

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee

**From:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Planning and Economic Development

**Subject:** Sifton Properties Limited  
4040 Colonel Talbot Road

**File Number:** OZ-9796, Ward 9  
Public Participation Meeting

**Date:** December 3, 2024

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Sifton Properties Limited relating to the property located at 4040 Colonel Talbot Road:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on December 17, 2024, to amend the Southwest Area Plan (SWAP), for the City of London to change the designation of the subject lands **FROM** Low Density Residential **TO** Medium Density Residential on Schedule 4 Southwest Area Land Use Plan, and Schedule 6 Lambeth Residential Neighbourhood Land Use Designations;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on December 17, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** an Urban Reserve (UR3) Zone **TO** a Residential R8 Special Provision (R8-4(\_)) Zone;
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
  - i) Ensure the front face and principal unit entrances for Block D are oriented toward Colonel Talbot Road.
  - ii) Explore opportunities to reduce the amount of paved area on site in favour of more landscaped area.
  - iii) Provide a centrally located and adequately sized common outdoor amenity space.
  - iv) Enhanced tree planting and landscaping.

**IT BEING NOTED**, that the above noted amendment is being recommended for the following reasons:

- i) The recommended amendment is consistent with the *Provincial Planning Statement, 2024 (PPS)*, which encourages growth in settlements areas and land use patterns based on densities and a mix of land uses that provide for a range of uses and opportunities for intensification and redevelopment;
- ii) 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;
- iii) The recommended amendments conform to the Southwest Area Secondary Plan, including but not limited to the Lambeth Residential Neighbourhood policies; and
- iv) The recommended amendment facilitates intensification of an underutilized site at an intensity that is appropriate for the site and within the existing and planned context.

## Executive Summary

### Summary of Request

The applicant has requested an amendment to the Southwest Area Secondary Plan, to redesignate a portion of the subject lands from Low Density Residential to Medium Density Residential. Further, the applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from an Urban Reserve (UR3) Zone to a Residential R8 Special Provision (R8-4(\_)) Zone with special provisions.

### Purpose and the Effect of Recommended Action

Staff are recommending approval of the requested Official Plan and Zoning By-law amendment with special provisions that will facilitate the development, with the exception of the requested special provision to permit a maximum density of 100 units per hectare.

The recommended action will permit two blocks of 3-storey stacked townhouse dwellings and two, 2-storey semi-detached dwellings for a total of **52-units** at a maximum density of 65 units per hectare.

## Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Strategic Plan Area of Focus: Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
- **Strategic Plan Area of Focus: Housing and Homelessness**, by supporting faster/ streamlined approvals and increasing the supply of housing with a focus on achieving intensification targets.
- **Housing and Homelessness**, by increasing access to a range of quality, affordable, and supportive housing options that meet the unique needs of Londoners.

## Analysis

### 1.0 Background Information

#### 1.1 Property Description and Location

The subject lands, municipally known as 4040 Colonel Talbot Road, are located on east side of Colonel Talbot Road, southeast of the Colonel Talbot Road and Kilbourne Road intersection, in the Lambeth Planning District. The subject lands are comprised of an irregularly shaped lot (L-shaped) with a lot area of approximately 0.8 hectares and a lot frontage of approximately 32.4 metres along Colonel Talbot Road.

The subject lands currently contain a single detached dwelling with an attached garage, and detached garage and pool in the rear yard. The existing structures are proposed to be demolished to permit the redevelopment of the subject lands. The topography is relatively flat, gently sloping from the north to southwest. Vehicular access is currently provided via a single driveway from Colonel Talbot Road.

The surrounding neighbourhood consists of a mix of current and planned low to medium-density residential uses, with intermittent open spaces and neighbourhood facilities (places of worship and the Royal Canadian Legion) in the broader vicinity. The adjacent properties consist of one-storey single detached dwellings. The abutting property to the northeast is also subject to a Plan of Subdivision (39T-12503) to facilitate the development of a mixed density residential neighbourhood.

### Site Statistics:

- Current Land Use: Single Detached Dwelling
- Frontage: 32.4 metres (Colonel Talbot Road)
- Area: 0.8 hectares
- Shape: Irregular (L-shaped)
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

### Surrounding Land Uses:

- North: Future Residential/Open Space
- East: Urban Reserve/Future Residential
- South: Future Residential/Urban Reserve
- West: Residential/Neighbourhood Facility

### Existing Planning Information:

- The London Plan Place Type: *Neighbourhoods Place Type* fronting a *Civic Boulevard* (Colonel Talbot Road)
- Southwest Area Secondary Plan: Low Density Residential (Lambeth Neighbourhood)
- Existing Zoning: Urban Reserve (UR3) Zone

