



London
CANADA

P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

July 22, 2026

S. Mathers
Deputy City Manager, Housing and Community Growth

I hereby certify that the Municipal Council, at its meeting held on July 21, 2026, resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Drewlo Holdings Inc. (Drewlo) relating to 1454 Fanshawe Park Road East – Block 2 (Draft Plan of Subdivision):

- a) the proposed by-law as appended to the staff report dated July 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan), to change the Place Type of the subject lands FROM a Shopping Area Place Type TO a Neighbourhoods Place Type and AMEND Map 7 – Specific Policy Areas to ADD a Specific Policy to the Neighbourhoods Place Type;
- b) the revised attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in the above-noted part a), to change the zoning of the subject property FROM a Holding Community Shopping Area (h-8*CSA5) Zone TO a Residential R6 Special Provision (R6-5(*)) and Residential R6 Special Provision (R6-5(**)) Zone;
- c) the Subdivision Approval Authority BE REQUESTED to consider the following issues through the subdivision approval process:
 - i) add a park block within the first phase of the Draft Plan of Subdivision that is publicly accessible with a minimum area of 0.523 hectares;
 - ii) explore opportunities to increase the size of the park block, recognizing that the required 0.523 hectare park block satisfies the 5% parkland dedication requirement under the Planning Act for the proposed subdivision;
 - iii) evaluate the potential for advancing the installation of a signalized intersection at Highbury Avenue North and Blackwell Boulevard ahead of the planned 2033 implementation as recommended by the applicants submitted Transportation Impact Study, which takes into consideration existing transportation demands and anticipated growth within the surrounding subdivision and neighbourhood; and,
 - iv) modify the public road network to remove the Street 'A' connection to Highbury Avenue North and instead extend Street 'A' south along the east property boundary to Fanshawe Park Road East, providing a second public access to the development.
- d) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) prohibit front or exterior side yard parking to minimize the visual exposure of parking areas to the street;

- ii) ensure the apartment building entrance(s) oriented towards a public street are useable for future residents and are designed to appear as an alternative principal entrance;
- iii) require the inclusion of the appropriate warning clause(s) in all Development Agreements and agreements of purchase and sale or lease within 300 metres of an aggregate resource area;
- iv) permit commercial uses on the ground floor of apartment buildings; and,
- v) provide landscaped buffers to improve the transition between the existing and proposed developments; and,
- vi) functional amenity spaces integrated within the development is encouraged;

e) that Civic Administration BE DIRECTED to undertake the following action:

- i) identify the installation of traffic signals at the intersection of Highbury Avenue North and Blackwell Boulevard in the City's New Signal location monitoring and implementation process with a report back to the Infrastructure and Corporate Services Committee in Q2 2027;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- C. O'Brien, Drewlo Holdings Inc.;
- S. Gurushanta;
- L. D'Souza;
- I. McIntyre;
- E. Windel;
- S. Young;
- D. Marshal;
- O. Sangoyale; and,
- P. Chaturvedi;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- a communication dated July 6, 2026, from C. O'Brien, Drewlo Holdings Inc.;
- a communication dated July 6, 2026; from S. Gurushanta; and,
- a communication dated July 10, 2026, from S. Young;

it being noted that the Municipal Council approves this application for the following reasons:

- the recommended amendments are consistent with the Planning Act and Provincial Planning Statement, 2024 (PPS);
- the recommended amendments conform with The London Plan; and,
- the recommended amendments would permit an appropriate form of development at a scale and intensity that would provide a smooth transition to its surrounding context;

it being further noted, Block 2 from the Draft Plan of Subdivision (39T-26502) is being advanced ahead of the remainder of the subdivision in a separate report, as these units are intended to support the City's Housing Accelerator Funding building permit targets, which must be achieved by September 7, 2026;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (3.8/11/PEC)



M. Schulthess
City Clerk
/la

Cc: H. McNeely, Director, Planning and Development
P. Kavcic, Senior Manager, Subdivisions and Development Inspections
N. Musicco, Manager, Subdivision Planning
K. Hoekstra, Planner, Subdivision Planning
J. Yong, Planner, Subdivision Planning
M. Clark, Senior Planner, Subdivision Planning
T. Hitchon, Manager, Subdivision Engineering
M. Corby, Manager, Site Plans
B. Lambert, Manager, Development Engineering
T. Macbeth, Manager, Planning Policy (Growth Management)
H. Le, Economic Research Analyst
Housing and Community Growth Administration
Documentation Services Representative
External CC List on File in the City Clerk's Office

Appendix B – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2026

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1454
Fanshawe Park Road East

WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1454 Fanshawe Park Road East, as shown on the attached map **FROM** a Holding Community Shopping Area (h-8*CSA5) Zone **TO** a Residential R6 Special Provision (R6-5(*)) and Residential R6 Special Provision (R6-5(**)) Zone.
2. Section Number 10.4 of the Residential R6 Zone is amended by adding the following Special Provisions:

