



London  
CANADA

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

February 14, 2024

N. Dyjach  
Strik Baldinelli Moniz on behalf for Royal Premier Development  
By Email

I hereby certify that the Municipal Council, at its meeting held on February 13, 2024, resolved:

That the following actions be taken with respect to the application by Royal Premier Development, relating to the property located at 1310 Adelaide Street North & 795 Windermere Road:

- a) the attached, revised, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Green Space Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of the Official Plan;
- b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016 as amended in part a) above), to change the zoning of the subject property FROM an Open Space Special Provision (OS4(2)) Zone TO a Holding Open Space Special Provision (h-18\*OS4(\_)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) ensure there is a network of walkways between the parking areas, building entrances, the public sidewalk on Adelaide Street North and the Thames Valley Parkway along Windermere Road to allow for safe and convenient pedestrian connectivity throughout the site and support transit usage; and,
  - ii) review City parking lot upgrades and field house as part of site plan review process;
- d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law;

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

- N. Dyjach, Strik Baldinelli Moniz;
- S. Pratt, Upper Thames River Conservation Authority;
- D. Windsor; and,
- M. Blosch;

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 permits development and site alteration in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards, vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies, new hazards are not created and existing hazards are not aggravated, and no adverse environmental impacts will result;
- the recommended amendment conforms to The London Plan, including but not limited to the Policies for Specific Areas, and the Green Space Place Type policies;
- the recommended amendment to Zoning By-law Z.-1 conforms to the in-force policies of The London Plan, including, but not limited to Specific Area Policies (Map 7), the Green Space Place Type, the Our Tools, and all other applicable policies in The London Plan; and,
- the recommended amendment will establish a principle of development for a site by allowing some additional development opportunity, while ensuring protection of public safety and minimizing property damage;

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. (2024-D14)  
(3.9/3/PEC)



M. Schulthess  
City Clerk  
/jg

cc: S. Mathers, Deputy City Manager, Planning and Economic Development  
H. McNeely, Director, Planning and Development  
M. Corby, Manager, Planning and Implementation  
N. Pasato, Manager, Planning Policy (Research), Planning and Economic Development  
Documentation Services Representative  
PEDAdmin / ATSR

Bill No. 71

2024

By-law No. Z.-1-24\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1310 Adelaide Street North and 795 Windermere Road

WHEREAS Royal Premier Development has applied to rezone an area of land located at 1310 Adelaide Street North and 795 Windermere Road, as shown on the map attached to this by-law, as set out below;

WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_ this rezoning will conform to the Official Plan;

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 1310 Adelaide Street North and 795 Windermere Road, as shown on the attached map comprising part of Key Map No. A103, **FROM** an Open Space Special Provision (OS4(2)) Zone **TO** a Holding Open Space Special Provision (h-18\*OS4(\_)) Zone.
2. Section Number 36.4 of the Open Space Zone is amended by adding the following Special Provisions:

OS4 ( ) 1310 Adelaide Street North and 795 Windermere Road

a. Permitted Uses:

- i. Bake shops
- ii. Convenience store
- iii. Commercial recreation establishment
- iv. Financial institutions
- v. Food stores
- vi. Personal service establishments
- vii. Retail stores
- viii. One (1) Restaurant, with a drive through facility

b. Regulations:

- i. Gross floor area (Maximum): 976 square metres (10,505.6 sq.ft.)
- ii. Parking (Maximum): 33 spaces
- iii. Number of commercial units (Maximum): 3, including 1 restaurant, with a drive through facility

3. The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

4. 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 February 13, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan

Mayor

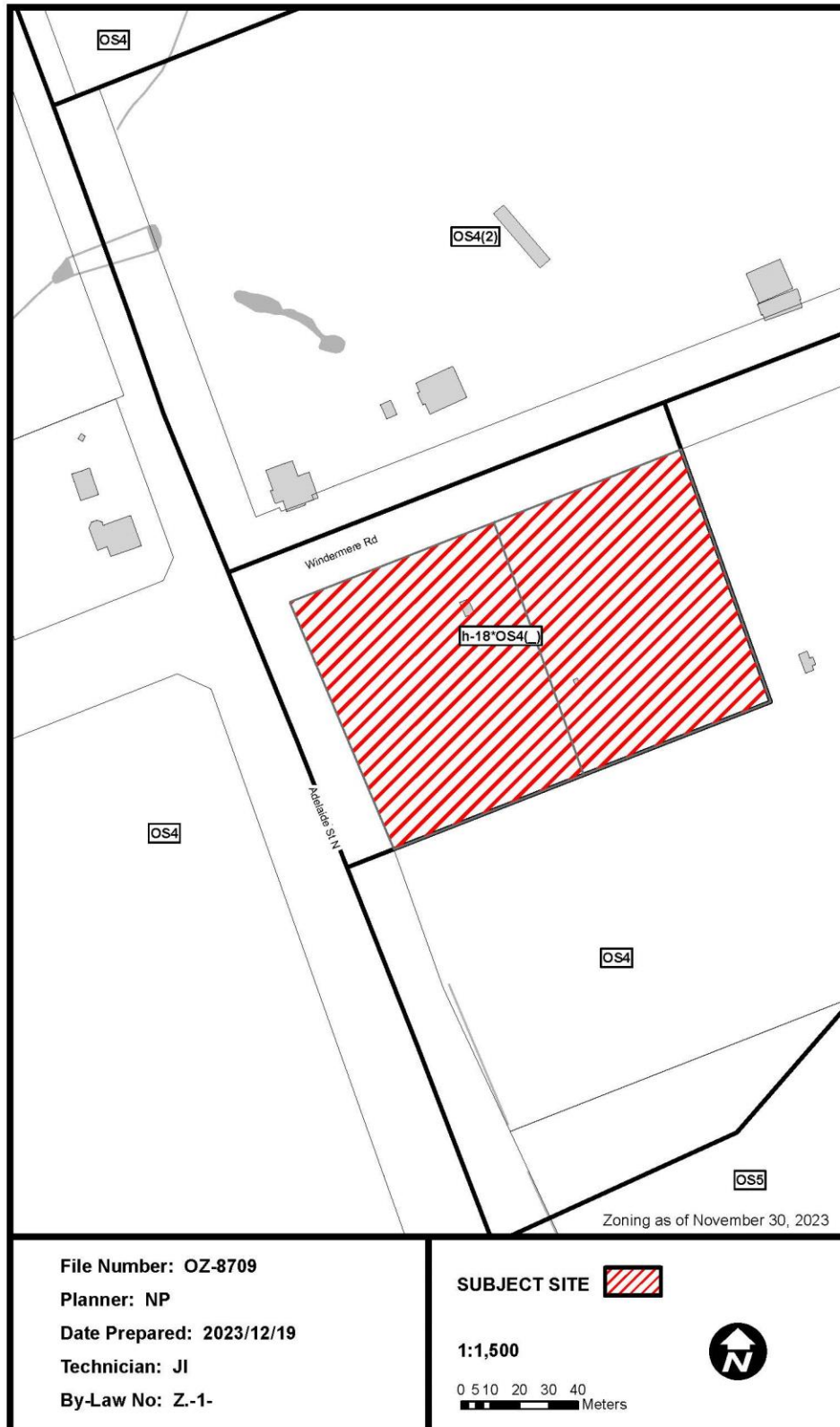
Michael Schulthess  
City Clerk

First Reading – February 13, 2024

Second Reading – February 13, 2024

Third Reading – February 13, 2024

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



File Number: OZ-8709  
Planner: NP  
Date Prepared: 2023/12/19  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40  
Meters



Geodatabase