



London
CANADA

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

February 14, 2024

M. Davis
Siv-ik Planning & Design Inc.
By Email

I hereby certify that the Municipal Council, at its meeting held on February 13, 2024, resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Lambeth Health Organization Inc., (c/o Siv-ik Planning & Design Inc.), relating to the property located at 4366 Colonel Talbot Road:

- a) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 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 holding Arterial Commercial (h-17*h-18*h-124*AC2) Zone TO a Business District Commercial Special Provision (BDC(_)) Zone;
- b) the requested Special Provision, as part of the amendment to Zoning By-law No. Z.-1, that a single-lane drive-through exit shall be permitted onto Colonel Talbot Road, BE REFUSED for the following reason:
 - i) the requested Special Provision does not conform to the policies of The London Plan, including the Mobility policies and criteria of the Planning Impact Analysis, the Southwest Area Secondary Plan, nor the regulations of the Access Management Guidelines or Zoning By-law No. Z.-1 with regards to drive-through facility locations;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) relocate the exit of the drive-through lane internal to the site;
 - ii) a landscape buffer between a drive-through lane and adjacent properties of 3.0 metre to the north and 1.5 metres to the east shall be provided;
 - iii) implement the recommendations of the noise study; and,
 - iv) short-term bicycle parking is required;

it being noted that the Planning and Environment Committee received the Project Summary from M. Davis, Siv-ik Planning and Design Inc., with respect to these matters;

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

- M. Davis, Siv-ik Planning and Design Inc.; and,
- M. Zuech;

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 recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Main Street Place Type policies;
- the recommended amendment conforms to policies of the Southwest Area Secondary Plan, including but not limited to the Main Street Lambeth North Neighbourhood policies; and,
- the recommended amendment facilitates the redevelopment of an underutilized site with an appropriate range of uses 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)
(3.5/3/PEC)



M. Schulthess
City Clerk
/jg

cc: S. Mathers, Deputy City Manager, Planning and Economic Development
H. McNeely, Director, Planning and 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
M. Hynes, Planner II, Planning and Economic Development
Documentation Services Representative
PEDAdmin / ATSR