



London
CANADA

P.O. Box 5035
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January 24, 2024

N. Dyjach
Strik Baldinelli Moniz Ltd.
By Email

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

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Towns of Magnolia London Inc., relating to the properties located at 3810-3814 Colonel Talbot Road:

- a) the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "A" BE INTRODUCED at a future Council meeting, to amend the Southwest Area Plan (SWAP), for the City of London by ADDING a site-specific policy to the Lambeth Neighbourhood to allow a height of 6-storeys for one apartment building;
- b) the proposed by-law appended to the staff report dated January 9, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 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 (UR3) Zone TO a Holding Residential Special Provision R6 (h-17.h-67.h-89.R6-5()) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) provide a minimum ground floor height of 4.5m to give prominence to the base of the building and provide additional opportunities for increased glazing to activate the street and provide passive surveillance;
 - ii) provide street-orientation with the principal building entrance for the apartment building facing toward Colonel Talbot Road;
 - iii) ensure the width of the garages for the townhouse units does not exceed 50% of the individual unit width, and does not project beyond the front façade of the unit;
 - iv) reduce the amount of surface parking at-grade in favour of more underground parking to decrease the amount of impervious surfaces and provide opportunities for additional landscaping and amenity space;
 - v) review short-term bicycle parking spaces allocated to the site for the townhouses;
 - vi) locate the principal building entrance for the apartment building on the Colonel Talbot Road-facing façade and distinguish this entrance with a high degree of transparent glazing, signage, weather protection (canopies, awnings, etc.) and direct walkway access to the street;
 - vii) incorporate a high degree of bird-friendly glazing and architectural detail in the north and south elevations (side elevations) for the apartment building as these facades will be highly visible from Colonel Talbot Road;
 - viii) incorporate 5% EV charger spaces for required parking spaces(roughed in or complete Level 1 or 2);
 - ix) ensure 50% native plants, and no non-native species planted;
 - x) provide enhanced tree planting due to significant healthy mature tree removals;

and,

xi) investigate opportunities for solar installation on apartment buildings;

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

- N. Dyjach, Strik Baldinelli Moniz Ltd.;

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 is consistent with the Southwest Area Secondary Plan, including the Lambeth Neighbourhood policies with the exception of height in which the site-specific policy refers to;
- the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the site and the surrounding neighbourhood; and,
- the recommended amendment facilitates an infill development on an underutilized site and contributes to the range and mix of housing options within the area;

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. (2023-D09)
(3.5/2/PEC)



M. Schulthess
City Clerk
/jg

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