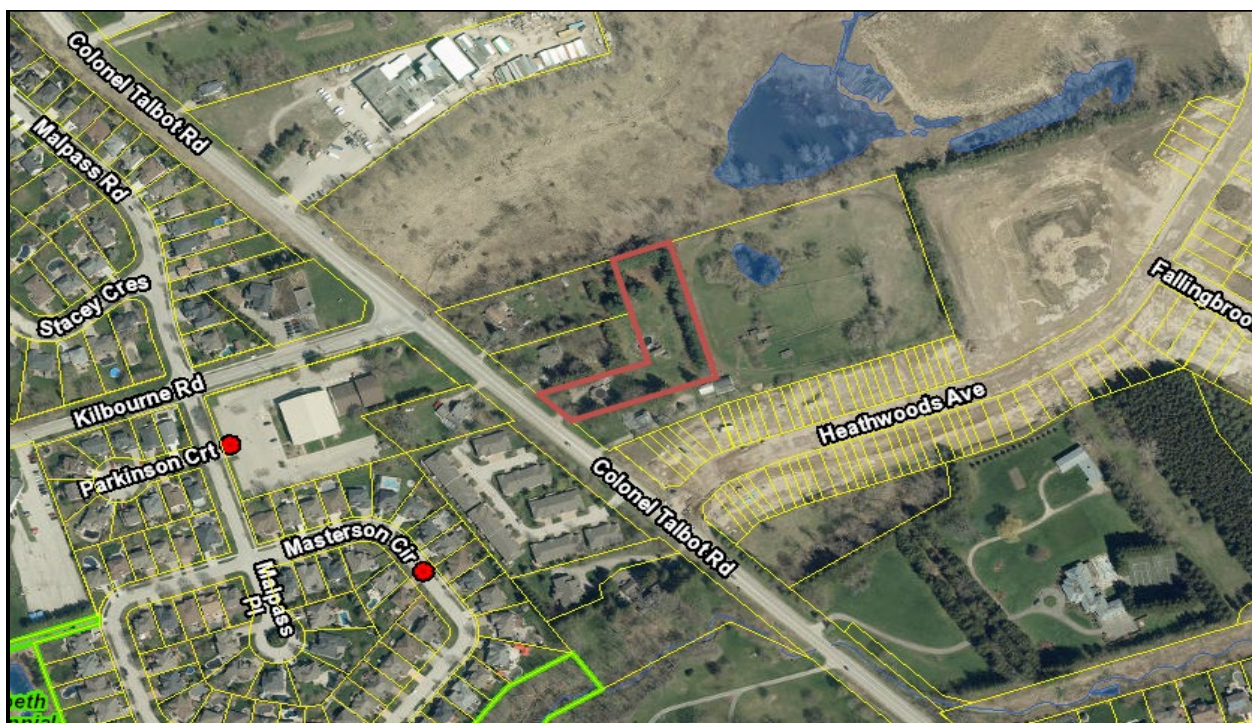


Figure 1 - Aerial photo of the subject lands and surrounding area.



Figure 2 - Streetview of the subject lands.



## 2.0 Discussion and Considerations

### 2.1 Development Proposal

The applicant is proposing to redevelop the subject lands to permit two 3-storey stacked townhouse blocks in the rear and two, 2-storey semi-detached dwellings situated closed to Colonel Talbot Road. The proposed development consists of 48 stacked townhouse units and four (4) semi-detached dwelling units for a total of 52 units. A maximum density of 65 units per hectare and a maximum height of 15.0 metres is proposed. Vehicular access will continue to be provided via a single driveway from Colonel Talbot Road. A total of 77 surface parking spaces will be provided, as well as bicycle parking. Through the review of the application, the applicant worked with staff to revise the proposed development to include a greater front yard setback from the semi-detached dwellings, increasing the setback from 2.0 metres to 3.0 metres at its closest point, to support tree planting. The initial and revised conceptual site plans are shown below as Figures 3 and 4.

The proposed development includes the following features:

- Land use: Residential
- Form: Stacked Townhouse Dwellings/Semi-Detached Dwellings
- Height: 2 to 3-storeys
- New Residential Units: 52 units
- Density: 65 units per hectare
- Lot Coverage: 19.3%
- Landscape Open Space: 43.9%
- Parking Spaces: 77 parking spaces (1.4 spaces/unit)
- Bicycle Parking Spaces: 6 bicycle parking spaces (0.1 spaces/unit)

Additional information on the development proposal is provided in Appendix C.

