

Bill No. 132
2024

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

A by-law to amend The Official Plan for the
City of London, 2016 relating to 735
Wonderland Road North

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 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 23, 2024
Second Reading – April 23, 2024
Third Reading – April 23, 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 Transit Village Place Type and add the subject lands to Map 7 – Specific Policy Areas - of the City of London to permit one 25-storey mixed-use building to be located on the east side of the property, on the corner of Beaverbrook Avenue and Horizon Drive, subject to the policies for contained in this Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 735 Wonderland Road North in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for a 25-storey mixed-use building to be located on the east side of the property, on the corner of Beaverbrook Avenue and Horizon Drive, with a maximum density of 189 units per hectare (uph). The recommended amendment is consistent with the *Provincial Policy Statement, 2020 (PPS)*, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The *PPS* directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future; The recommended amendment conforms to The Official Plan, including but not limited to the Key Directions, City Design and Building policies, and will facilitate a built form that contributes to achieving a compact, mixed-use City; The recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development; and the recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighbourhood.

D. THE AMENDMENT

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

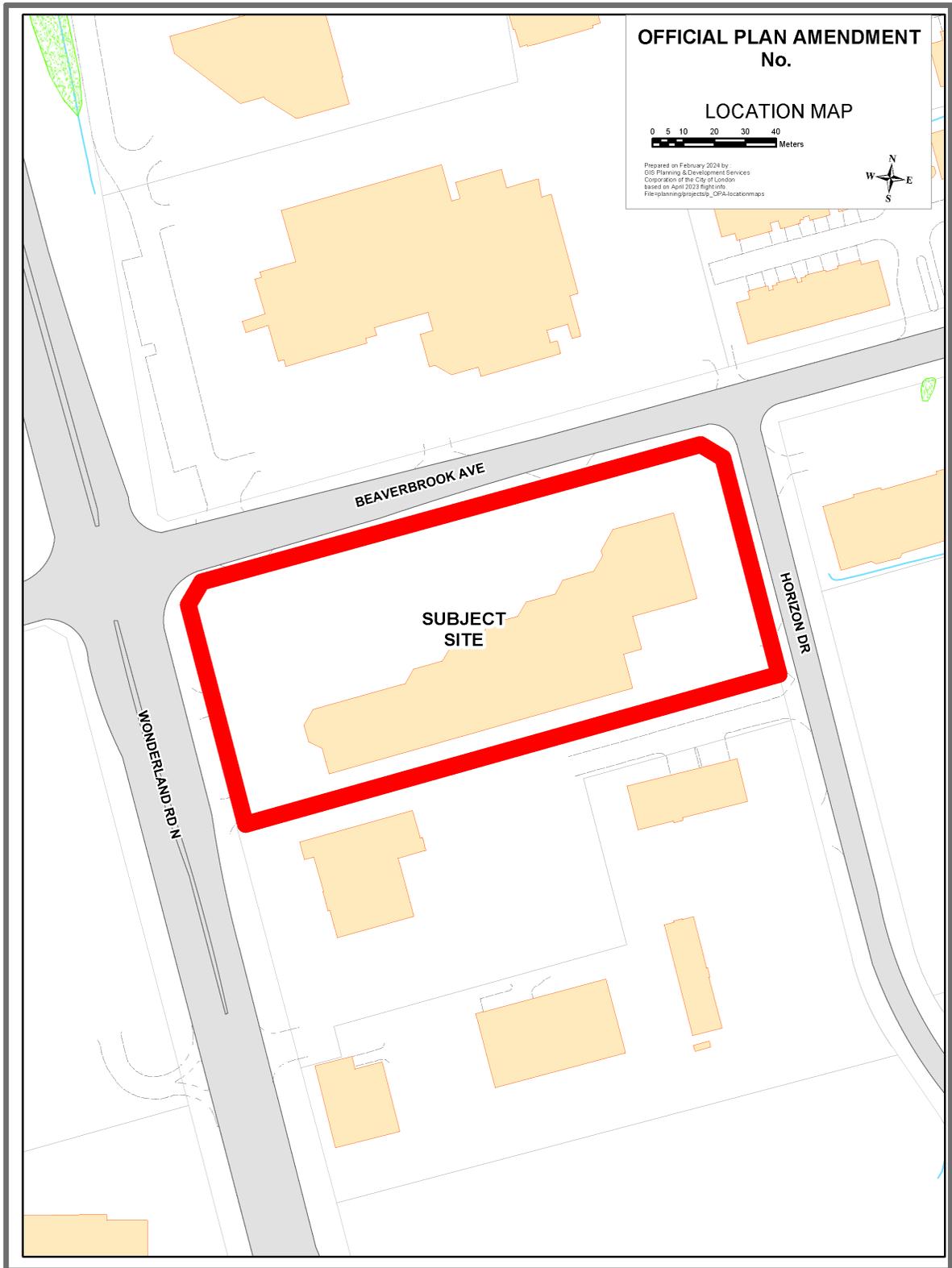
1. Specific Policies for the Transit Village Place Type of The Official Plan for the City of London is amended by adding the following:

