



London
CANADA

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

November 27, 2024

J. Smolarek
Siv-ik Planning and Design

I hereby certify that the Municipal Council, at its meeting held on November 26, 2024 resolved:

That, the following actions be taken with respect to the application of 1000915350 Ontario Inc., (c/o Siv-ik), relating to the property located at 145 Base Line Road West:

- a) the proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on November 26, 2024 to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R3 (R3-1) Zone TO a Residential R3 Special Provision (R3-1(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan approval process:
 - i) in consultation with Municipal Housing Development, a provision of entering into a temporary rental unit accommodation agreement for existing tenants be entered into; and,
 - ii) a parking management plan be included in the site plan approval process for the following reasons:
 - A) the current lines are not clearly painted;
 - B) the current angle parking is not being utilized correctly;
 - C) establish designated parking spaces for each unit; and,
 - D) accommodate parking on site;

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

- a communication dated November 7, 2024, from J. Smolarek, Siv-ik Planning and Design;
- a communication dated November 10, 2024 from E. Wilcox and J. Sutherland;
- a communication dated November 8, 2024 from P. Morris; and,
- a communication dated November 11, 2024 from A. Johnson;

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

- J. Smolarek, Siv-ik Planning and Design;
- Courtney;
- Bethany;
- C. Afanador; and,

- P. Cano;

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

- the requested amendment is consistent with the Provincial Planning Statement, 2024, by promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and support the use of active and public transportation; and,
- the proposed intensification can be appropriately accommodated on the subject lands and is compatible with the 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. (3.4/17/PEC) (AS AMENDED)



M. Schulthess
City Clerk
/hal

Attach.

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
M. Hynes, Planner, Planning Implementation
P&ED Admins/ATSR
T. Phillips, Administrative and Technical Support Representative
External cc List

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