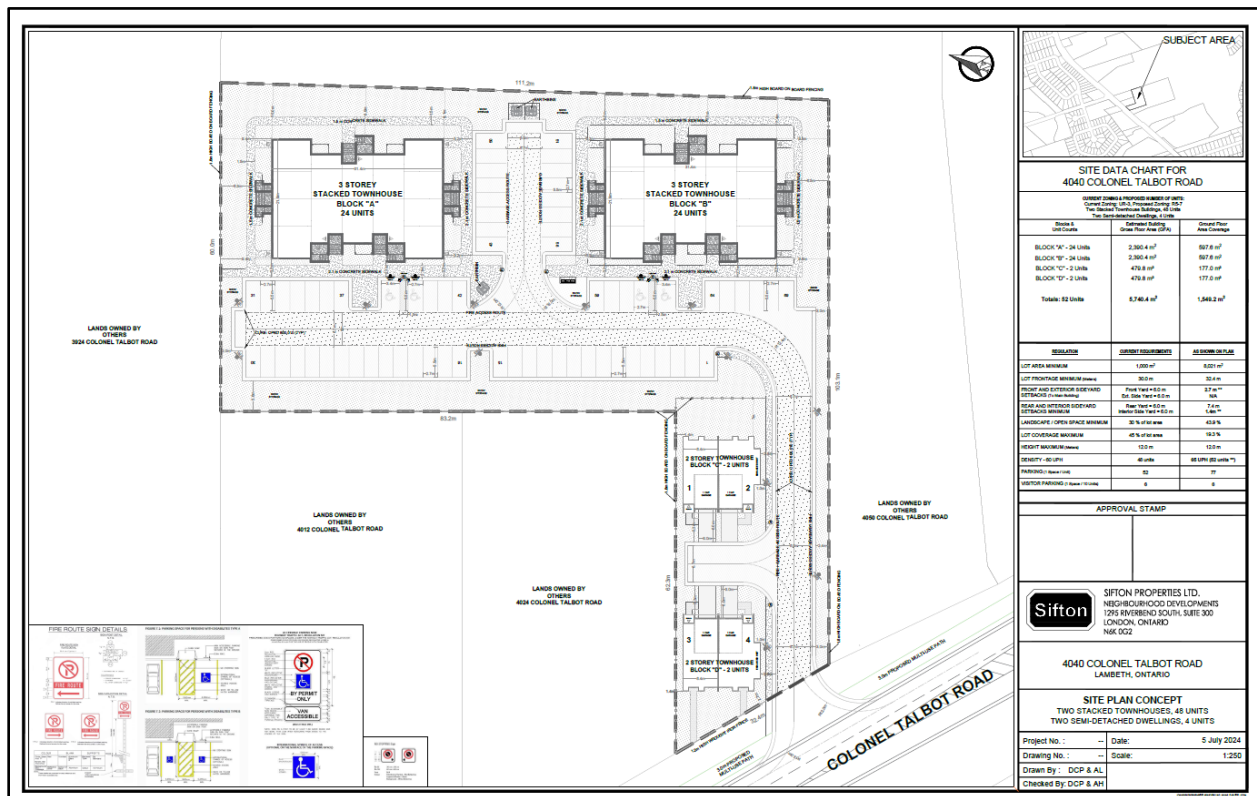


Figure 3 - Conceptual Site Plan



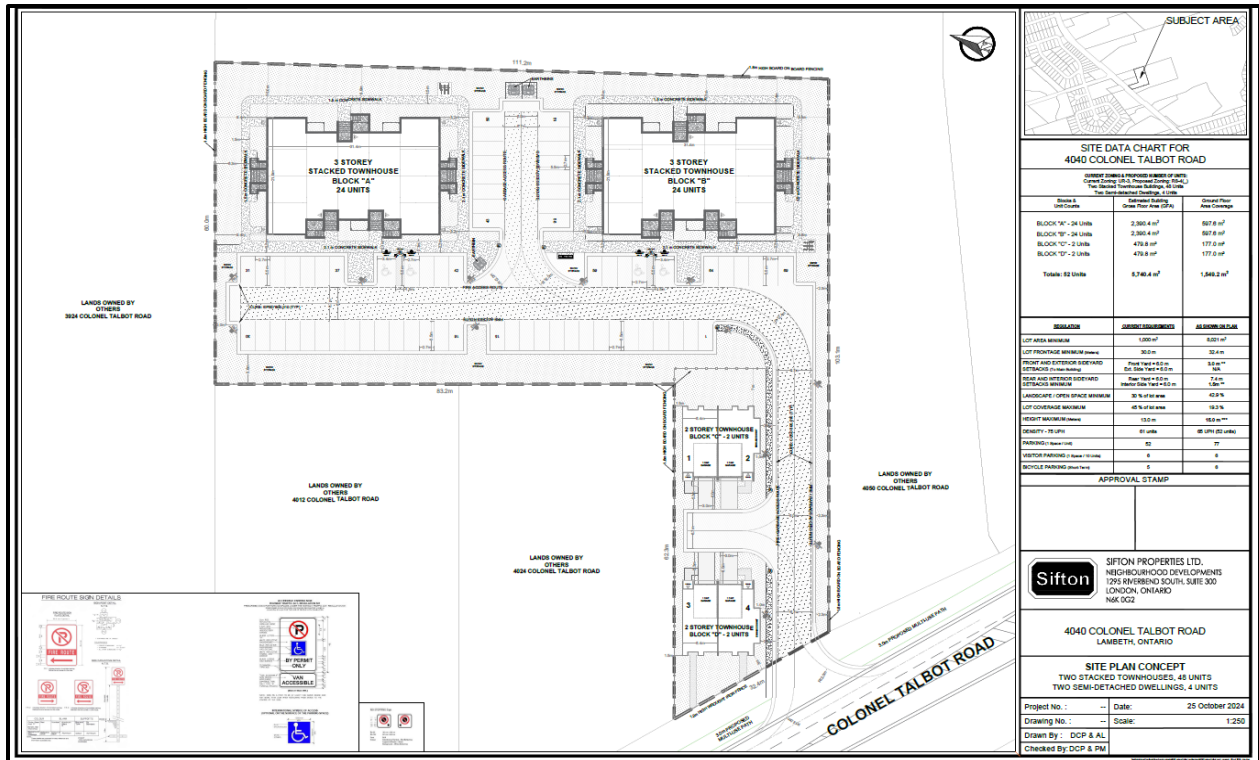


Figure 4 – Revised Conceptual Site Plan

Additional plans and drawings of the development proposal are provided in Appendix D.

## 2.2 Requested Amendments

The applicant has requested an amendment to the Southwest Area Secondary Plan, to redesignate the subject lands from Low Density Residential to Medium Density Residential. Further, the applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from an Urban Reserve (UR3) Zone to a Residential R8 Special Provision (R8-4(\_)) Zone with special provisions to implement the proposed development.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Regulation (R8-4) Zone	Required	Proposed	Recommended
Additional Permitted Uses	-	<ul style="list-style-type: none"> <li>Semi-detached dwellings</li> </ul>	<ul style="list-style-type: none"> <li>Semi-detached dwellings</li> <li>Townhouse dwellings</li> </ul>
Front Yard Depth (minimum)	6.0m	3.0m	As requested
Interior Side Yard Depth (minimum)	6.0m	1.5m	As requested
Rear Yard Depth (minimum)	6.0m	4.0m	As requested
Height	13.0m	15.0m	As requested
Density	75.0 uph	65.0 uph shown on the submitted site concept plan; 100.0 uph requested	75.0 uph
Building Orientation	N/A	N/A	The front face and principal unit entrances for units fronting Colonel Talbot Road shall be oriented to the street.

## 2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Key issues identified by staff and agencies included:

- Reducing the amount of paved area on site in favour of more landscaped areas.
- The provision of a centrally located and adequately sized common outdoor amenity space.
- Ensuring the front face and principal entrances for units fronting Colonel Talbot Road are oriented to the street.
- Ensuring sufficient space for tree planting/buffering.

Detailed internal and agency comments are included in Appendix E of this report.

