

Bill No. 105
2024

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

A by-law to amend The Official Plan for the
City of London, 2016 relating to 300 and 306
Princess Avenue

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 – 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) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on April 2, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

**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 policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit apartment buildings.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 300 and 306 Princess Street in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for apartment buildings on the subject lands. The recommended amendment is consistent with the *PPS 2020*, which directs that significant built heritage resources and significant cultural heritage landscapes be conserved and encourages residential intensification, an efficient use of land, and a diversified mix of uses. The recommended amendment conforms to *The Official Plan*, including, but not limited to the evaluation criteria for Specific Policy Areas, the Neighbourhoods Place Type, the Near-Campus Neighbourhoods policies, and the Woodfield Neighbourhood policies. The recommended amendment is consistent with the policies of West Woodfield Heritage Conservation District Plan. The recommended amendment facilitates the restoration and intensification of the existing heritage buildings at an appropriate scale and intensity within the Built Area Boundary and Primary Transit Area.

D. THE AMENDMENT

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

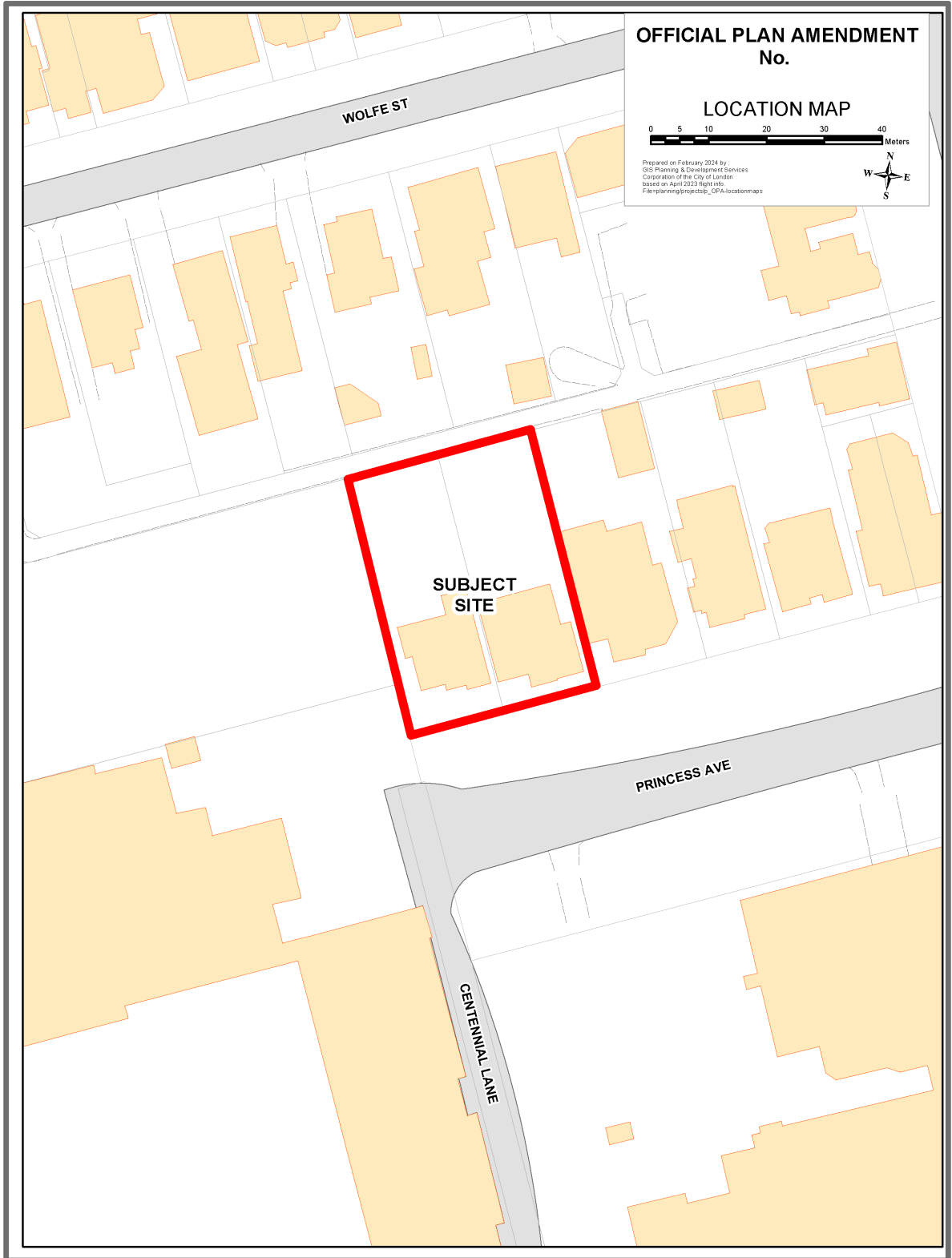
1. Specific Policies for the Neighbourhoods Place Type of The Official Plan for the City of London is amended by adding the following:

