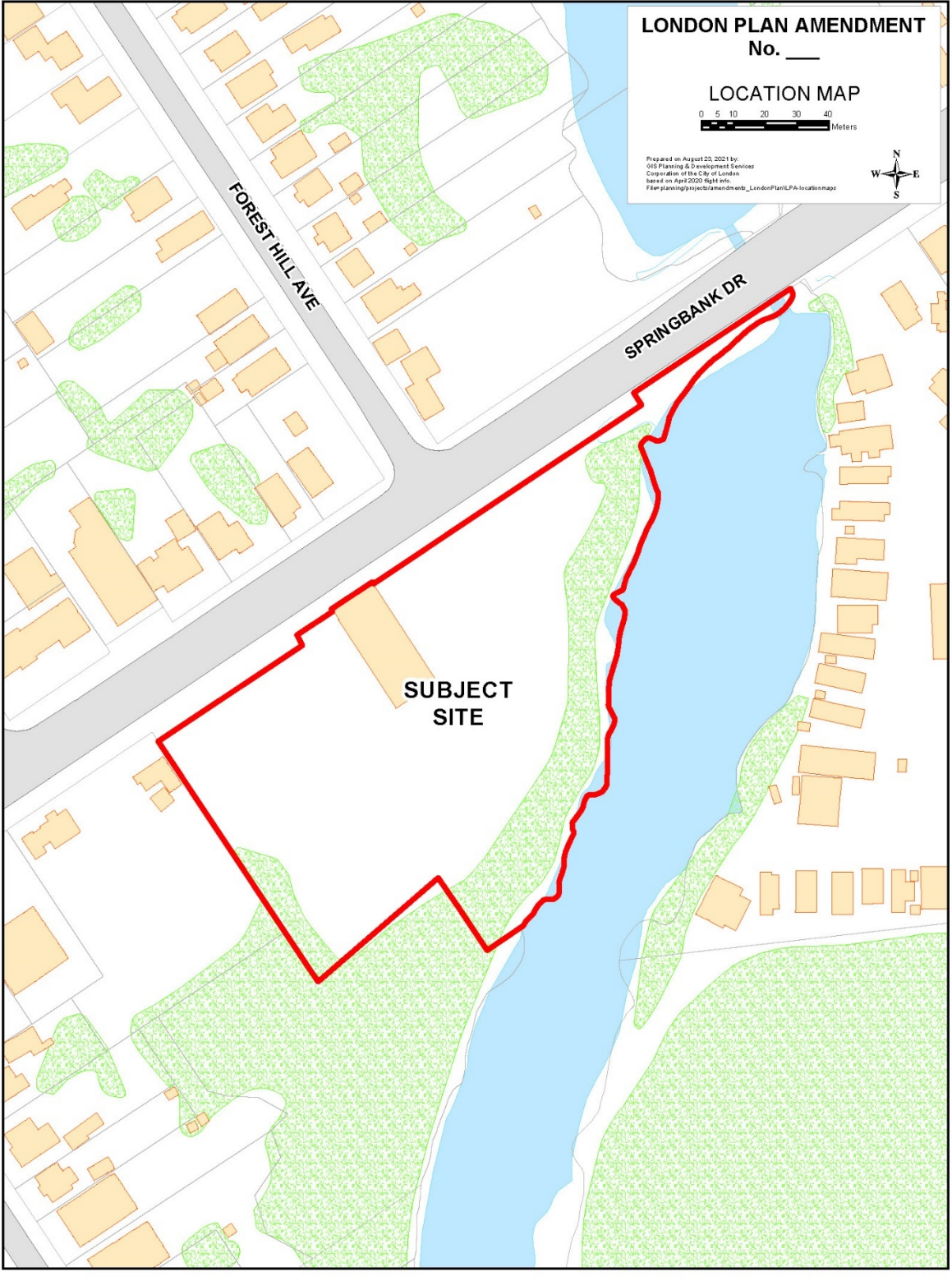
**LONDON PLAN AMENDMENT**

No. \_\_\_\_

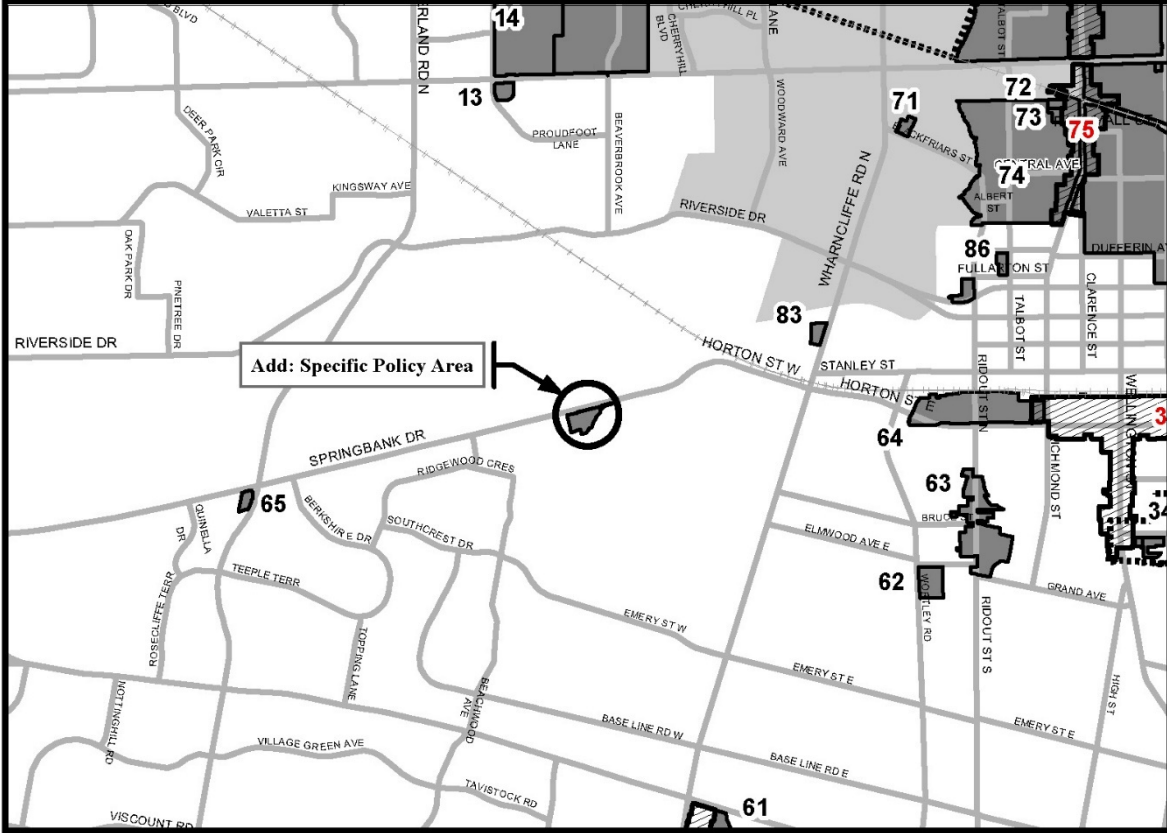
**LOCATION MAP**



Prepared on August 23, 2021 by:  
OIE Planning & Development Services  
Corporation of the City of London  
based on April 2020 flight info.  
File: planning/projects/amendments/LondonPlan/LPA-location-map



AMENDMENT NO:



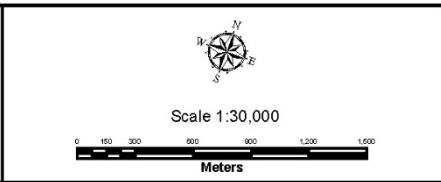
<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> Specific Policies</li> <li> Rapid Transit and Urban Corridor Specific-Segment Policies</li> <li> Near Campus Neighbourhood</li> <li> Secondary Plans</li> </ul>	<p><b>BASE MAP FEATURES</b></p> <ul style="list-style-type: none"> <li> Streets (See Map 3)</li> <li> Railways</li> <li> Urban Growth Boundary</li> <li> Water Courses/Ponds</li> </ul>
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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 #  
TO  
THE LONDON PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Planning Services



**FILE NUMBER:** Z-9310

**PLANNER:** AR

**TECHNICIAN:** RC

**DATE:** 8/23/2021