



London
CANADA

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

January 24, 2024

R. Walker
KWA Site Development Consulting Inc.
By Email

I hereby certify that the Municipal Council, at its meeting held on January 23, 2024 resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Goal Ventures Inc. and Goal Ventures Southwest Inc., c/o KWA Site Development Consulting Inc., relating to the property located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South:

- a) the revised, attached, proposed by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024, to amend the Official Plan by ADDING a new policy to the Specific Policies for the Shopping Area Place Type AND AMENDING Map 7 – Special Policy Areas – of The London Plan by adding the subject site to the list of Specific Policy Areas;
- b) the revised, attached, proposed by-law as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 9, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of the subject property FROM an Associated Shopping Area Commercial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)) Zone TO an Associated Shopping Area Commercial Special Provision/ holding Light Industrial Special Provision (ASA3/ASA5/ASA6(3)/ ASA7(1)/ASA8(11)/h-55*h-212*LI1(_)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issue(s) through the site plan process:
 - i) offer safe pedestrian connections within the public realm; and,
 - ii) provide a high-quality gateway image along Highway 401 East and Wellington Road South and enhanced landscaping along the gateway corridor shall be required in conformity with the policy framework of The London Plan and Southwest Area Secondary Plan;
 - iii) investigate EV charger spaces for required parking spaces (roughed in or complete Level 1 or 2);
 - iv) ensure 50% native plants, and no non-native species planted;
 - v) provide enhanced tree planting;
 - vi) investigate solar installation on industrial buildings; and,
 - vii) include bird friendly glazing on any glazing below 5 storeys; and,
- d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law;

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

- a revised staff report page; and,
- a communication dated January 8, 2024, from J. Manocha, 401L Inc., and K. Papatia, 1787996 Ontario Inc.;

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

- R. Walker, KWA Site Development Consulting Inc.;

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, 2020;
- the recommended amendment conforms to The London Plan, including, but not limited to the Shopping Area Place Type, Criteria for Special Area Policies, and Key Directions;
- the recommended amendment facilitates the development of a site within the Wellington Road/ Highway 401 Neighbourhood of the Southwest Area Secondary Plan; and,
- the recommended amendment facilitates a broader mix of uses on a serviced site within the urban growth boundary along the 401 Highway corridor;

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. (2023-D09)
(3.6/2/PEC)



M. Schulthess
City Clerk
/jg

cc: S. Mathers, Deputy City Manager, Planning and Economic Development
H. McNeely, Director, Planning and Development
B. O'Hagan, Manager, Current Development, Planning and Economic Development
M. Corby, Manager, Planning and Implementation
M. Pease, Manager, Site Plans
B. Lambert, Manager, Development Engineer
I. De Cuester, Planner II, Planning and Economic Development
Documentation Services Representative
PEDAdmin / ATSR
List of external CC's on file in the City Clerks Office