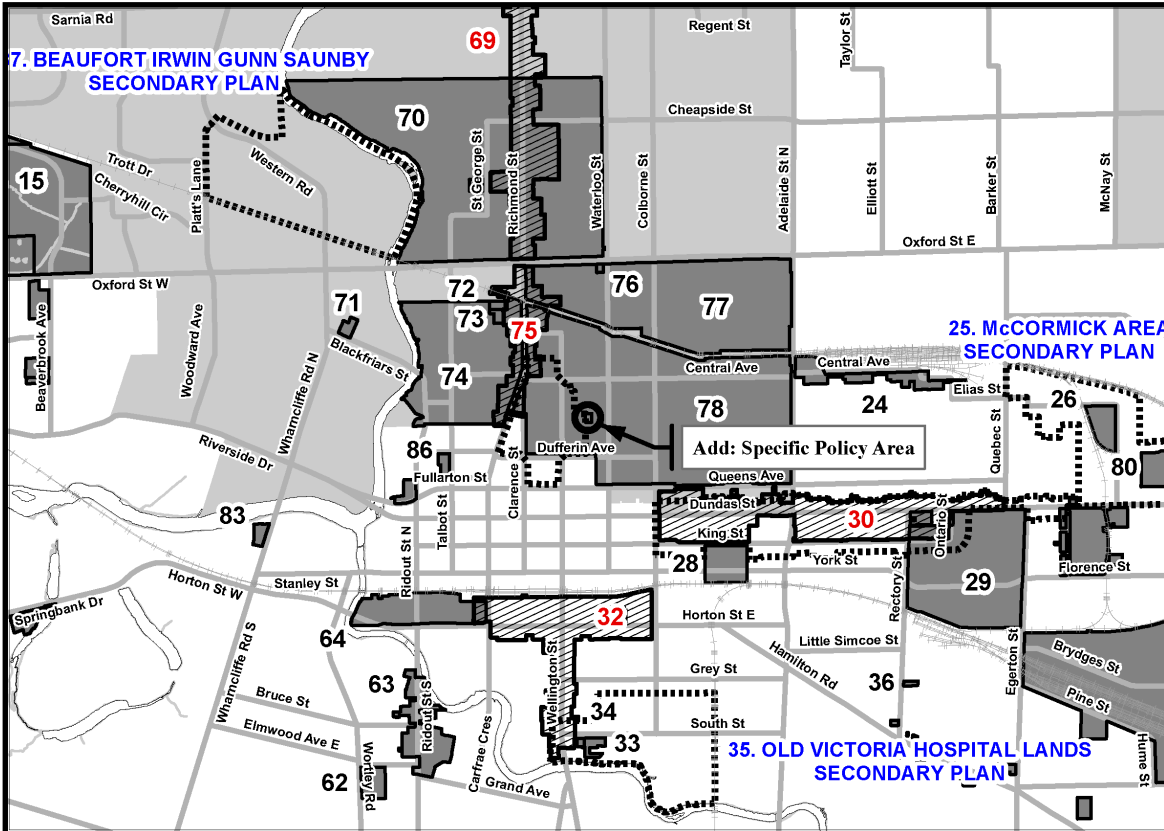
() 300 and 306 Princess Avenue

In the Neighbourhoods Place Type at 300 and 306 Princess Avenue, apartment buildings up to 3 storeys in height may be permitted.

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 300 and 306 Princess Avenue in the City of London, as indicated on “Schedule 1” attached hereto.

“Schedule 1”





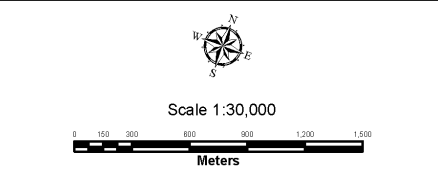
LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

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 1
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: OZ-9688

PLANNER: CM

TECHNICIAN: RC

DATE: 2/13/2024