



London
CANADA

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

April 3, 2024

C. O'Brien
The Ironstone Building Company Inc.

I hereby certify that the Municipal Council, at its meeting held on April 2, 2024, resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by The Ironstone Building Company Inc., relating to the property located at 613 Superior Drive:

- a) the proposed by-law appended to the staff report dated March 19, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 2, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Neighbourhood Facility/ Residential R1 Special Provision (NF/R1-3(7)) Zone and a Neighbourhood Facility/Residential R1 (NF/R1-2) Zone TO a Residential R5 Special Provision (R5-5(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) provision of direct pedestrian connections from individual units to the city sidewalk along Superior Drive, including the corner units with wrap around porches; and,
 - ii) work with the applicant for park enhancements or onsite amenity that may serve the neighbourhood, including play structures etc.;
- c) the Civic Administration BE DIRECTED to continue to work with the developer on the following:
 - i) to ensure the road conditions in the adjacent plan of subdivision are improved and communicate with the developer on paving the unassumed streets (Kleinburg Drive and Appletree Gate) in the near term to ensure an accessible vehicular access to Sunningdale Road West; and,
 - ii) Phase 4 of the subdivision to establish the east/west access on Superior with the connection to Adelaide Street;

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

- a communication dated March 10, 2024 from K. Ladd;
- a communication dated February 16, 2024 from P.V. Hinde, The Ironstone Building Company Inc.; and,
- a communication dated March 18, 2024 from A. Johnson;

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

- C. O'Brien, The Ironstone Building Company Inc.;
- K. Ladd;
- S. Andrus;
- K. Ladd;
- R. Seshan;
- J. Chen;
- M. McGarry;
- J. Findlay; and,
- K. Stillert;

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 Neighbourhoods Place Type policies; and,
- the recommended amendment facilitates the development of a vacant parcel of land at an appropriate scale and intensity;

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) (3.9/5/PEC)



M. Schulthess
City Clerk
/sk

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