

Bill No. 246
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 359 Wellington Road & 657 Base Line Road East

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

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – July 23, 2024
Second Reading – July 23, 2024
Third Reading – July 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 Rapid Transit Corridor Place Type and add the subject lands to Map 7 – Specific Policy Areas - of the City of London to permit a 23-storey apartment building, subject to the policies for Specific Area Policies contained in the Our Tools part of this Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 359 Wellington Road & 657 Base Line Road East in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for a 23-storey apartment building in a point tower form. 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 London Plan, including but not limited to 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 development for the site and surrounding neighbourhood.

D. THE AMENDMENT

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

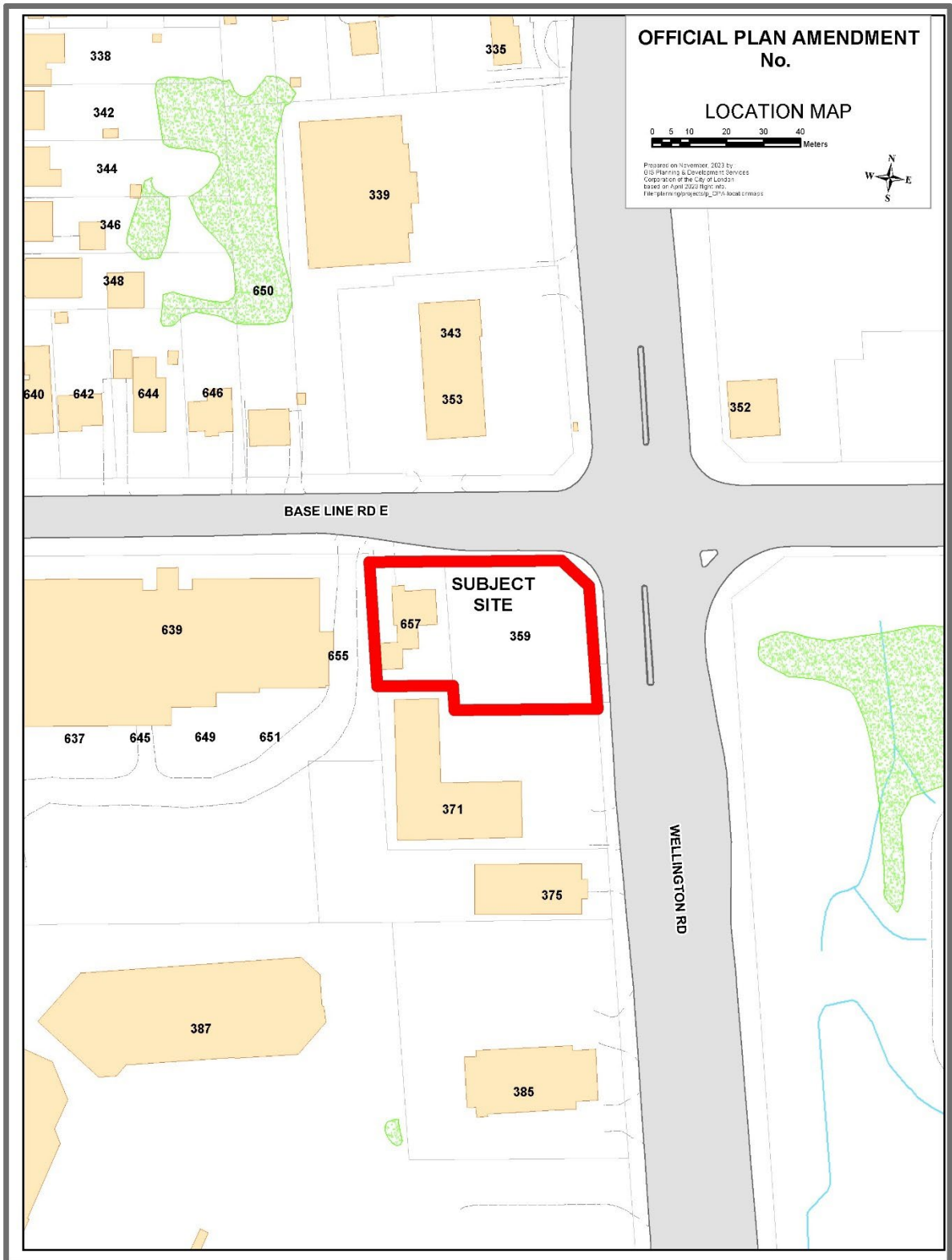
1. Specific Policies for the Rapid Transit Corridor Place Type of The Official Plan, The London Plan, for the City of London is amended by adding the following:

