

Bill No. 344  
2020

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

A by-law to amend the Official Plan for  
the City of London, 1989 relating to  
1150 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. 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 10, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – November 10, 2020  
Second Reading – November 10, 2020  
Third Reading – November 10, 2020

**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 Section 10.1.3 of the Official Plan for the City of London to permit an increased height of 21m and an increased density of 133 units per hectare in the Multi-Family, Medium Density Residential designation.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 1150 Fanshawe Park Road East in the City of London.

C. BASIS OF THE AMENDMENT

The site specific amendment allows for stacked townhouses, and a mid-rise apartment building with a greater height of 21m and an overall density of 133 units per hectare, while retaining the underlying Multi-Family, Medium Density Residential designation. The increase in height and density is appropriate for the site and compatible with the surrounding neighbourhood.

D. THE AMENDMENT

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

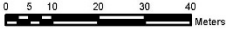
1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

1150 Fanshawe Park Road East

A maximum density of 133 units per hectare, and a maximum height of 21m is permitted, to be implemented by a bonus zone for a development comprised of two stand-alone buildings with six (6) stacked townhouse units and a low-rise apartment building.

**OFFICIAL PLAN AMENDMENT  
No.**

**LOCATION MAP**



Prepared on September 30, 2013 by  
GIS Planning & Development Services  
Corporation of the City of London  
based on April 2014 Right of Way  
File: planning\project09\_CPA\locamap.apx

