

Bill No. 71
2022

By-law No. C.P.-1284()-

A by-law to amend the Official Plan for the City
of London, 1989 relating to 257-263
Springbank Drive

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 – 1989, 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 January 25, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – January 25, 2022
Second Reading – January 25, 2022
Third Reading – January 25, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a Chapter 10 policy in Section 10.1.3 of the Official Plan for the City of London Planning Area – 1989 to permit a 5-storey-20 metre (northerly half)/6-storey-23 metre (southerly half) apartment building with a total of 38 units and a maximum density of 137 units per hectare, that will allow for a development that is consistent with the Urban Corridor Place Type policies of The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 257-263 Springbank Drive 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 for intensification in the form of an apartment building located along a high-order road. The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding area. and would help to achieve the vision of the Urban Corridor Place Type.

D. THE AMENDMENT

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

1. Chapter 10 – Policies for Specific Areas of the Official Plan for the City of London is amended by modifying the following:

257-263 Springbank Drive

- () At 257-263 Springbank Drive, within the Auto-Oriented Commercial Corridor, a 5-storey-20 metre (northerly half)/6-storey-23 metre (southerly half) apartment building with a maximum density of 137 units per hectare may be permitted.



LOCATION MAP

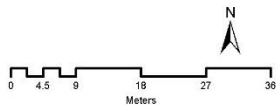
Subject Site: 257-263 Springbank Drive

File Number: O-9354/Z-9355

Planner: Alanna Riley





Date: 2021/12/03

Corporation of the City of London
Prepared By: Planning and Development



Scale 1:800

Legend

-  Subject Site
-  Assessment Parcels
-  Buildings
-  Vegetation