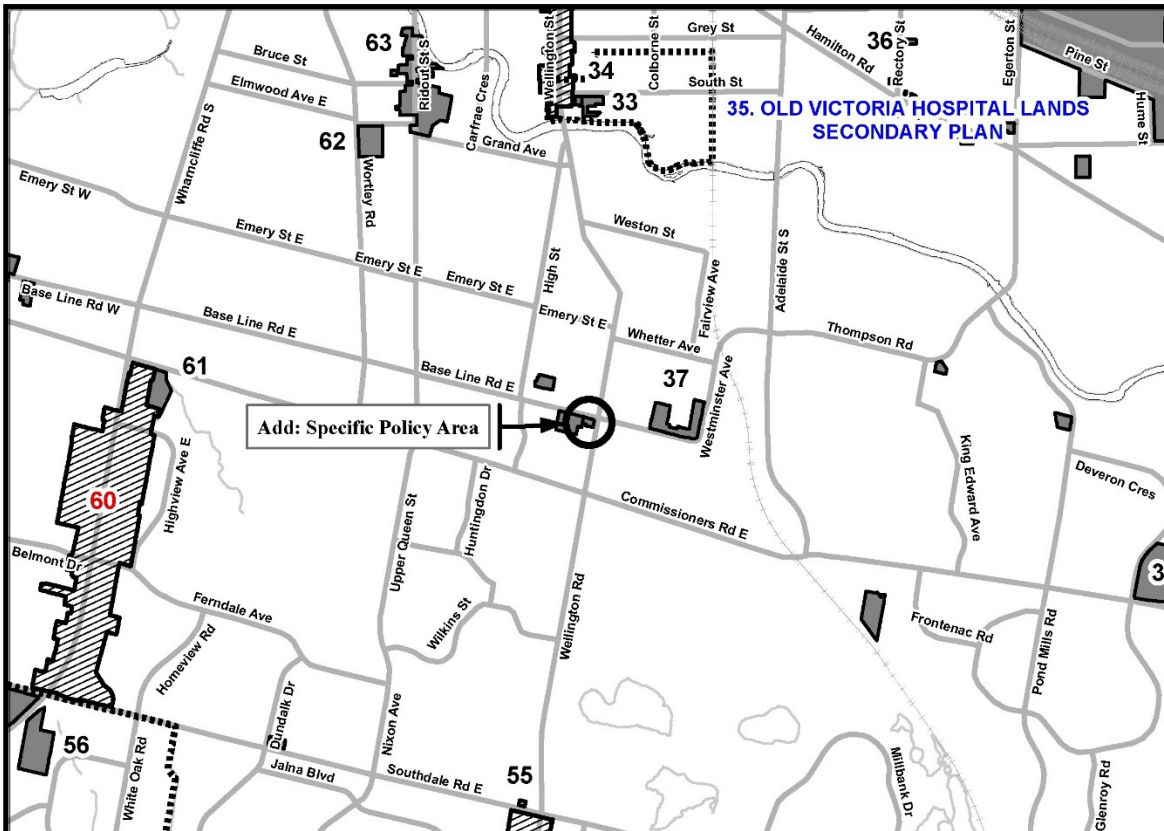
() 359 Wellington Road & 657 Base Line Road East

In the Rapid Transit Corridor Place Type located at 359 Wellington Road & 657 Base Line Road East, a 23-storey apartment building is permitted.

2. Map 7 - Specific Policy Areas, to The Official Plan, The London Plan, for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 359 Wellington Road & 657 Base Line Road East in the City of London, as indicated on “Schedule 1” attached hereto.

"Schedule 1"



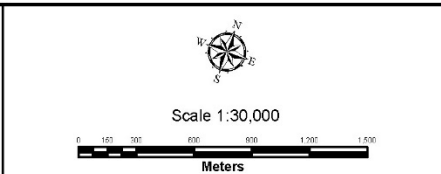


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

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-9719
PLANNER: IDC
TECHNICIAN: RC
DATE: 5/28/2024