



London
CANADA

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

January 24, 2024

M. Litwinchuk
Zelinka Priamo Ltd.
By Email

I hereby certify that the Municipal Council, at its meeting held on January 23, 2024 resolved:

That, on the recommendation of the Director, Planning and Development, based on the application by 15370070 Canada Inc., c/o Zelinka Priamo Ltd., relating to the property located at 1544 Dundas Street, the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM an Associated Shopping Area Commercial (ASA4) Zone TO an Associated Shopping Area Commercial Special Provision (ASA1(_)) Zone;

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

- M. Litwinchuk, Zelinka Priamo Ltd.;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Urban Corridor Place Type policies; and,
- the recommended amendment would permit a new land use that is considered appropriate within the surrounding context and will facilitate the reuse of the existing commercial building;

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. (2023-D09)
(3.1/2/PEC)

M. Schulthess
City Clerk
/jg

cc: S. Mathers, Deputy City Manager, Planning and Economic Development
H. McNeely, Director, Planning and Development
B. O'Hagan, Manager, Current Development, Planning and Economic
Development
M. Corby, Manager, Planning and Implementation
M. Pease, Manager, Site Plans
B. Lambert, Manager, Development Engineer
C. Cernanec, Planner, Planning implementation
M. Vivinetto, Executive Assistant to the Deputy City Manager, Planning and
Economic Development
Documentation Services Representative
PEDAdmin / ATSR
List of external CC's on file in the City Clerks Office