

Bill No. 531  
2021

By-law No. C.P.-1284( )-\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 560 and 562 Wellington Street.

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 – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on November 16, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – November 16, 2021  
Second Reading – November 16, 2021  
Third Reading – November 16, 2021

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of 560 and 562 Wellington Street from Low Density Residential to Multi-Family, High Density Residential on Schedule “A”, Land Use, to the *Official Plan (1989)* for the City of London.
2. To add a policy to Section 10.1.3 of the *Official Plan (1989)* for the City of London to permit an increased height of 17 storeys (61m), an increased density of 807 units per hectare, and a limited range of commercial uses in the Multi-Family, High Density Residential designation.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 560 and 562 Wellington Street in the City of London.

C. BASIS OF THE AMENDMENT

The site specific amendment allows for a mixed-use apartment building with a greater height of 17 storeys (61m), an overall density of 807 units per hectare, and a limited range of convenience and service commercial uses in the Multi-Family, High Density Residential designation. The increase in height and density and additional permitted uses is consistent with the Provincial Policy Statement, 2020, the *Official Plan (1989)*, is appropriate for the site and compatible with the surrounding neighbourhood.

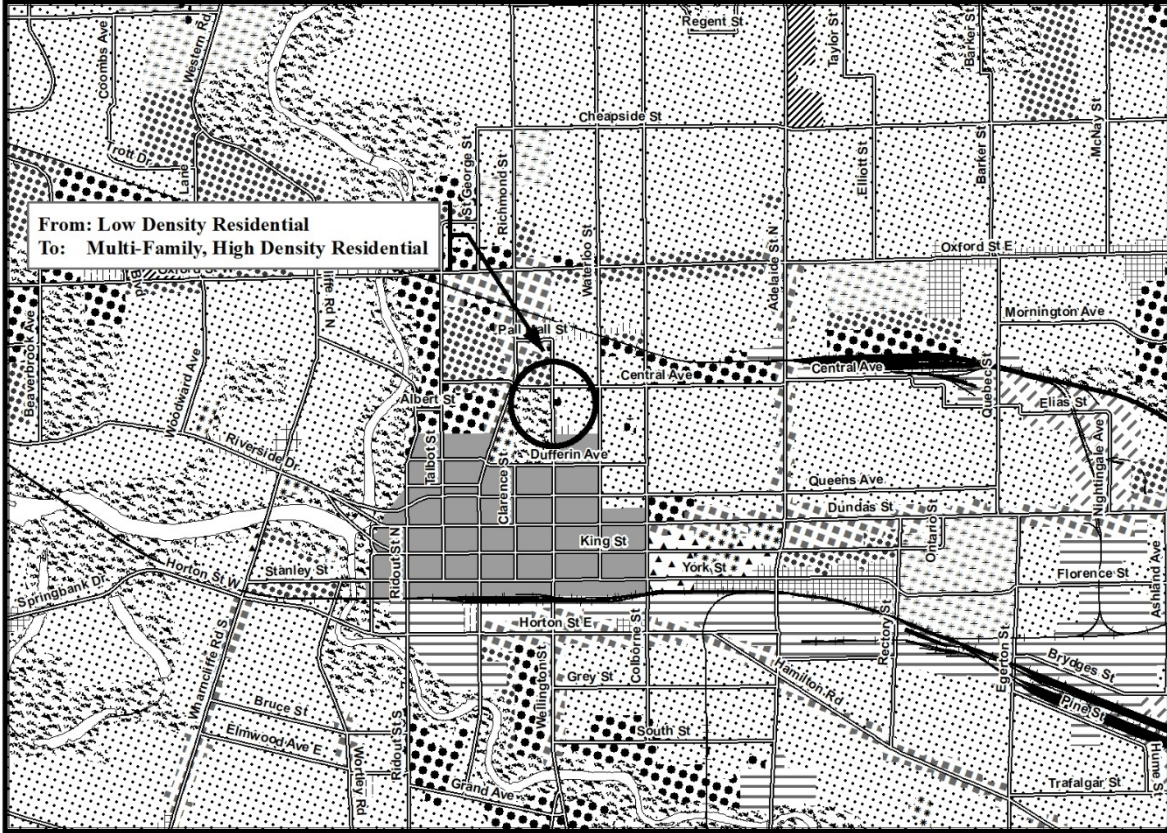
D. THE AMENDMENT

The *Official Plan (1989)* for the City of London is hereby amended as follows:

1. Schedule “A”, Land Use to the *Official Plan (1989)* for the City of London is amended by designating those lands located at 560 and 562 Wellington Street in the City of London, as indicated on “Schedule 1” attached hereto from Low Density Residential to Multi-Family, High Density Residential.
2. Section 10.1.3 – Policies for Specific Areas of the *Official Plan* for the City of London is amended by adding the following:

560 and 562 Wellington Street

A mixed-use apartment building with small-scale convenience and service commercial uses is permitted, with a maximum density of 807 units per hectare, and a maximum height of 17 storeys (61m).



**Legend**

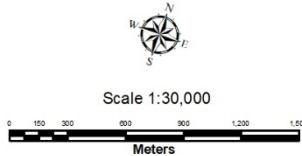
- |   |  |                         |
|---|--|-------------------------|
| Downtown                                      | Multi-Family, Medium Density Residential | Office Business Park    |
| Wonderland Road Community Enterprise Corridor | Low Density Residential                  | General Industrial      |
| Enclosed Regional Commercial Node             | Office Area                              | Light Industrial        |
| New Format Regional Commercial Node           | Office/Residential                       | Commercial Industrial   |
| Community Commercial Node                     | Regional Facility                        | Transitional Industrial |
| Neighbourhood Commercial Node                 | Community Facility                       | Rural Settlement        |
| Main Street Commercial Corridor               | Open Space                               | Environmental Review    |
| Auto-Oriented Commercial Corridor             | Urban Reserve - Community Growth         | Agriculture             |
| Multi-Family, High Density Residential        | Urban Reserve - Industrial Growth        | Urban Growth Boundary   |

*This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.*

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8462

PLANNER: SW

TECHNICIAN: MB

DATE: 2021/11/04

**OFFICIAL PLAN AMENDMENT  
No.**

**LOCATION MAP**



Prepared on November 4, 2021 by:  
Planning and Development  
Corporation of the City of London  
based on April 2021 flight info.  
Plan/Planning/projects/0\_CPA/locationmaps

