



London  
CANADA

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

November 7, 2024

A. Richards  
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 M. Tkaczyk (c/o Zelinka Priamo Ltd.), relating to the property located at 313-323 Horton Street East:

- 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 an Arterial Commercial (AC4) Zone, TO a Business District Commercial Special Provision (BDC(\_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) retain the vehicular passageway with openings at grade allowing light and ventilation into the spaces and alleviating potential CPTED issues;
  - ii) retain the terraces on the 7th storey along the north and east facades;
  - iii) retain a step-down to 6 and 7-storeys to the rear of the building;
  - iv) consider replacing the single door with double door for the principal residential lobby entrance facing Horton Street East to promote accessibility and wayfinding;
  - v) provide an adequate all-season landscape buffer along the south property line to avoid any negative impacts on the private amenity spaces of the adjacent residential uses;
  - vi) add all or a portion of the long-term bicycle parking on the ground floor to provide convenient access for cyclists without needing to use elevators between the storage areas and ground floor;
  - vii) ensure permission is received from the Transportation Division to allow the proposed lay-by in the City right-of-way; and,
  - viii) incorporate green infrastructure and/or features for Low Impact Development (LID) into the site design;

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

- A. Richards, Planner, Zelinka Priamo Ltd.;

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), 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 policies, the Urban Corridor Place Type policies, and the SoHo Main Street Segment policies;
- the recommended amendment conforms to the policies of the SoHo Community Improvement Area Plan;
- the recommended amendment facilitates an appropriate form of development at an intensity that is appropriate for the context of the site and surrounding neighbourhood;
- the recommended amendment facilitates intensification within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development; 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.

(3.4/16/PEC)



M. Schulthess  
City Clerk  
/hal

Attachment

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 Representative  
P&ED/ATSR  
External CC List