



London  
CANADA

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

September 25, 2024

A. Vandersluis  
Development Manager  
Auburn Developments  
By E-mail

I hereby certify that the Municipal Council, at its meeting held on September 24, 2024 resolved:

That, the following actions be taken with respect to the application by Auburn Homes Inc. (c/o Steve Stapleton), relating to the property located at 1338-1388 Sunningdale Road East:

- a) the proposed revised by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 24, 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, Urban Reserve (UR3) Zone, and a holding Urban Reserve (h-2\*UR3) Zone on a portion of the lands TO a holding compound Residential R5 Special Provision/ Residential R6 Special Provision/ Residential R7 Special Provision (h\*R5-4( )/R6-5( )/ R7\*H22\*D100) Zone, Open Space Special Provision (OS5( )) Zone and an Open Space (OS5) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) provide a shared amenity space that is purposeful and large enough to support the number of residents anticipated at the development, a site layout that addresses the public realm; and built form that is located close to the public street;
  - ii) ensure the interior side yards adequately are buffered from the adjacent properties, and the principal entrances for units fronting Sunningdale Rd E are oriented towards the street with direct walkway access from individual units;
  - iii) ensure a network of pedestrian walkways are included throughout the site to provide connections between buildings, parking areas, amenity spaces and Sunningdale Road East and a site layout that maximizes the visual exposure of the open space to the rest of the development; and,
  - iv) ensure the pedestrian circulation on site allows for future connections to the future multi-use pathway to be accommodated within the ESA buffer;

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

- a revised by-law; and,
- a communication dated August 2, 2024, from J. Uribe and M. Alcocer;

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

- A. Vandersluis, Development Manager, Auburn 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 Design and Building, Our Tools, Environmental policies, and the Neighbourhoods Place Type policies;
- the recommended amendment would apply zones that permit a range of residential uses with appropriate forms and intensities for the context of the site and surrounding neighbourhood; and,
- the recommended amendment supports Council's commitment to increase housing supply and affordability;

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. (3.5/14/PEC)



M. Schulthess  
City Clerk  
/hal

cc: S. Mathers, Deputy City Manager, Planning and Economic Development  
H. McNeely, Director, Planning and Development  
C. Maton, Manager, Planning Implementation  
B. O'Hagan, Manager, Current Development  
M. Corby, Manager, Site Plans  
B. Lambert, Manager, Development Engineering  
A. Riley, Senior Planner, Planning Implementation  
Documentation Services Representatives  
P&ED Admins/ATSR  
External cc List