



London
CANADA

P.O. Box 5035
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January 24, 2024

M. Davis
Siv-ik Planning & Design Inc.
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, the following actions be taken with respect to the application by 2804904 Ontario Inc., (c/o Siv-ik Planning & Design Inc.), relating to the property located at 1982 Commissioners Road East and part of 1964 Commissioners Road East:

- a) 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 Urban Reserve (UR4) and Urban Reserve Special Provision (UR4(7)) Zone TO a holding Residential R5 Special Provision (h*h-18*R5-7(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) design the side elevation of the corner units that are facing the driveway and the common amenity space with enhanced detail;
 - ii) provide pedestrian connectivity through the proposed development to the public streets;
 - iii) connect walkways directly from individual units of the 2 storey townhouses to Constance Avenue and Commissioners Road East, respectively;
 - iv) provide enhanced tree planting; and,
 - v) review short-term bicycle parking spaces allocated to the site for the townhouses;

it being noted that the Planning and Environment Committee received the following communication with respect to these matters:

- the project fact sheet from M. Davis, Siv-ik Planning/Design;

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

- M. Davis, Siv-ik Planning and Design;

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 PPS directs municipalities to permit all forms of

housing required to meet the needs of all residents, present and future;

- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates an infill development on an underutilized site and contributes to the range and mix of housing options within the area;

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)
(3.3/2/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
M. Hynes, Planner II, Planning and Economic Development
Documentation Services Representative
PEDAdmin / ATSR
List of external CC's on file in the City Clerks Office