



London
CANADA

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November 7, 2024

T. Whitney
Intermediate Planner
Zelinka Priamo Ltd.
By Email

I hereby certify that the Municipal Council, at its meeting held on November 5, 2024 resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of London Cross Cultural Learner Centre (c/o Valerian Marochko) (c/o Zelinka Priamo Ltd.), relating to the property located at 763-773 Dundas Street:

- a) the proposed revised, attached by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 5, 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 Business District Commercial Special Provision (BDC(19)*D250*H46) Zone TO a Business District Commercial Special Provision (BDC(_)*D550*H82) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) provide second paratransit lay-by for south tower or relocate proposed paratransit lay-by to a central location with a protected waiting area;
 - ii) investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;
 - iii) investigate air source heat pump options;
 - iv) include a minimum of 5% EV charging spots roughed in; and,
 - v) utilize bird friendly policies using the CSA standard;
- c) MTCS compliance letter indicating that all archaeological licensing and reporting requirements for 773 Dundas Street is submitted to the satisfaction of the City prior to the execution of a Development Agreement;
- d) pursuant to subsection 34(17) of the *Planning Act*, no further notice be given;

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

- T. Whitney, Intermediate Planner, Zelinka Priamo Ltd.; and,
- V. Marochko, Executive Director, Cross Cultural Learner Centre;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to the Old East Village Dundas Street Corridor Secondary Plan, including but not limited to the Land Use, Built Form, Public Realm and Housing Options policies;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, the Neighbourhoods Place Type policies, Old East Village Specific-Segment, and the Zoning to the Upper Maximum Height;
- 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; and,
- the recommended amendment support's Council's commitment to increase housing supply and affordability, and initiatives related to the Housing Accelerator Fund that will support the creation of affordable housing units;

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.

(3.1/16/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 Representative
P&ED/ATSR
External CC List