

Bill No. 390  
2023

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

A by-law to amend The Official Plan for the  
City of London, 2016 relating to 610-620  
Beaverbrook Avenue

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

Amendment No. \_\_\_\_ to The Official 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.

This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on November 7, 2023, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – November 7, 2023  
Second Reading – November 7, 2023  
Third Reading – November 7, 2023

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to facilitate the proposed infill development at 610-620 Beaverbrook Avenue by permitting apartment buildings and an upper maximum height of five storeys on the property.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 610-620 Beaverbrook Ave in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for two, 5-storey apartment buildings. The proposed amendment is considered appropriate as it is consistent with the Provincial Policy Statement, 2020, conforms to The Official Plan, including but not limited to the Key Directions, City Building policies, and the Specific Policy Area policies in Our Tools. The recommended amendment would permit development at a transitional scale and intensity that is appropriate for the site and the surrounding neighbourhood; and facilitates the development of an underutilized site within the Built-Area Boundary and Primary Transit Area with an appropriate form of development.

D. THE AMENDMENT

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

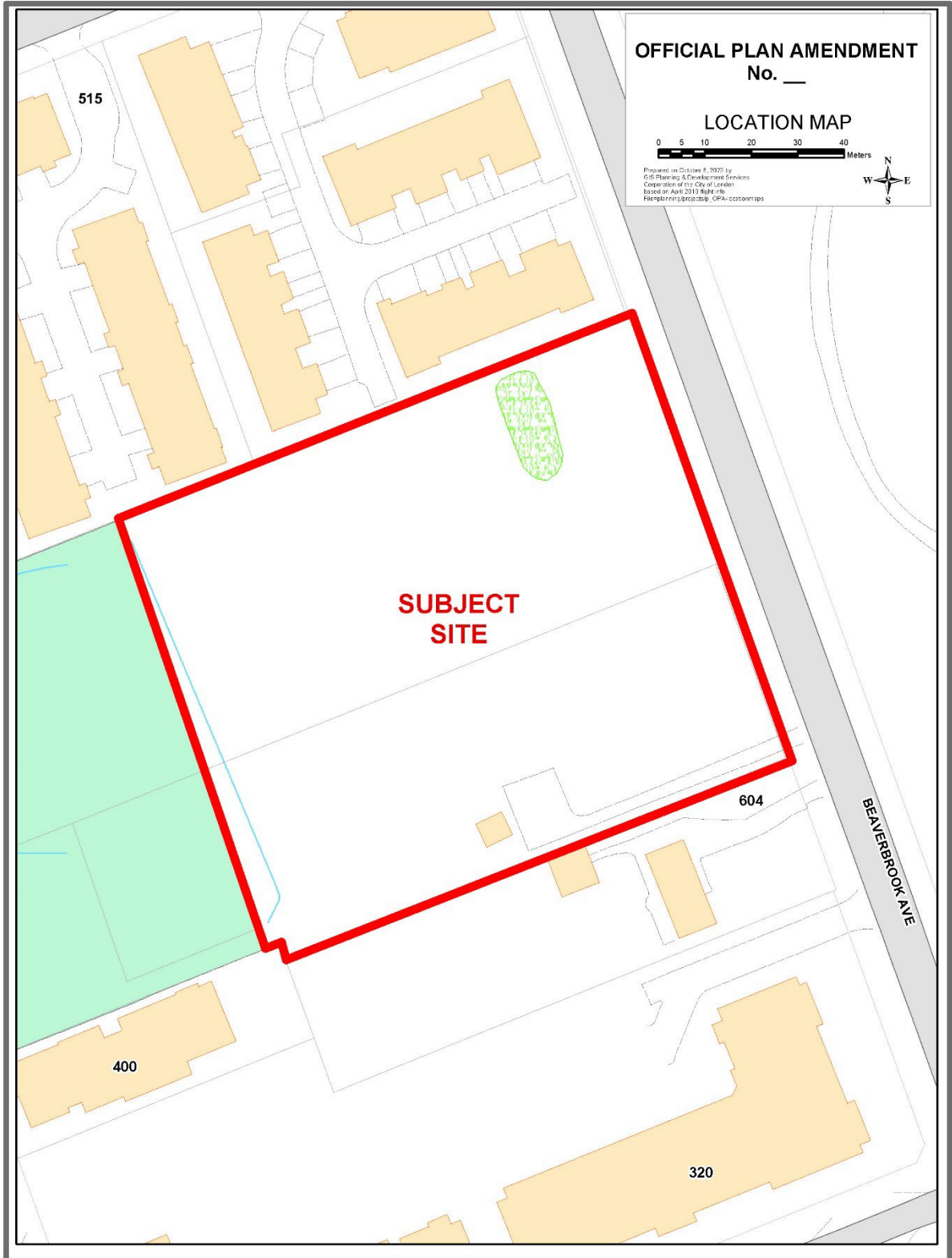
1. Specific Policies for the Neighbourhoods Place Type of The Official Plan for the City of London is amended by adding the following:

( ) 610-620 Beaverbrook Avenue

For lands in the Neighbourhoods Place Type located at 610-620 Beaverbrook Avenue, as shown on Map 7 – Specific Policy Areas, apartment buildings shall be permitted in addition to the uses identified in Table 10, with an upper maximum height of five (5) storeys.

