



London
CANADA

P.O. Box 5035
300 Dufferin Avenue
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May 15, 2024

N. Dyjach
Strik Baldinelli Moniz Ltd.

I hereby certify that the Municipal Council, at its meeting held on May 14, 2024, resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by W3 Lambeth Farms Inc. (c/o Strik Baldinelli Moniz (SMB) Ltd.), relating to the property located at 6555 and 6595 Royal Magnolia Avenue:

- a) the following actions be taken with respect to the proposed amendments to the Official Plan:
 - i) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024, to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the subject lands to Map 7 – Specific Policy Areas – of the Official Plan; and,
 - ii) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024, to amend the Southwest Area Secondary Plan (SWAP), by ADDING a site-specific policy to the Medium Density Residential policies in the North Lambeth Residential Neighbourhood;
- b) the proposed by-law appended to the Planning and Environment Committee Added Agenda as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on May 14, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016 as amended in parts a) i) and a) ii) above), to change the zoning of the subject property FROM a Residential R8 Special Provision/ Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone TO Residential R9 Special Provision (R9-7()*H24) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) provide distinction between ground floor commercial and residential uses;
 - ii) consider reducing the front yard depth (Royal Magnolia Avenue) to 6.0 metres to continue the established street wall;
 - iii) consider incorporating the ramp to the underground parking garage into the design of the building and reducing the amount of the at-grade surface parking provided in favour of more landscaped amenity area; and,
 - iv) enhanced tree planting;

d) 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 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 Specific Policy Areas, and the Neighbourhoods Place Type policies;
- the recommended amendments conform to the Southwest Area Secondary Plan (SWAP), including but not limited to the North Lambeth Residential Neighbourhood policies; and,
- 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;

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)
(3.3/7/PEC)



M. Schulthess
City Clerk
/sk

cc: Scott 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
List of external CCs on file in the City Clerk's Office