



London
CANADA

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November 7, 2024

D. Sikelero Elsenbruch
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 Palumbo Properties Ltd., relating to the property located at 279 Sarnia Road:

- 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 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 Residential R1 (R1-10) Zone TO a Holding Residential R8 Special Provision (h-213*R8-4(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) consent to remove any boundary trees is required prior to final Site Plan Approval;
 - ii) provide a low-height all-season landscape buffer for the below-grade units fronting onto Sarnia Road and/or the parking area to provide privacy and avoid headlights shining into the spaces;
 - iii) consider providing additional windows on the side elevation of the corner units, and minimizing any portion of blank wall facing the public realm, to create an active streetscape and offer passive surveillance; and,
 - iv) relocation of the existing Hydro Pole and London Transit Commission shelter pad at the expense of the applicant;

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.; and,
- S. Levin, Orchard Park / Sherwood Forest Neighbourhood Association Executive;

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 London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies; and,
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for 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. (3.6/16/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
I. de Ceuster, Planner, Planning Implementation
Documentation Services Representative
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