



Wonderland Rd N

787 & 809 Fanshawe Park Rd W

775 Fanshawe Park Rd W

Fanshawe Park Rd W

For Sale

Power of Sale 6.10 Acre Redevelopment Site

775, 787 & 809 Fanshawe Park Road West, London, ON

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Accelerating success.



Executive Summary

Offering Highlights



Site Address 775, 787 & 809 Fanshawe Park Road West

Site Size 6.10 acres

Frontages ± 142.22 ft - 775 Fanshawe Park Road West
± 505.56 ft - 787 & 809 Fanshawe Park Road West

Site Improvements Single family detached

Official Plan Designation Neighbourhoods

Zoning h-11*h-18*h-54*h-80*R5-4/R6-5 and
h*h-18*h-54*h-80*h-91R5-6(4)/R6-5/
R7(13)*H19*D100

Asking Price \$5,185,000



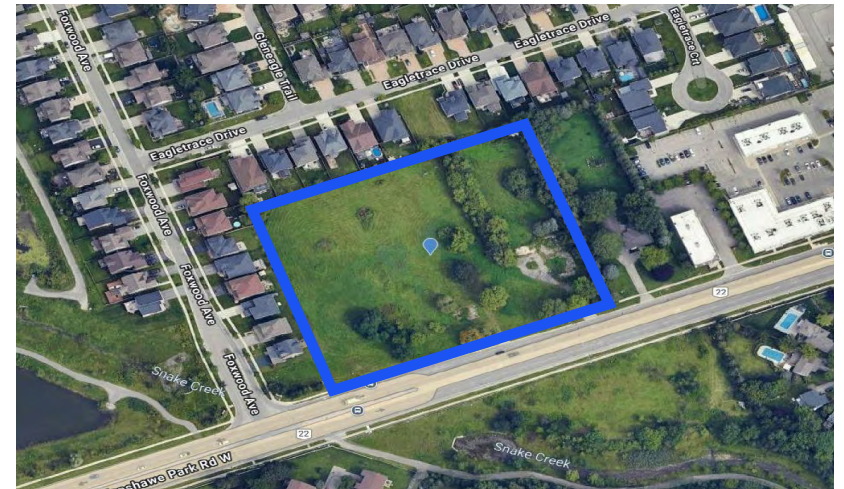
Property Profile

Total Lot Size	6.10 acres
Assessment Roll #	393609045019500 393609045019600 393609045019700
PIN	08138-0146 08138-1117 PIN 08138-0146: PART SOUTH HALF LOT 21 CONCESSION 5; AS IN 259724 LONDON TOWNSHIP PIN 08138-1117: PART LOT 21, CONCESSION 5 LONDON TWP DESIGNATED AS PART 1, PLAN 33R-18247 CITY OF LONDON
775 Fanshawe Park Road West	± 142.22 ft
787 & 809 Fanshawe Park Road West	± 505.56 ft
Access	Fanshawe Park Road West

775 Fanshawe Park Road West, London



787 & 809 Fanshawe Park Road West, London





Planning Overview Official Plan

City of London Official Plan

The City of London Official Plan designates the subject as “Neighbourhoods”.

