



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 900 Jalna GP Ltd, c/o MHBC Planning, relating to the property located at 900 Jalna Boulevard:

- 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 Commercial Recreation (CR) Zone TO a Residential R6 Special Provision (R6-5(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) the main building entrance for units fronting Southdale Road East shall be oriented to the street;
 - ii) provide a minimum parking setback of 1.5m from the western property line to allow for appropriate landscape buffering and screening;
 - iii) consider revising the right-in, right-out, access driveway to be a full access driveway instead;
 - iv) consider providing a communal paratransit layby internal to the property;
 - v) consider providing a safe and accessible pedestrian connection between the central townhouse block and the rest of the property;
 - vi) enhanced tree planting;
 - vii) consider inclusion of green roof elements, as per submitted renderings;
 - viii) include 50% native species for landscaping;
 - ix) larger parking setbacks and/or larger landscape islands be considered to increase tree planting in addition to the existing SPA directions;
 - x) include short-term bicycle parking;
- 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 (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 amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendment would permit an appropriate form of development at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood; and,
- the recommended amendment facilitates an infill development on an underutilized site and provides a range and mix of housing options;

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)
(3.4/5/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
M. Hynes, Planner II, Planning and Economic Development
Documentation Services Representative
PEDAdmin / ATSR
List of external cc's on file in the City Clerk's Office