



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

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 the Housing Development Corporation, London (HDC) relating to the property located at 1958 Duluth Crescent:

- 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, to amend Specific Policy 1057D_ in the Neighbourhoods Place Type to permit apartments with a maximum height of five (5) storeys;
- 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 a portion of the subject property FROM a Holding Residential R5 Special Provision/Residential R6 Special Provision (h*h-100*R5-6(18)/R6-5(93)) Zone TO a Residential R5 Special Provision/Residential R6 Special Provision (R5-6(18)/R6-5(93)) Zone; and,
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issue through the site plan process:
 - i) provide an all-season landscape buffer along the rear property line to screen the parking and minimize potential negative impacts on the adjacent low-rise residential uses to the west;

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 presentations at the public participation meeting held in conjunction with these matters:

- L. Maitland, Senior Housing Development Coordinator, Housing and Community Growth;

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 Policies, Urban Corridor Place Type policies, and the Our Tools 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. (2024-D04)
(3.4/2/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
I. de Ceuster, Planner, Planning Implementation
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
HCG Admins/ ATSR
Documentation Services Representative
External cc List