



London
CANADA

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London, ON
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September 25, 2024

D.Sikelero Elsenbruch
Planner
Zelinka Priamo Ltd.
By E-mail

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by KAP Holdings Inc. (c/o Zelinka Priamo Ltd.), relating to the properties located at 2-4 Audrey Avenue and 186-188 Huron Street:

- a) the proposed by-law appended to the staff report dated September 10, 2024 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 properties FROM a Residential R1 Special Provision (R1-5(3)) 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) screen all parking areas from the public roadway with enhanced all season landscaping, as well as from neighbouring properties to mitigate any noise or light pollution;
 - ii) relocate the proposed bicycle parking to be separate from the proposed waste collection area;
 - iii) explore opportunities to incorporate additional short and long-term bicycle parking on site;
 - iv) provide a fully integrated pedestrian connection through the central parking area by shifting the southern spur sidewalk and providing an accessible pedestrian crossover;
 - v) provide a common outdoor amenity space on site; and,
 - vi) ensure units fronting the public streets are oriented to the street by including the principal unit entrance (front door) on the street-facing elevation;

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

- a communication dated August 2, 2024 from S. Bentley, Interim President, Broughdale Community Association;
- a communication dated September 5, 2024 from S.G.A. Pitel;

- a communication dated September 8, 2024 from D. Bartlett, President, London Neighbourhood Community Association, Inc.; and,
- a communication dated August 17, 2024 from M. Ratcliffe and R. Millard, Professors Emeriti, Western University;

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

- D. Sikelero Elsenbruch, Planner, Zelinka Priamo Ltd.;
- B. Lansink;
- S. Pitel;
- M. Blosch, Broughdale Community Association;
- M. Wodchis-Johnson, Vice President, External Affairs, University Students Council, Western University;
- S. Skape;
- D. Bartlett, London Neighbourhood Association; and,
- D. Fortney;

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, the Neighbourhoods Place Type policies; and,
- the recommended amendment would permit an appropriate form of redevelopment at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood;

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. (3.1/14/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
M. Hynes, Planner, Planning Implementation
Documentation Services Representatives
P&ED Admins/ATSR
External cc List