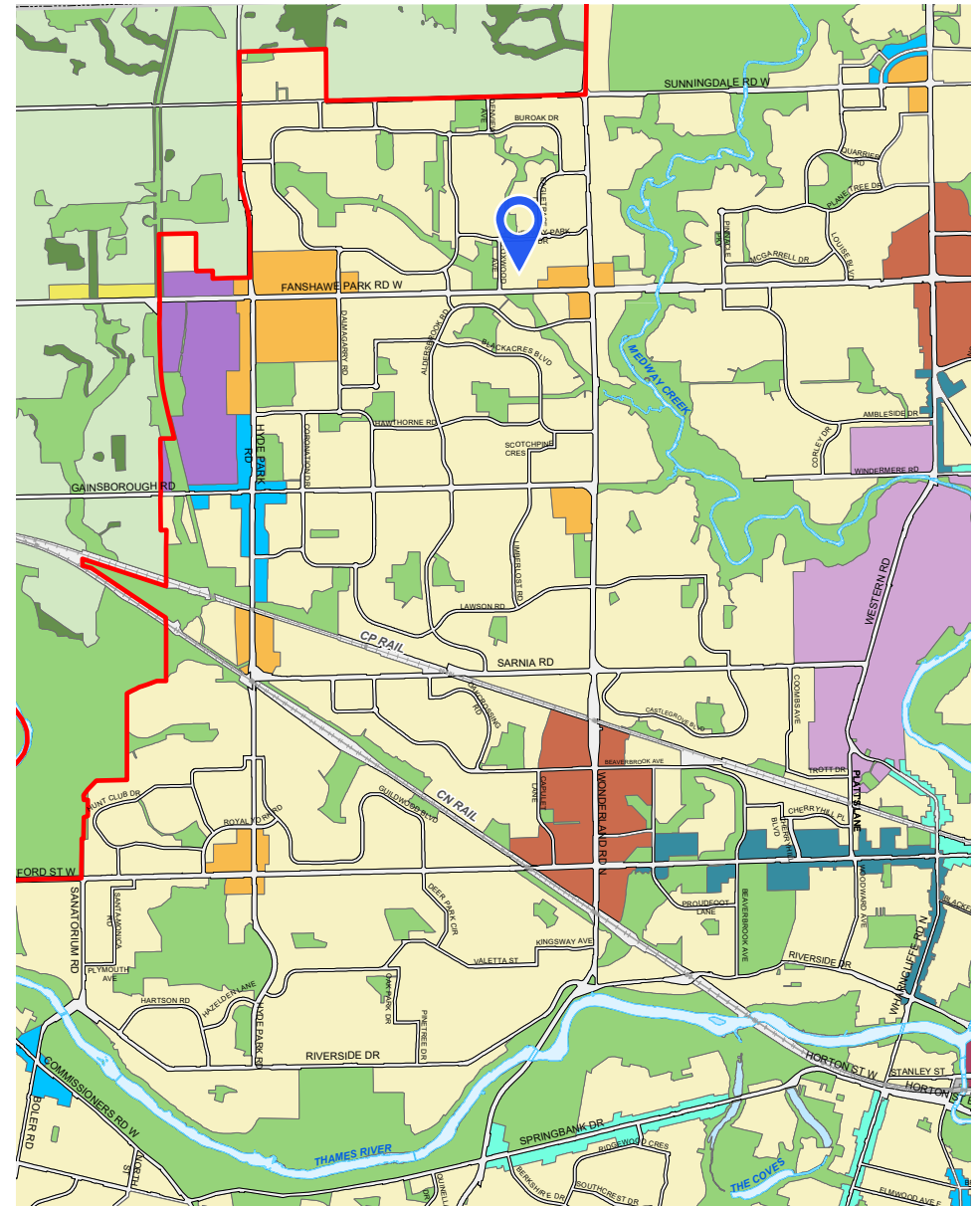
The Neighbourhoods Place Type is distributed throughout the city to support neighbourhoods that include a broad range of residential uses, together with some opportunity for neighbourhood-oriented commercial and public facility uses. The intensity of development and range of uses that may be permitted varies, depending upon the street classification that a property fronts onto, in addition to a number of other factors.

This designation permits primary uses including stacked townhouses, fourplexes, low-rise apartments, emergency care establishments, rooming houses and supervised correctional residences.

LEGEND

PLACE TYPES

	Green Space		Heavy Industrial
	Environmental Review		Light Industrial
	Downtown		Commercial Industrial
	Transit Village		Future Community Growth
	Rapid Transit Corridors		Future Industrial Growth
	Urban Corridors		Farmland
	Shopping Area		Rural Neighbourhoods
	Main Street		Waste Management Resource Recovery Area
	Neighbourhoods		Urban Growth Boundary
	Institutional		





Planning Overview Zoning

City of London Zoning By-Law Map (Z.1)



Under the City of London Zoning By-law, the lands comprising the Subject are zoned:

775 Fanshawe Park Road West
h-11*h-18*h-54*h-80*R5-4/R6-5

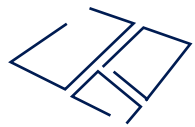
787, 809 Fanshawe Park Road West
h*h-18*h-54*h-80*h-91*R5-6(4)/R6-5/R7(13)*H19*D100

Residential R5 Zone

Designation permits the following uses: cluster townhouse dwellings and cluster stacked townhouse dwellings.

