



London
CANADA

P.O. Box 5035
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March 6, 2024

B. Blackwell, A. Zaro
Stantec Consulting
By Email

I hereby certify that the Municipal Council, at its meeting held on March 5, 2024, resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Nabataeans Homes, relating to the property located at 1467 Wharncliffe Road South:

- a) the proposed by-law appended to the staff report dated February 21, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 5, 2024, to amend the Southwest Area Plan (SWAP), for the City of London by CHANGING the designation of the subject lands FROM Commercial TO Medium Density Residential on Schedule 4 Southwest Area Land Use Plan, and Schedule 10 Central Longwoods Neighbourhood Land Use Designations;
- b) the proposed by-law appended to the staff report dated February 21, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on March 5, 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 Urban Reserve (UR4) Zone TO a holding Residential R8 Special Provision (h-149*R8-4(_)) Zone;

it being noted that no individuals spoke at the public participation meeting associated with these matters;

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

- the recommended amendments are consistent with the Provincial Policy Statement, 2020 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendments conform to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and the Shopping Area Place Type policies;
- the recommended amendments conform to the Southwest Area Secondary Plan, including but not limited to the Central Longwoods Neighbourhood policies; and,
- the recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighborhood;

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)
(3.4/4/PEC)



M. Schulthess
City Clerk
/jg

cc: S. Mathers, Deputy City Manager, Planning and Economic Development
H. McNeely, Manager, Current Development
M. Corby, Manager, Planning and Implementation
B. O'Hagan, Manager, Current Development, Planning and Economic
Development
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 Clerk's Office