

Bill No. 157  
2024

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

A by-law to amend The Official Plan, The  
London Plan for the City of London, 2016  
relating to 6555 & 6595 Royal Magnolia  
Avenue

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

1. Amendment No. \_\_\_\_ to the Official Plan, 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. 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 May 14, 2024, subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – May 14, 2024  
Second Reading – May 14, 2024  
Third Reading – May 14, 2024

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

**A. PURPOSE OF THIS AMENDMENT**

1. 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.
2. To add a policy to the North Lambeth Residential Neighbourhood of the Southwest Area Secondary Plan (SWAP).

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 6555 & 6595 Royal Magnolia Avenue in the City of London.

**C. BASIS OF THE AMENDMENT**

The amendment is consistent with the *PPS 2020* and policies of The Official Plan and the Southwest Area Secondary Plan. The recommended amendment will facilitate a 6-storey, 176-unit, mixed-use apartment building development. The recommended development will contribute to intensification within the Urban Growth Boundary, add to the mix of housing and commercial types and uses within the neighbourhood and provide a compact, pedestrian-oriented built form.

**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 Official Plan, The London Plan, of the City of London is amended by adding the following:

( ) 6555 & 6595 Royal Magnolia Avenue

In the Neighbourhoods Place Type at 6555 & 6595 Royal Magnolia Avenue, a maximum height of 6-storeys shall be permitted for two apartment buildings on site with ground floor commercial.

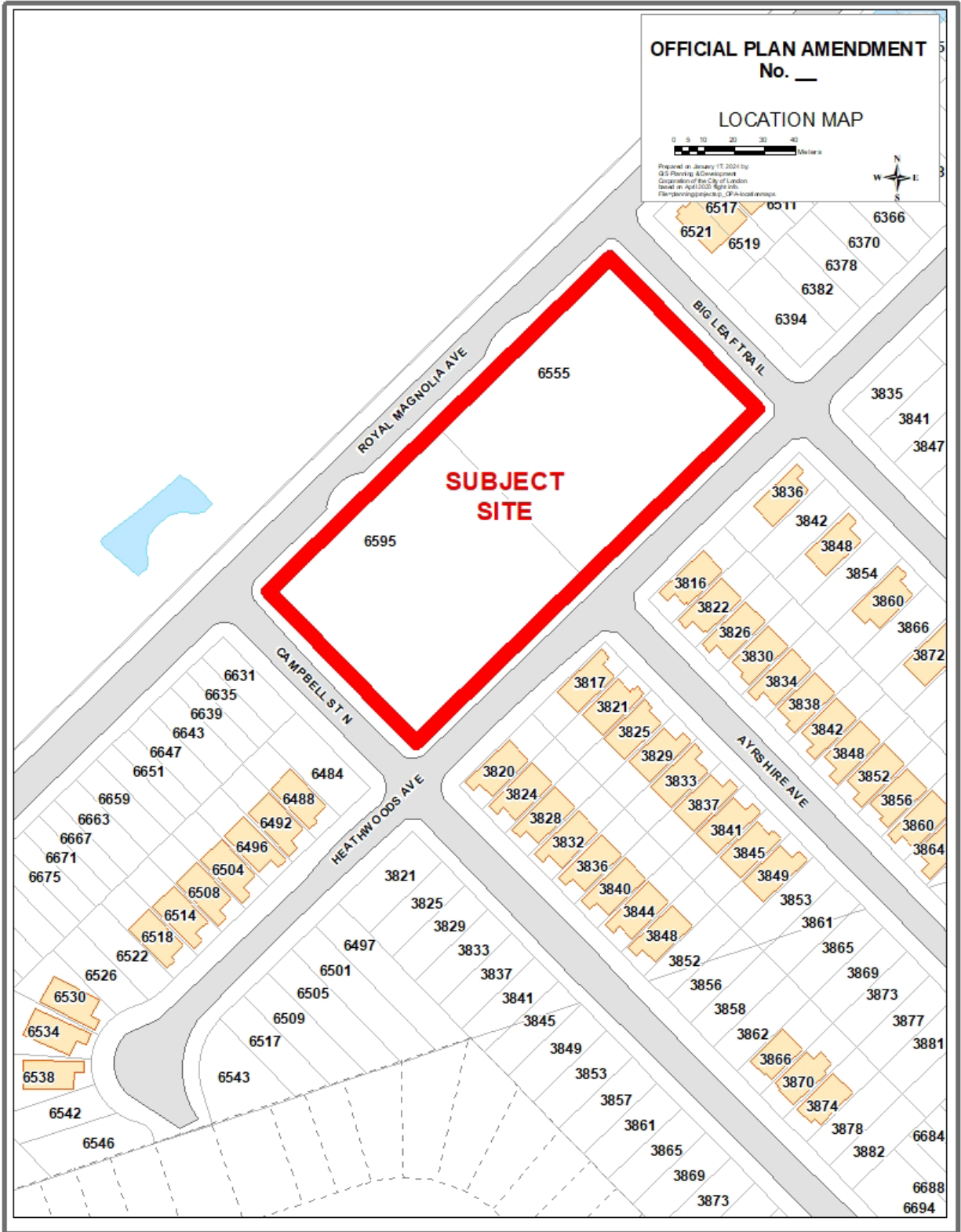
2. Map 7 – Specific Policy Areas, to the Official Plan, The London Plan, for the City of London Planning Areas is amended by adding a Specific Policy Area for the lands located at 6555 & 6595 Royal Magnolia Avenue in the City of London, as indicated on “Schedule 1” attached hereto.