		R5-4	R5-6
Lot Area (minimum)		1,500 m ²	1,000 m ²
Lot Frontage (minimum)		30.0 m	
Front and Exterior Side Yard Depth (minimum)	Local Street Main Building	6.0 m	
	Local Street Garbage	6.0 m	
	Arterial	8.0 m	
		Primary Collector	6.0 m
		Secondary Collector	6.0 m
Rear and Interior Side Yard Depth (minimum)	Standard Regulation	0.5 metres (1.6 feet) per 1.0 metres (3.28 feet) of main building height, or fraction thereof, but in no case less than 3.0 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms.	
		3.0 metres (9.8 feet) where the end wall of an end unit facing the rear yard and/or interior side yard may contain a window(s) to habitable rooms on the group floor only and no access points to the dwelling unit along the end wall facing the rear yard and/or the interior sideyard. (Z.-1-00761) (Z.-1-021025)	
Landscaped Open Space (minimum)		35%	30%
Lot Coverage (maximum)		40%	45%
Height (maximum)		12.0 m	
Density Units Per Hectare (maximum)		40	50

R5-6 (4): Lot Frontage (minimum): 20.0 metres (65.62 feet)



Planning Overview

Zoning

Residential R6-5 Zone

Designation permits the following uses: single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, townhouse dwelling, stacked townhouse dwelling, fourplex dwelling and apartment buildings.

		R6-5
Lot Area (minimum)		850 m ²
Lot Frontage (minimum)		10 m
Front and Exterior Side Yard Depth (minimum)	Local Street Main Building	6.0 m
	Local Street Garbage	6.0 m
	Arterial	8.0 m
	Primary Collector	6.0 m
	Secondary Collector	6.0 m
Rear and Interior Side Yard Depth (minimum)		See Section 10.3(1)
Landscaped Open Space (minimum)		30%
Lot Coverage (maximum)		45%
Height (maximum)		12.0 m
Density Units Per Hectare (maximum)		35

Residential R7 Zone

Designation permits the following uses: senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, emergency care establishments.

787 and 809 Fanshawe Park Road West		R7
Lot Area (minimum)		1,000 m ²
Lot Frontage (minimum)		25 m
Front and Exterior Side Yard Depth (minimum)	Local Street Main Building	6 metres (19.7 feet) plus 1 metre (3.3 feet) per 10 metres (32.8 feet) of main building height or fraction thereof above the first 3 metres (9.8 feet)
	Local Street Garbage	
	Arterial	
	Primary Collector	
	Secondary Collector	
Rear and Interior Side Yard Depth (minimum)		1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or fraction thereof above 3 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet.)
Landscaped Open Space (minimum)		30%
Lot Coverage (maximum)		35%
Height (maximum)		19
Density Units Per Hectare (maximum)		100
Special Provision R7(13)		
I) Lot Frontage (minimum) :		20.0 metres (6.62 feet)
II) Yard depth for 1 st and 2 nd storey adjacent to Fanshawe Park Road West (maximum)		7.0 metres (22.97 feet)
III) Yard depth for 1 st and 2 nd storey adjacent to Fanshawe Park Road West (minimum)		0 metres (0 feet)

