



London
CANADA

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April 3, 2024

J. Gaudet
MHBC Planning

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 731675 Ontario Limited, (c/o York Developments), relating to the properties located at 3010-3050 Yorkville Street:

- 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 Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)*B-57*H40) Zone TO a Residential R9 Special Provision Bonus (R9-7(*)*B-57*H68) Zone and a Holding Residential R9 Special Provision/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (h-_*R9-7(**)/CC4(5)/RO2(32)*B-57*H45) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) implementation of the Urban Design Guidelines for 3080 Bostwick Road;
 - ii) implementation of the recommendations of the Noise Study;
 - iii) details regarding garbage storage and collection be finalized; and,
 - iv) consider a design for the forecourt at the principle building entrance that complements the design of the forecourt and playground at the Bostwick Community Centre;
- c) 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 as the recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site;

it being noted that the Planning and Environment Committee received a communication dated March 18, 2024 from A. Johnson with respect to these matters;

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

- J. Gaudet, MHBC Planning;

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;
- the recommended amendment conforms to the Southwest Area Secondary Plan, including, but not limited to the Bostwick Residential Neighbourhood policies and the Urban Design Guidelines for 3080 Bostwick Road; and,
- the recommended amendment facilitates the development of an appropriate form of high density, mixed-use development within the Built Area Boundary;

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)
(3.6/5/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