



London  
CANADA

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

November 7, 2024

C. Wilkes  
Planner  
Dillon Consulting 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 G.R. Investments Ltd. & Sub-Subsational Inc. (c/o Dillon Consulting Ltd.), relating to the property located at 1210-1240 Wharncliffe Road South:

- 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 a portion of the subject property FROM a Restricted Service Commercial (RSC1/RSC3/RSC4/RSC5) Zone and Urban Reserve (UR4) Zone TO a Residential R5 Special Provision (R5-7( )) Zone and an Open Space (OS5) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) further refinement to the site access location and design; and,
  - ii) explore opportunities to screen any parking areas exposed to the public street with enhanced all-season landscaping and incorporate significant mature trees;

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

- C. Wilkes, Planner, Dillon Consulting Ltd.;

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

- the recommended amendments are consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendments conform to The London Plan, including but not limited to Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendments conform to the Southwest Area Secondary plan, including but not limited to the North Longwoods Residential Neighbourhood 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. (3.7/16/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  
P&ED/ATSR  
External CC List