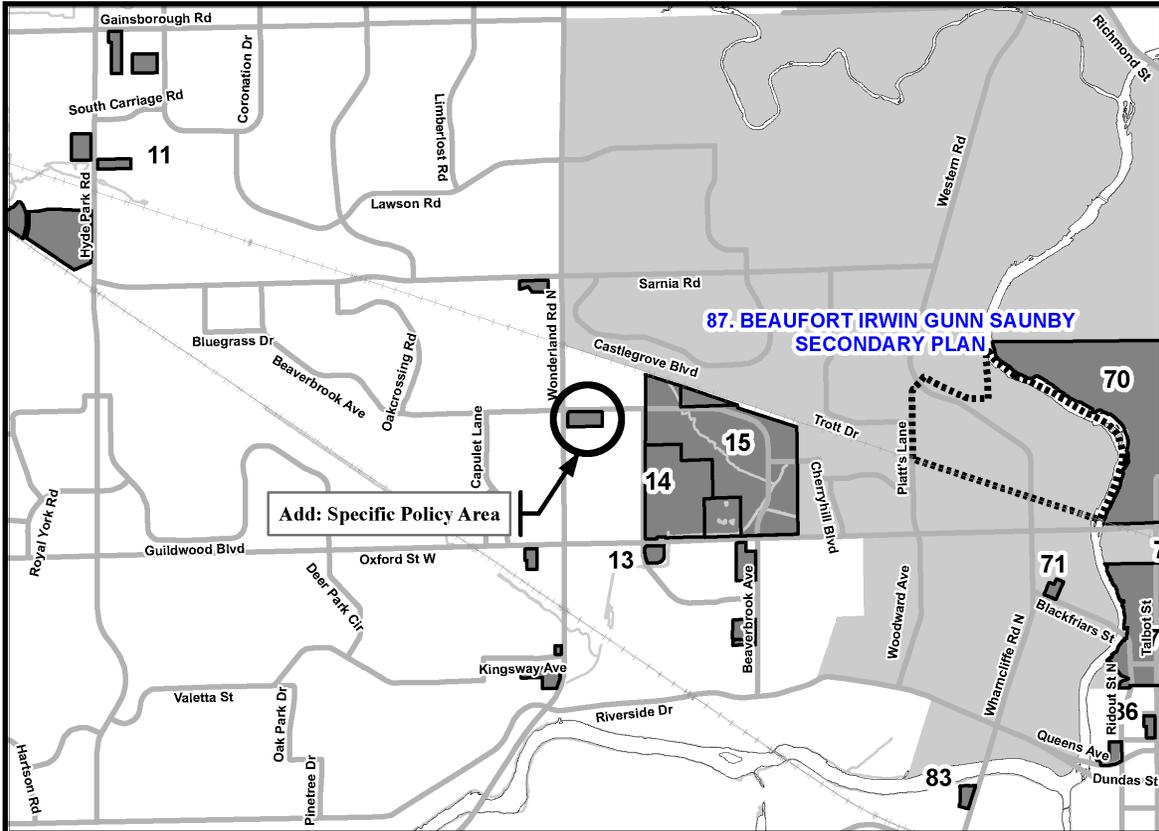
() 735 Wonderland Road North

In the Transit Village Place Type located at 735 Wonderland Road North, one 25-storey mixed-use building to be located on the east side of the property.

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 735 Wonderland Road North in the City of London, as indicated on "Schedule 1" attached hereto.

"Schedule 1"





LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

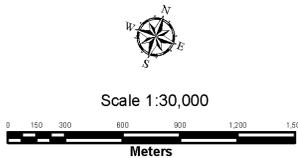
BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- 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-9407
PLANNER: AR
TECHNICIAN: RC
DATE: 2/6/2024