

Bill No. 56
2025

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 629 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 January 21, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – January 21, 2025
Second Reading – January 21, 2025
Third Reading – January 21, 2025

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 an apartment building with 6 units.

LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 629 Base Line Road East in the City of London.

B. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the *PPS 2024*, which encourages residential intensification (PPS Section 1.b)2), an efficient use of land, and a diversified mix of uses (PPS Section 2.3.1.2). The recommended amendment conforms to The Official Plan, *The London Plan*, including, but not limited to the evaluation criteria for Specific Policy Areas, and the Neighbourhoods Place Type policies. The recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood.

C. THE AMENDMENT

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

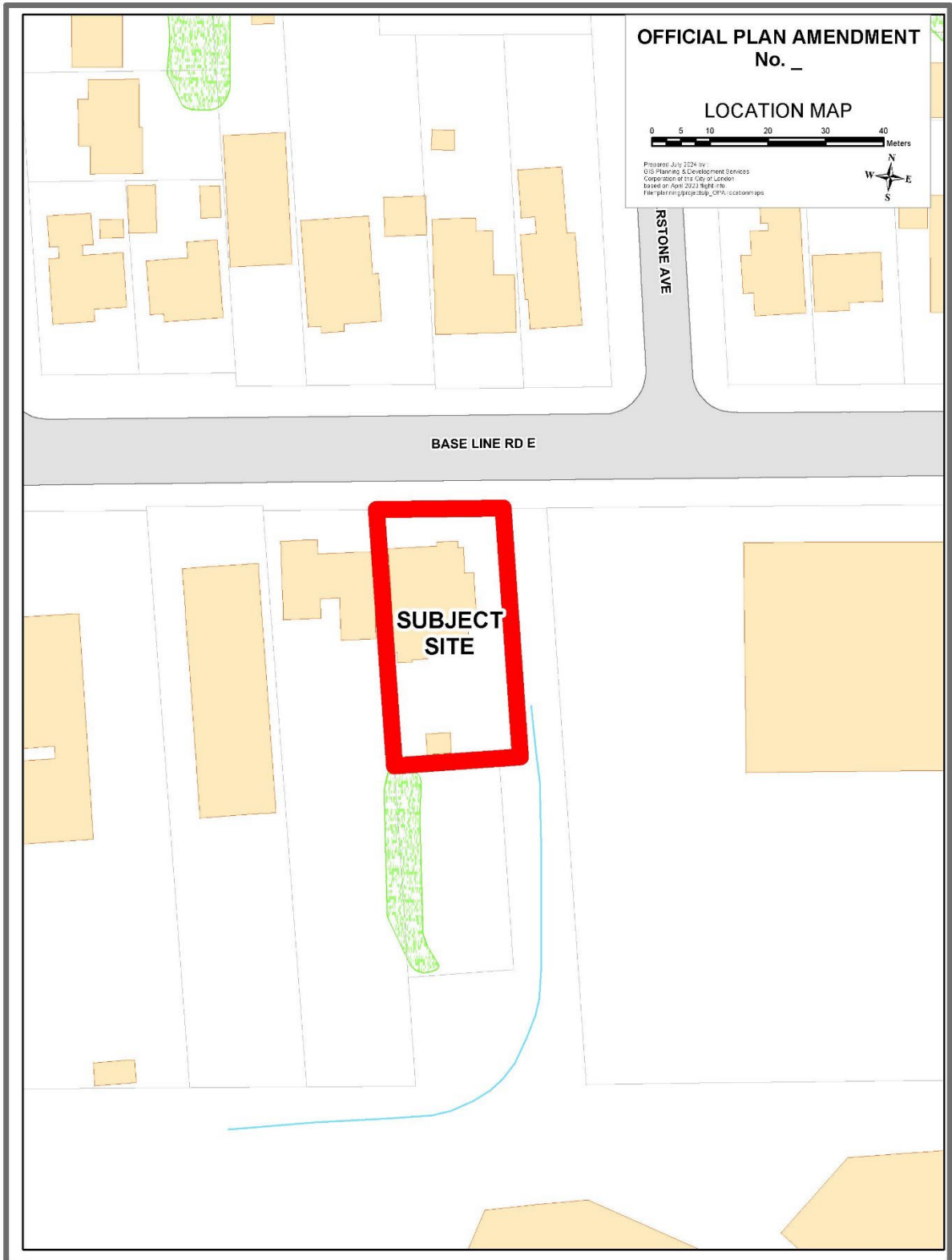
1. Specific Policies for the Neighbourhoods Place Type of The Official Plan, The London Plan, for the City of London is amended by adding the following:

