



London  
CANADA

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

December 18, 2024

R. Lamichhane  
Weston Consulting  
By E-mail

I hereby certify that the Municipal Council, at its meeting held on December 17, 2024 resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2288711 Ontario Inc., relating to the property located at 1472 Dundas Street:

- a) the proposed by-law appended to the staff report dated December 3, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 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 Community Shopping Area (CSA1) Zone TO a Residential R9 Special Provision (R9-7( )\*H35\*D350) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) landscaping to include at minimum 50% native species, with no invasive species planted;
  - ii) investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;
  - iii) investigate air source heat pump options; and,
  - iv) apply bird friendly policies using the CSA standard;

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

- the presentation from K. Wahdat, Weston Consulting;

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

- R. Lamichhane, Weston Consulting;

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

- the recommended amendment is consistent with the Provincial Policy 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 Urban Corridor 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. (3.2/1/PEC)



M. Schulthess  
City Clerk  
/hal

cc: Scott 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  
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