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**London**  
CANADA

January 22, 2025

S. Mathers  
Deputy City Manager, Housing and Community Growth

I hereby certify that the Municipal Council, at its meeting held on January 21, 2025, resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Dipesh Patel (c/o Siv-ik Planning and Design Inc.), relating to the property located at 629 Base Line Road East:

- a) the proposed by-law appended to the staff report dated January 7, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 21, 2025, to amend the Official Plan for the City of London, 2016, by ADDING a new policy in the Specific Policies for the Neighbourhoods Place Type and by ADDING the lands to Map 7 – Specific Policy Areas – of the Official Plan;
- b) the proposed by-law appended to the staff report dated January 7, 2025, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 21, 2025 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), as amended in the above-noted part a), to change the zoning of the subject property FROM a Residential R3 (R3-1) Zone TO a Residential R3/Residential R8 Special Provision (R3-1/R8-3( )) Zone;

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

- a communication from A. Johnson;

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

- D. Murphy, Siv-ik Planning and Design Inc.;

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 Building policies, and the Neighbourhoods Place Type policies; and
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned 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. (2024-D04)  
(3.1/2/PEC)



M. Schulthess  
City Clerk  
/km

cc: S. Mathers, Deputy City Manager, Housing and Community Growth  
H. McNeely, Director, Housing and Community Growth  
C. Maton, Manager, Planning Implementation  
A. Riley, Senior Planner  
B. O'Hagan, Manager, Current Development  
M. Corby, Manager, Site Plans  
B. Lambert, Manager, Development Engineering  
M. Vivinetto, Executive Assistant to the Deputy City Manager, Housing and Community Growth  
T. Phillips, Administrative & Technical Support Representative  
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Documentation Services Representative  
External cc List