



London
CANADA

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

May 15, 2024

M. Doornbosch,
Brock Developments

I hereby certify that the Municipal Council, at its meeting held on May 14, 2024, resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 1170 Fanshawe Park Road East Inc. (c/o Brock Development Group Inc.), relating to the property located at 1170 Fanshawe Park Road East:

- a) the proposed by-law appended to the staff report dated April 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 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 a Residential R1 (R1-14) Zone TO a Residential R6 Special Provision (R6-5(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) the unit entrances shall be oriented towards Fanshawe Park Road East and/or Stackhouse Avenue;
 - ii) consider reducing the amount of surface parking provided in favour of more landscaped amenity area; and,
 - iii) enhanced tree planting;

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

- M. Doornbosch, Brock Developments;

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 can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood; and,

- the recommended amendment facilitates an infill development on an underutilized site and provides a range and mix of housing options;

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)
(3.4/7/PEC)



M. Schulthess
City Clerk
/sk

cc: Scott Mathers, Deputy City Manager, Planning and Economic Development
H. McNeely, Director, Planning and Development
M. Corby, Manager, Planning and Implementation
B. O'Hagan, Manager, Current Development, Planning and Economic
Development
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 CCs on file in the City Clerk's Office