

Bill No. 498
2021

By-law No. C.P.-1512-_____

A by-law to amend The London Plan for
the City of London, 2016 relating to 415
Oxford Street West.

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 26, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 26, 2021.
Second Reading – October 26, 2021.
Third Reading – October 26, 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 Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of The London Plan to permit stacked townhouses, back-to-back stacked townhouses, and apartment buildings with a maximum height of 8-storeys (bonus up to 12-storeys) within 150 metres from Oxford Street West right-of-way and a maximum of 4-storeys beyond 150 metres from Oxford Street West right-of-way.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 415 Oxford Street West 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 Specific Area policies of The London Plan.

D. THE AMENDMENT

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

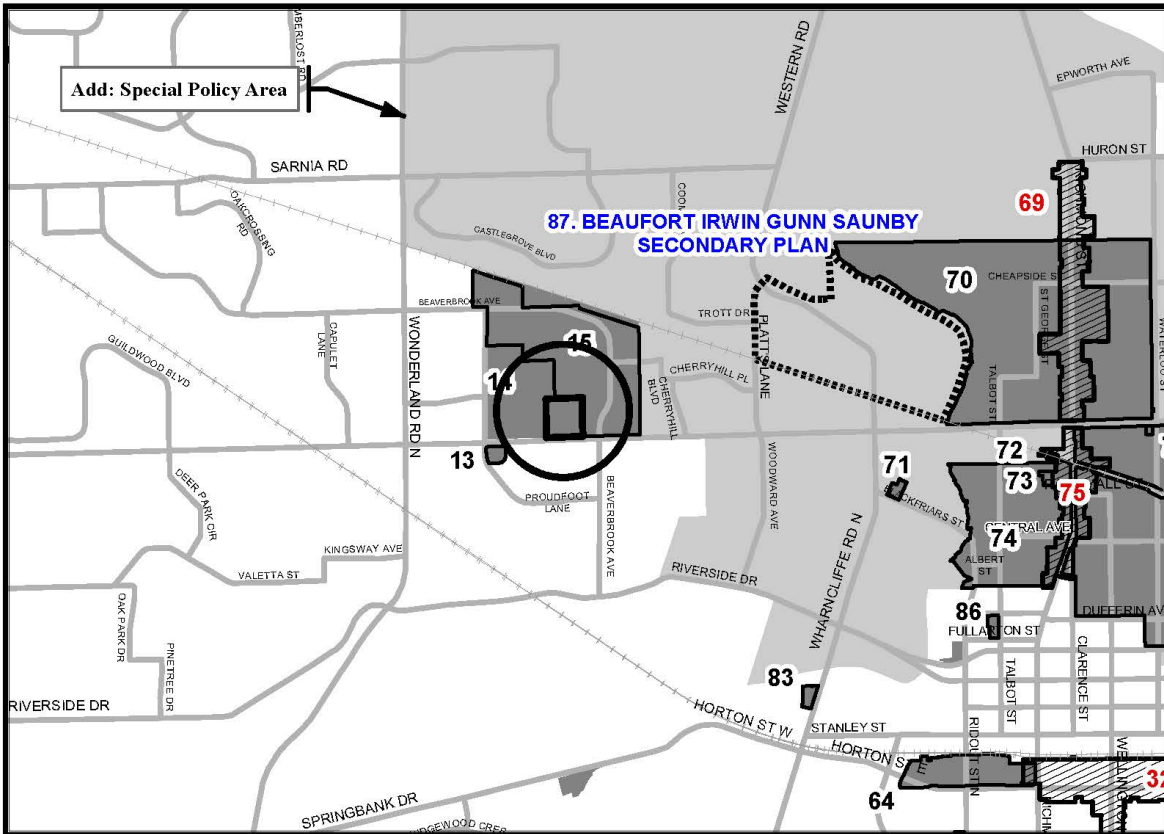
1. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London is amended by adding the following:

_ In the Neighbourhoods Place Type located at 415 Oxford Street West, a broad range of residential dwelling types including townhouses, stacked townhouses, back-to-back stacked townhouses, and apartment buildings are permitted. Residential buildings with a maximum height of 8-storeys may be permitted within 150 metres of the Oxford Street West right-of-way. Buildings within 150 metres of the Oxford Street right-of-way shall have their primary entrances and orientation toward Oxford Street West. Bonus zoning up to a maximum of 12-storeys may be permitted within 150 metres of the Oxford Street West right-of-way where the site plan and building design mitigate the impacts of the additional height. Beyond 150 metres from the Oxford Street West right-of-way in the Neighbourhoods Place Type, townhouses, stacked townhouses, and back-to-back stacked townhouses with a maximum height of 4-storeys are permitted.

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 415 Oxford Street West, as indicated on “Schedule 1” attached hereto.

Schedule 1

AMENDMENT NO:



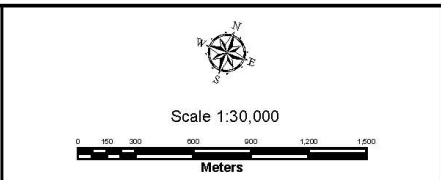
<p>LEGEND</p> <ul style="list-style-type: none"> Specific Policies Rapid Transit and Urban Corridor Specific-Segment Policies Near Campus Neighbourhood Secondary Plans 	<p>BASE MAP FEATURES</p> <ul style="list-style-type: none"> Streets (See Map 3) Railways Urban Growth Boundary Water Courses/Ponds
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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 1
TO
THE LONDON PLAN**

AMENDMENT NO. _____

PREPARED BY: Planning Services



FILE NUMBER: O-9335
 PLANNER: JH
 TECHNICIAN: DM
 DATE: 9/13/2011