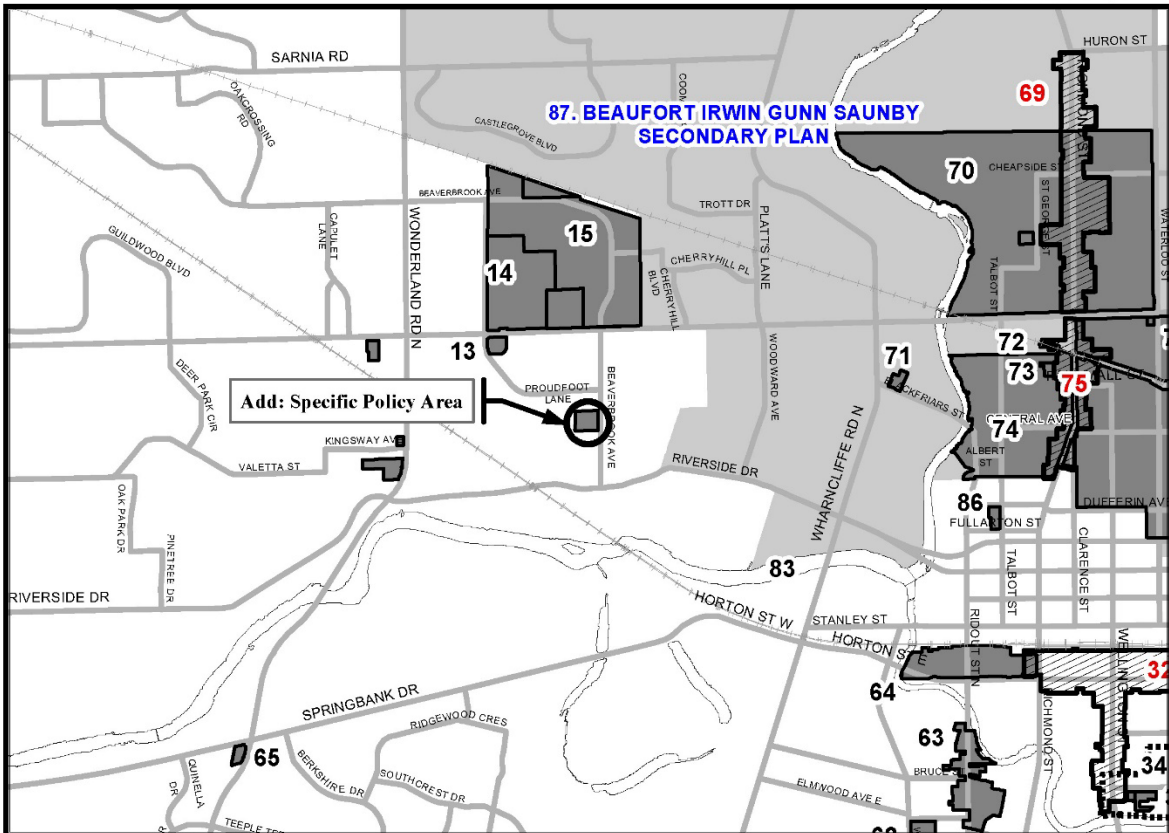
2. Map 7 - Specific Policy Areas, to The Official Plan for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 610-620 Beaverbrook Avenue in the City of London, as indicated on “Schedule 2” attached hereto.

Schedule 1



# Schedule 2

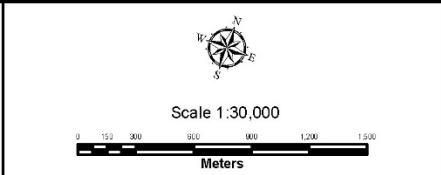
AMENDMENT NO:



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.*

**SCHEDULE #**  
**TO**  
**OFFICIAL AMENDMENT NO.** \_\_\_\_\_  
  
PREPARED BY: Planning & Development



**FILE NUMBER:** OZ-9517  
**PLANNER:** AR  
**TECHNICIAN:** RC  
**DATE:** 7/13/2022