() 629 Base Line Road East

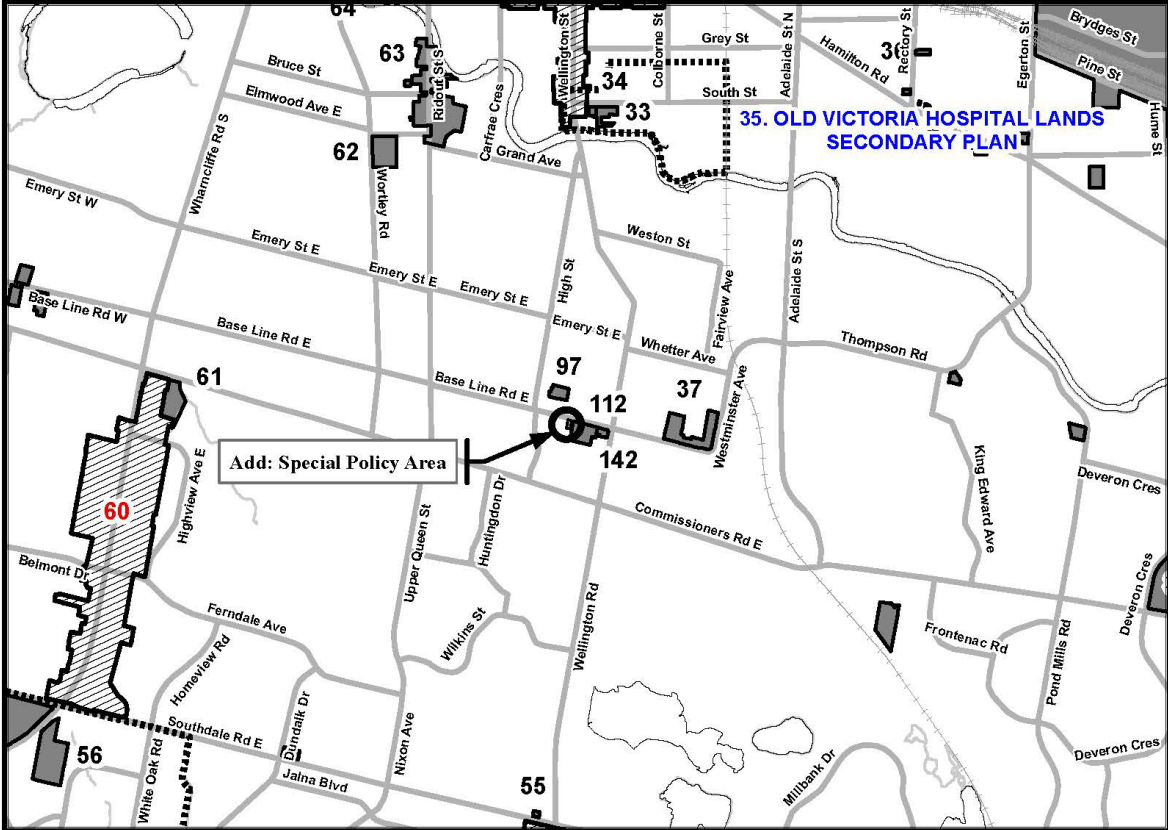
In the Neighbourhoods Place Type at 629 Base Line Road East, an apartment building with a total of 6 units may be permitted within the existing building.

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 629 Base Line Road East in the City of London, as indicated on “Schedule 1” attached hereto.

“Schedule 1”



AMENDMENT NO:



LEGEND

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

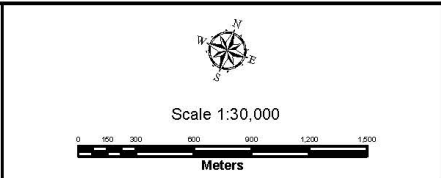
BASE MAP FEATURES

- 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-9807
PLANNER: AR
TECHNICIAN: JI
DATE: 12/3/2024