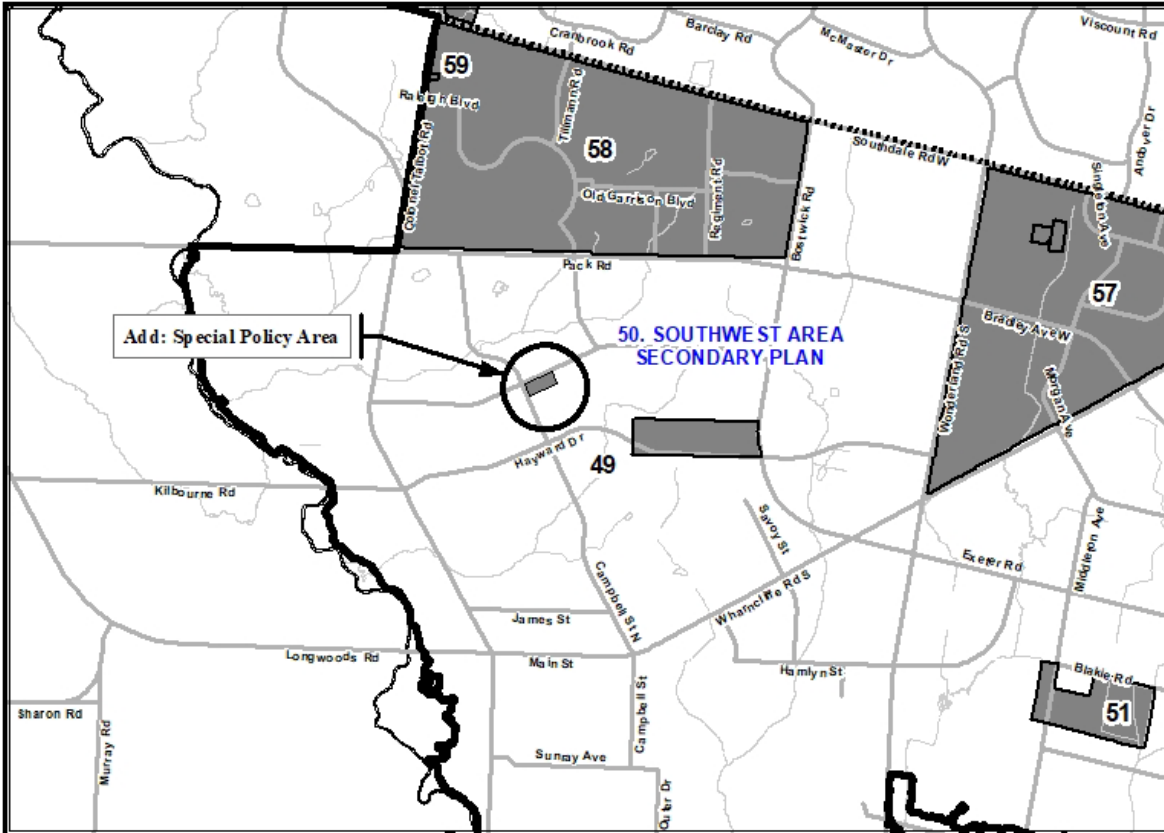
3. Specific Policies to the Medium Density Residential policies in the North Lambeth Residential Neighbourhood of the Southwest Area Secondary Plan (SWAP), of the City of London is amended by adding the following:

( ) 6555 & 6595 Royal Magnolia Avenue





In the North Lambeth Residential Neighbourhood at 6555 & 6595 Royal Magnolia Avenue, a maximum height of 6-storeys and density of 165 units per hectare, shall be permitted for two apartment buildings on site with ground floor commercial.

“Schedule 1”








**LEGEND**

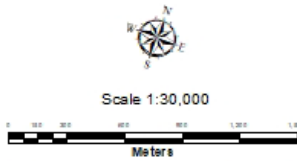
-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

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



**FILE NUMBER:** OZ-9702  
**PLANNER:** MH  
**TECHNICIAN:** JI  
**DATE:** 3/22/2024