



London
CANADA

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

April 24, 2024

M. Davis
Siv-ik Planning & Design

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Royal Premier Homes (c/o Sivik Planning and Design), relating to the property located at 634 Commissioners Road West:

- a) the proposed by-law appended to the staff report dated April 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to AMEND the Residential R5 Special Provision (R5-7(30)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) provide 1.8-metre-tall privacy fencing along property lines adjacent to residential parcels;
 - ii) retain as many mature trees as possible, especially along Commissioners Road West and along the east and south property lines between the proposed development and the adjacent single detached dwellings; and,
 - iii) provide short-term and long-term bicycle parking stalls;
- c) that Civic Administration BE DIRECTED to evaluate the north side sidewalk gap and potential need for a PXO to ensure sufficient pedestrian connectivity;

it being noted that the Planning and Environment Committee received the Project Summary with respect to these matters;

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

- M. Davis, Siv-ik Planning and Design; and,
- D. May, President, Condominium Association;

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, which encourages the regeneration of settlement areas and land use patterns that provide for a range of uses and opportunities for intensification and redevelopment;

- the recommended zoning conforms to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building Policies and Our Tools;
- the recommended amendment would permit a development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development;

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-D14)
(3.2/6/PEC)



M. Schulthess
City Clerk
/sk

cc: Scott Mathers, Deputy City Manager, Planning and Economic Development
Heather McNeely, Director, Planning and Development
Mike Corby, Manager, Planning Implementation
Britt O'Hagan, Manager, Current Development
Michael Pease, Manager, Site Plans
Brent Lambert, Manager, Development Engineering
Documentation Services Representative
PEDAdmin / ATSR
List of external cc's on file in the City Clerk's Office