

Bill No. XXX

2026

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 57-75 Wellington Road and 68 High Street

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.

__ in Open Council on XXX, XXXX, subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend a policy to the Specific Policies for the Rapid Transit Corridors Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit a 27-storey apartment building.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 57-75 Wellington Road and 68 High Street in the City of London.

C. BASIS OF THE AMENDMENT

The recommended site-specific amendment facilitates one 27-storey apartment building. The recommended amendment is consistent with the *Provincial Planning Statement, 2024 (PPS)*, which directs planning authorities to provide for affordable housing and an appropriate range and mix of housing options. The recommended amendment conforms to The Official Plan, including but not limited to Key Directions, City Design, and Rapid Transit Corridor Place Type policies. The recommended amendment will facilitate intensification of an underutilized site at an appropriate scale and intensity, contribute to a range and mix of housing types within the neighbourhood and provide an affordable, transit-supportive form of development along an identified rapid transit corridor on Wellington Road.

D. THE AMENDMENT

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

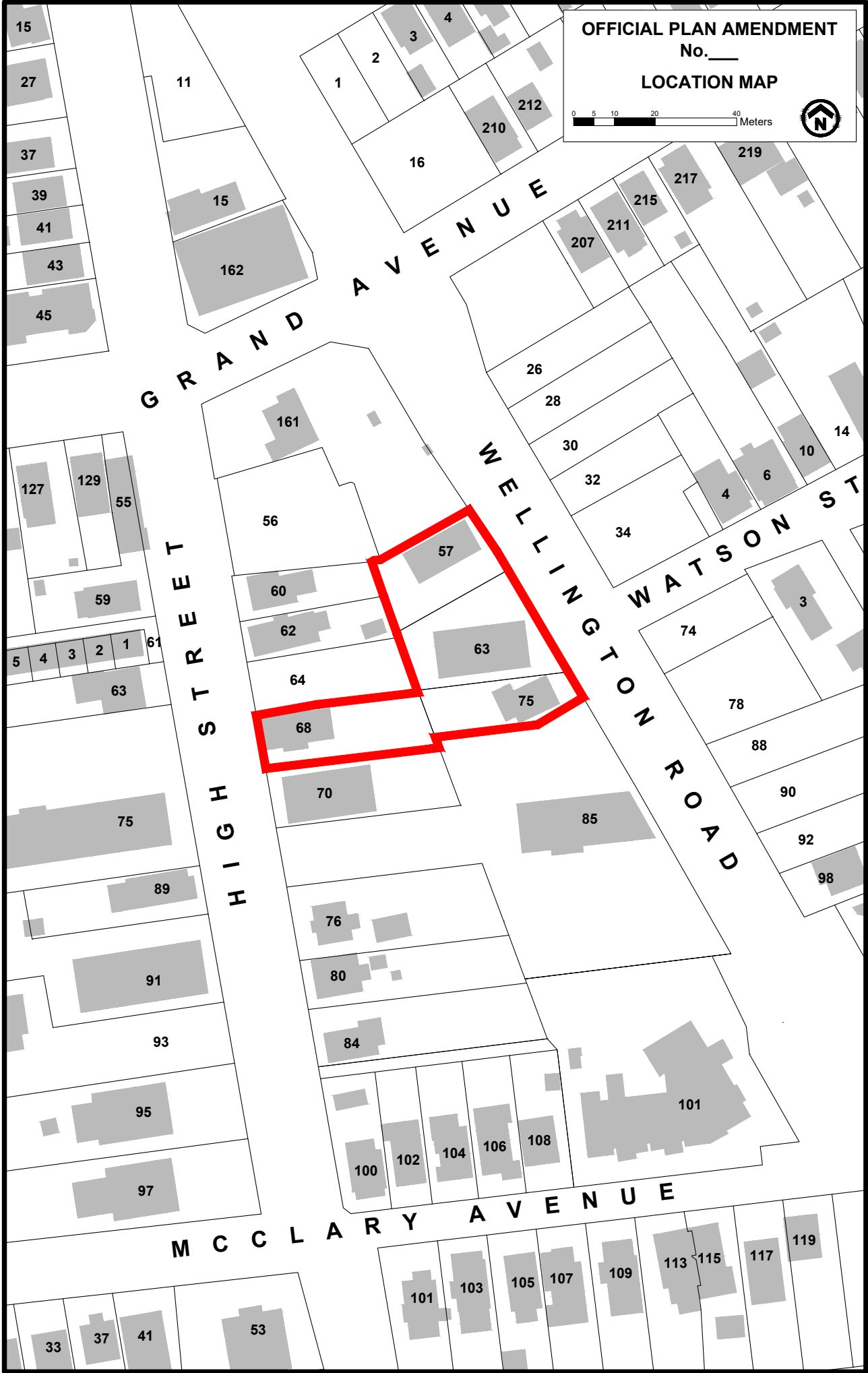
1. Specific Policies for the Rapid Transit Corridor Place Type of Official Plan, The London Plan, for the City of London is amended by adding the following:

