

Bill No. 230  
2017

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 420 Fanshawe Park Road East.

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. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on May 30, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading - May 30, 2017  
Second Reading - May 30, 2017  
Third Reading - May 30, 2017

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

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to change the designation of certain lands described herein from Low Density Residential to Multi-family, Medium Density Residential on Schedule “A”, Land Use, to the Official Plan for the City of London.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located at 420 Fanshawe Park Road East in the City of London.

**C. BASIS OF THE AMENDMENT**

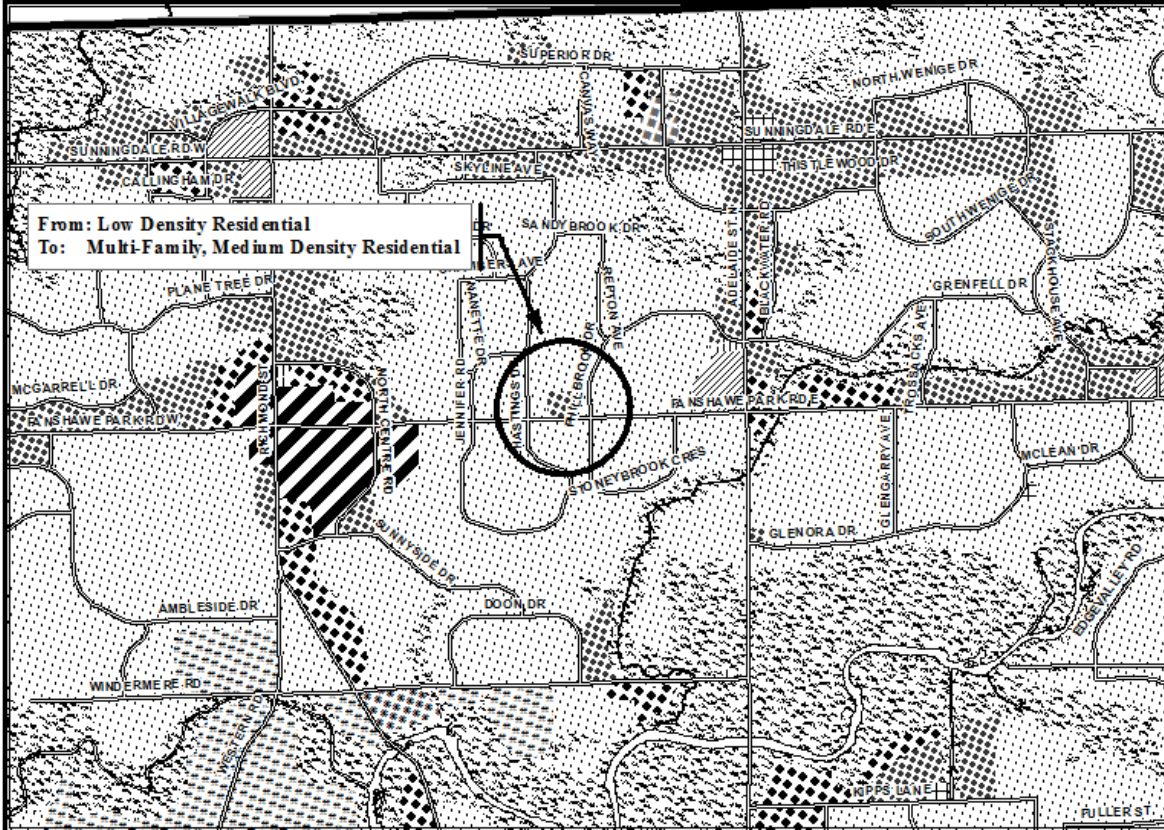
The recommended amendment is consistent with the *Provincial Policy Statement, 2014*, and the policies of the Official Plan.

The recommended amendment to Multi-Family, Medium Density Residential will facilitate an appropriate infill redevelopment of the subject site in a form that is compatible to, and fits harmoniously with, the existing surrounding land uses. The proposed apartment building provides housing choice and variety in a neighbourhood dominated by existing single detached dwellings. The site is well served by municipal infrastructure, is strategically located between two commercial nodes and has direct access to transit facilities along Fanshawe Park Road East.

**D. THE AMENDMENT**

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

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 420 Fanshawe Park Road East in the City of London, as indicated on “Schedule 1” attached hereto from Low Density Residential to Multi-family, Medium Density Residential.

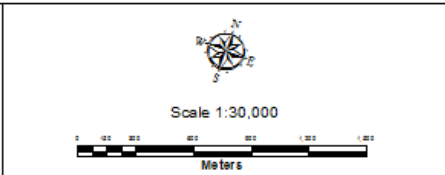


**Legend**

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-8624  
 PLANNER: SW  
 TECHNICIAN: MB  
 DATE: 2017/04/18

OFFICIAL PLAN AMENDMENT  
No.

LOCATION MAP



Prepared on April 8, 2014 by:  
Urban Design and GIS  
Planning Services  
Corporation of the City of London  
Based on April 2014 flight file  
Planymapping/psa/psa\_01-location.mxd

