



London
CANADA

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November 7, 2024

N. Dyjach, Associate
Planning Division Manager
Strik Baldinelli Moniz
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 Encore at Upper Richmond Inc., relating to the property located at 2118 Richmond Street:

- a) the proposed by-law appended to the staff report dated October 22, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on November 5, 2024, to amend the Official Plan for the City of London, 2016, to amend specific policy 1069 of the Neighbourhoods Place Type;
- b) the proposed revised, attached, by-law as Appendix "B" 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 as amended in part a) above), to change the zoning of the subject property FROM a Holding Residential R6/Residential R8 Bonus (h-h-5*h-11*h-183*R6-5/R8-4*B-30) Zone TO a Holding Residential R9 Special Provision (h-183*R9-7(_)*H40*D211) Zone, and to delete the B-30 Bonus Zone in its entirety;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) incorporation of underground parking;
 - ii) street oriented design and safe and accessible pedestrian connections;
 - iii) enhanced landscaping to include a minimum 50% native species, with no invasive species planted;
 - iv) nine mature trees (minimum diameter at breast height (dbh) of 11cm) be incorporated as part of the landscaping plan between the south building face and Sunningdale Road East;
 - v) investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;
 - vi) investigate air source heat pump options; and,
 - vii) apply bird friendly policies using the CSA standard;
- 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 as changes made to the application are technical in nature;

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

- N. Dyjach, Associate, Planning Division Manager, Strik Baldinelli Moniz; and,
- T. Cottle;

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;
- the recommended amendment conforms to The London Plan; and,
- the recommended amendment will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands;

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. (3.2/16/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
A. Curtis, Planner, Planning and Development
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