R6-5(*) 1454 Fanshawe Park Road East (Block 2)

a. Regulations

- i. For the purpose of this by-law, the front lot line shall be interpreted as Blackwell Boulevard.
- ii. Interior Side and Rear Yard Depth (minimum) – 6.0 metres
- iii. Density (maximum) – 105 units per hectare
- iv. Height (maximum) – 22.0 metres (6 storeys)
- v. Notwithstanding Section 3.9.2)ii) to the contrary, a maximum height of 22.0 metres (6 storeys) shall be permitted.
- vi. Orient a building entrance for apartment buildings to a public street

R6-5(**) 1454 Fanshawe Park Road East (Block 2)

a. Regulations

- i. All regulations for R6-5(*) apply with the exception of the following:
 - 1) Height (maximum) – 10.5 metres (3 storeys)
 - 2) Notwithstanding Section 3.9.2)ii) to the contrary, a maximum height of 10.5 metres (3 storeys) shall be permitted.

3. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

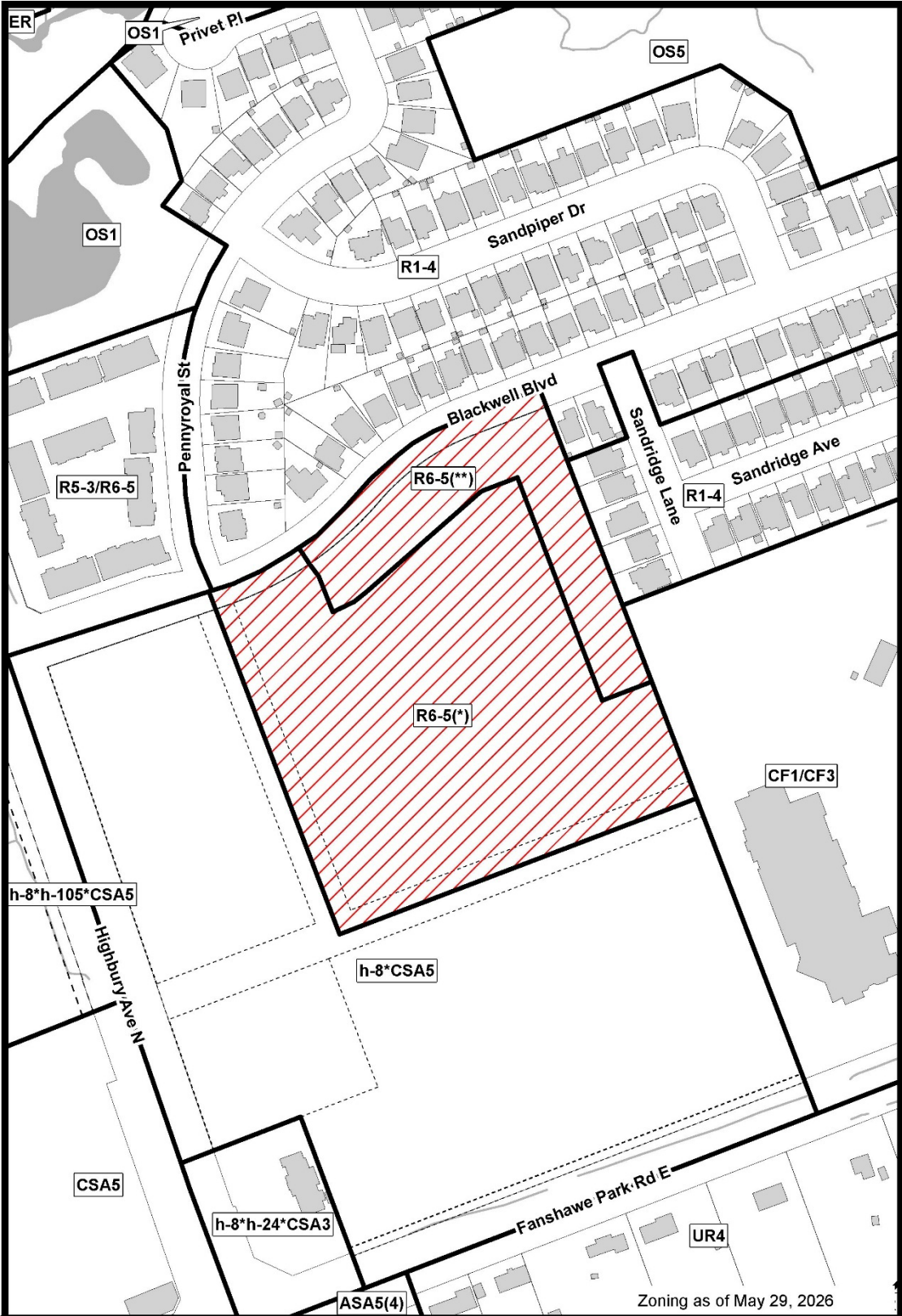
PASSED in Open Council on July 21, 2026, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – July 21, 2026
Second Reading – July 21, 2026
Third Reading – July 21, 2026

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of May 29, 2026

File Number: OZ-26055
Planner: JY
Date Prepared: 2026/06/11
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE



1:2,500

0 25 50 100 Meters