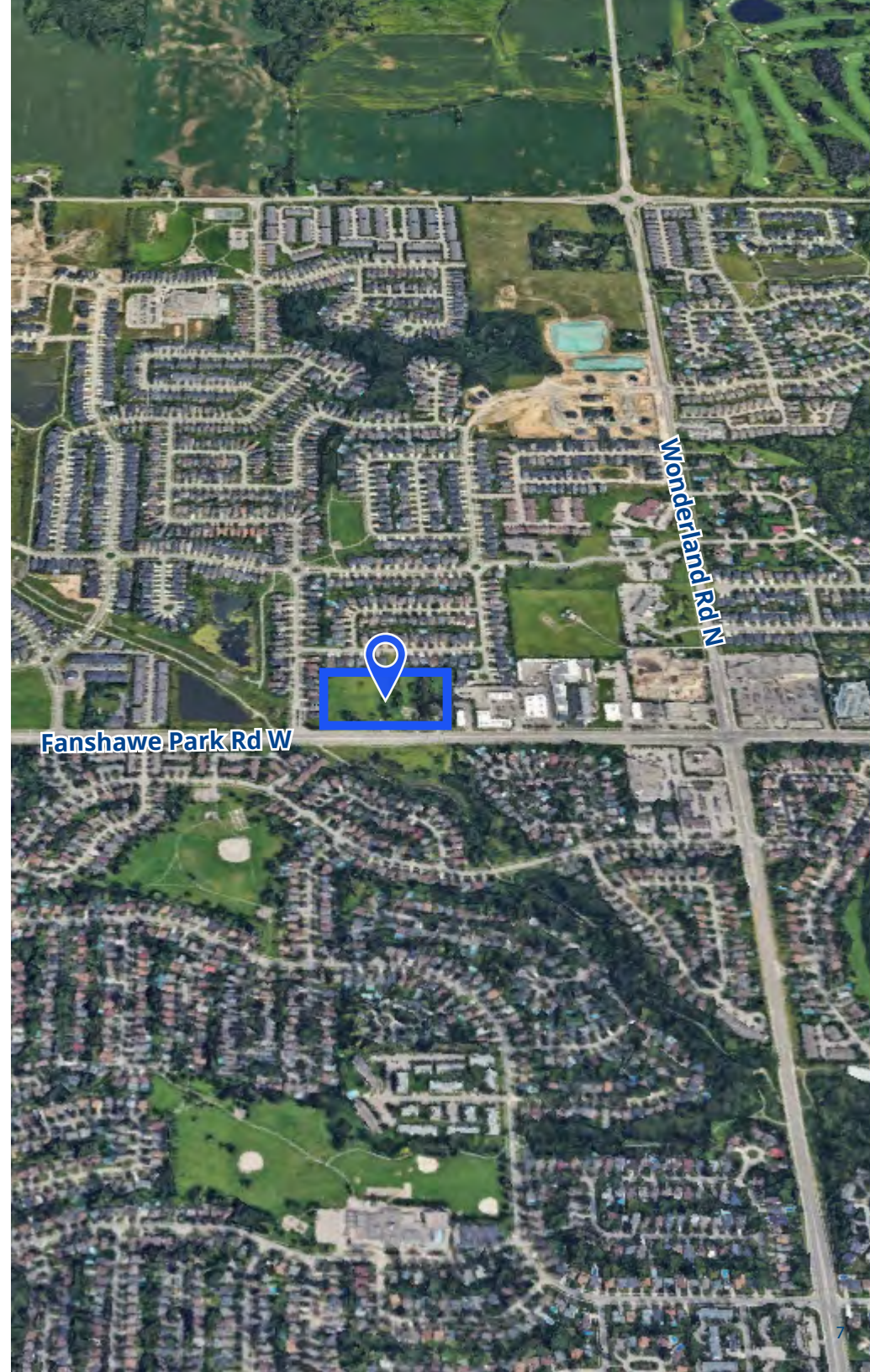


Planning Overview

Zoning

Holding Zone Provisions

Provision	Purpose
"h"	To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.
"h-11"	To ensure the orderly development of lands and the adequate provision of municipal services, the "h-11" symbol shall not be deleted until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London.
"h-18"	The proponent shall retain a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport (MTCS) under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property. Development or property alteration shall only be permitted on the subject property containing archaeological resources or areas of archaeological potential if the archaeological resources have been conserved by removal and documentation, or by site preservation (Stages 3 and 4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists. Engagement with the appropriate First Nations shall be completed consistent with the policies of the London Plan. All archaeological assessment reports, in both hard copy format and digitally in Portable Document Format (PDF), will be submitted to the City of London once MTCS has accepted them into the Public Registry.
	Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and interpreted on site. No demolition, new exterior construction, grading, or any other activity where soil disturbance will occur or might be reasonably anticipated shall take place on the subject property prior to the City of London receiving the MTCS compliance letter indicating that all archaeological licensing and reporting requirements have been satisfied.
"h-54"	To ensure there are no land use conflicts between arterial roads and the proposed residential uses, the h-54 shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London.
"h-80"	To ensure the orderly development of lands and the adequate provision of municipal services, the "h80" shall not be removed until full municipal services are available to the site.
