



London
CANADA

P.O. Box 5035
300 Dufferin Avenue
London, ON
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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 Oxford West Gateway Inc., (c/o Strik Baldinelli Moniz), relating to the property located at 1856-1910 Oxford Street West:

- 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 the Riverbend South Secondary Plan forming part of the Official Plan for the City of London, 2016, by ADDING a Site-Specific Policy to the Commercial Land Use Designation Section;
- b) the proposed by-law appended to the staff report dated October 22, 2024 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, and the Riverbend South Secondary Plan, as amended in part a) above), to change the zoning of the subject property FROM a Community Shopping Area Special Provision (CSA5(6)) Zone TO a Holding Residential R9 Special Provision/Community Shopping Area Special Provision (h-149*R9-7(_)/CSA5(6)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) increase the amount of transparent glazing on the ground floor elevation to provide increased passive surveillance and activation of the public realm;
 - ii) provide a pedestrian walkway that connects between the proposed landscape parkette and the rest of the pedestrian network on the site;
 - iii) provide a paratransit layby;
 - iv) provide a loading space for the commercial uses within the proposed mixed-use apartment building;
 - v) provide a direct pedestrian connection to nearby open space to the west to provide for off-site outdoor amenity space; and,
 - vi) provide a connection to the SWM block to the south;
- 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-laws as the recommended amendments are reflective of the proposed development circulated in the

Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site;

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

- a communication dated October 21, 2024 from P. Masschelein, Senior Vice President, Neighbourhood Developments, Sifton Properties Limited; and,
- communications dated October 16, 2024 and October 17, 2024 from C. O'Brien, Land Development Planner, Drewlo Holdings Inc.;

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

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

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 amendments conform to the Riverbend South Secondary Plan;
- the recommended amendments conform to The London Plan, including but not limited to the Key Directions, City Design and Building policies, the Neighbourhoods Place Type policies, and will facilitate a built form that contributes to achieving a compact, mixed-use City; and,
- the recommended amendments facilitate an appropriate form of development at an intensity that is appropriate for the context of the site and 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. (3.5/16/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