(____) 57-75 Wellington Road and 68 High Street

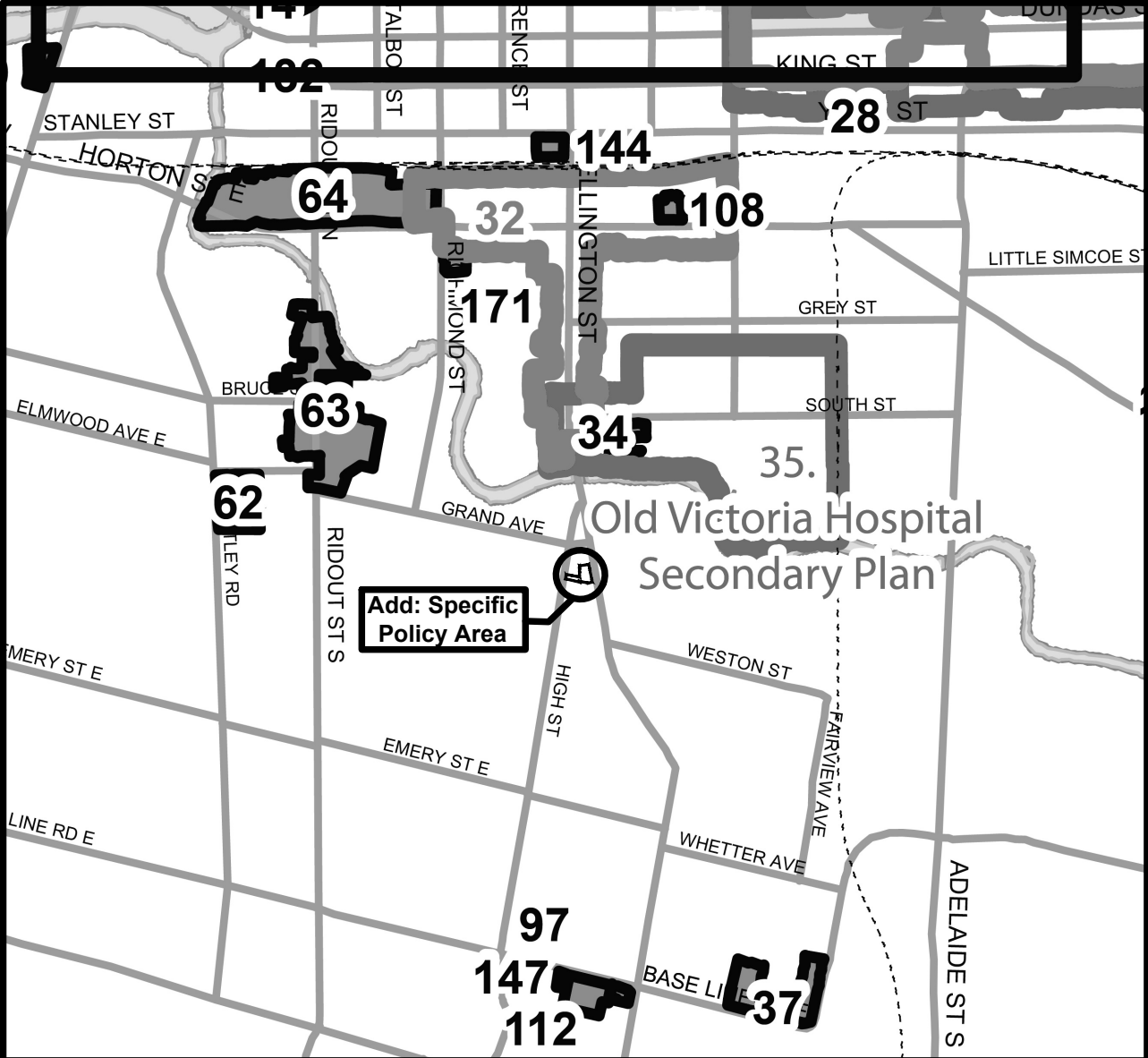
For the lands at 57-75 Wellington Road and 68 High Street, residential apartment buildings with a maximum height of 27-storeys, excluding the mechanical penthouse, may be permitted in addition to the existing permissions of the Rapid Transit Corridor Place Type.

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 57-75 Wellington Road and 68 High Street, as indicated on “Schedule 1” attached hereto.

"SCHEDULE 1"



AMENDMENT NO:



LEGEND

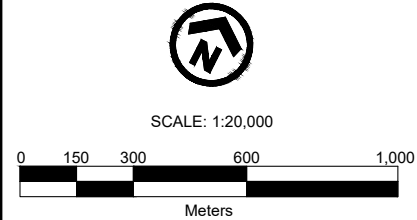
- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood Area
- Secondary Plans

BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

This is an excerpt from Planning Divisions working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

SCHEDULE #
TO
OFFICIAL AMENDMENT NO. _____
PREPARED BY: GLEN SCHNARR & ASSOCIATES



File number:
Planner:
Technician:
Date: 2026/04/24