



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

Notice of Passing – Zoning By-Law Amendment

By-law Number: Z.-1-263465

Date of By-law Passing: July 21, 2026

Municipality: City of London

Date of Notice: July 30, 2026

Subject Lands: 1454 Fanshawe Park Road East (Block 2)

Appeal Deadline: August 19, 2026

The Municipal Council of the Corporation of the City of London passed By-law No. Z.-1-263465 under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, on July 21, 2026.

Explanation of By-Law

An explanation of the purpose and effect of the by-law and a key map showing the land to which the by-law applies is located on the reverse side of this notice.

Related Applications

The land to which the by-law applies is/is not the subject of an application under the *Planning Act* for an amendment to an official plan, OPA No. 188. It is also the subject for approval of a plan of subdivision, 39T-26502. It is not the subject of a minor variance or consent or a Minister's zoning order.

Where to Obtain Information

For further information about this by-law, please contact M. Clark, J. Yong, or K. Hoekstra in Planning and Development at 519-930-3500 or plandev@london.ca. Please quote File No. OZ-26055 when making inquiries.

A copy of this Zoning By-law Amendment may be requested in the City Clerk's Office during regular business hours, Monday to Friday from 8:30 a.m. to 4:30 p.m., via e-mail at DocServices@london.ca or telephone at 519-661-4530.

When and How to File an Appeal

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Zoning By-law Amendment must:

1. Be filed with the City Clerk via the OLT's e-file service at <https://olt.gov.on.ca/e-file-service/> no later than **4:30 pm on August 19, 2026** (first time users will need to register for a My Ontario Account and select [London (City of): Clerk] as the Approval Authority);
2. set out the reasons for the appeal; and,
3. be accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*, payable online through the e-file portal.

If the Ontario Land Tribunal e-file portal is not available, you may submit your appeal to docservices@london.ca or to the address shown below along with a cheque/money order payable to the Minister of Finance. For more information on how to submit an appeal, please visit the Ontario Land Tribunal's website (<https://olt.gov.on.ca/>).

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Address of the City Clerk's Office

The Corporation of the City of London
3rd Floor, 300 Dufferin Avenue
London, ON N6B 1Z2

Dated at the City of London this 30th day of July 2026.

Michael Schulthess, City Clerk
The Corporation of the City of London

Purpose and Effect of the Zoning By-Law Amendment

The recommended action with respect to Block 2 within the proposed draft plan of subdivision will permit three 3-storey townhouse blocks, three 3-storey back-to-back townhouse blocks, three 5-storey apartment buildings, three 6-storey apartment buildings, and one 1-storey parking structure with rooftop parking. The proposed residential development will amount to a total of 386 residential units with a maximum density of 105 units per hectare.

Effect of Written and Oral Submissions on Decision

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.

The Municipal Council approved 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.

Key Map