"h-91"	To ensure that the urban design concepts established through the Zoning amendment review process are implemented, a site plan will be approved, and a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and Addresses identified urban design issues.



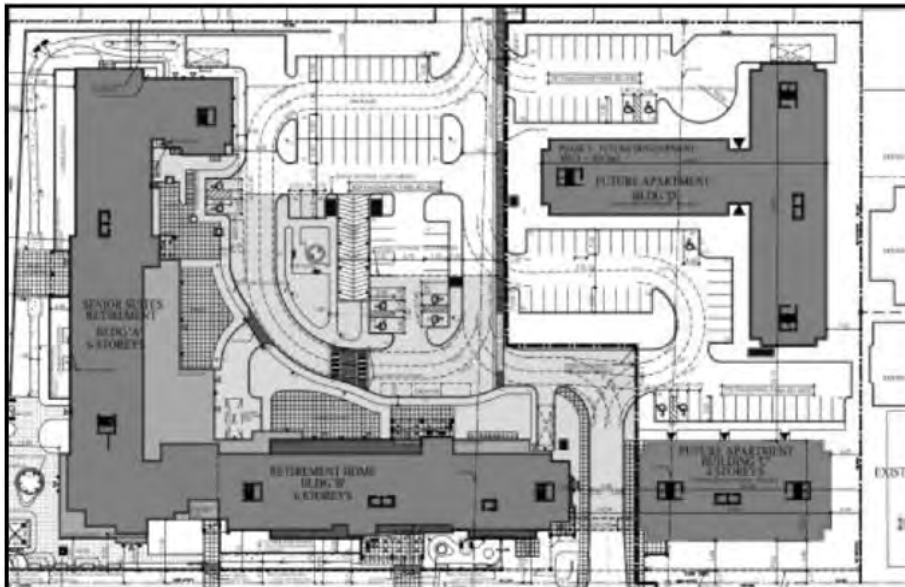


Planning Overview

Preliminary Development Plan

The owner had contemplated re-development in two phases. Phase 1 will feature 2 six-storey retirement homes containing a total of 131 units (or 392 beds) across a total Gross Floor Area of 271,830 square feet. Phase 2 will consist of two 4-storey apartment buildings with a total of 88 residential units and a total gross floor area of 122,713 square feet. In addition, the project includes 274 underground and 127 surface-level parking stalls combined. The Subject requires, at minimum, a Site Plan Approval to permit re-development to the exact specifications outlined herein.

Preliminary Site Plan



The Offering Process

Colliers Macaulay Nicolls Inc. ("Advisor") has been retained by the Vendor to act as its manager and listing agent in connection with the marketing of the property and obtaining competitive bids for the property located at 775, 787 & 809 Fanshawe Park Road West, London, ON, Ontario, Canada ("Property" or "Site").

The Property is offered for sale on an unpriced as-is where-is basis. Purchaser is to satisfy themselves on all aspects of the property and the developability thereof. All information is provided without any representation or warranty with respect to the accuracy and completeness thereof.

The Vendor's objective is to maximize sale proceeds. Preference will be given to offers with limited (or no) conditionality and a timely closing.

Interested parties will be required to execute and submit the Advisor's form of Non-Disclosure Agreement prior to receiving access to the Vendor's electronic data room containing additional information on the Offering. Please [click here](#) to complete the Confidentiality Agreement

A date for offer submissions will be announced in advance.

All enquiries and Offers should be addressed to the attention of the Listing Team, as noted below.

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