## 2.4 Public Engagement

On September 16, 2024, Notice of Application was sent to 279 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 26, 2024. A “Planning Application” sign was also placed on the site.

There was **one** response received during the public consultation period which expressed supports for the requested amendments.

Detailed public comments are included in Appendix F of this report.

## 2.5 Policy Context

### ***The Planning Act and the Provincial Planning Statement, 2024***

The Provincial Planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Planning Statement, 2024 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The *Provincial Planning Statement (PPS), 2024* provides policy direction on matters of provincial interest related to land use planning and development. The PPS is issued under the authority of Section 3 of the *Planning Act* and came into effect on October 24, 2024. The Provincial Policy Statement, 2024, applies to all decisions that effects a planning matter made on or after October 20, 2024.

Section 1 of the PPS outlines the vision to build more homes for all Ontarians, with the goal of getting at least 1.5 million homes built by 2031. Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. The PPS sets out that every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come (PPS, Section 1). Section 2.1.4 of the PPS directs planning authorities to provide for a range and mix of housing options and densities required to meet the projected requirements of current and future residents by maintaining at all times the ability to accommodate residential growth for a minimum of 15 years, through lands which are designated and available for residential development (2.1.4.a). The PPS promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

The proposed development meets the intent of the *Planning Act* and the PPS policies by promoting residential intensification in the form of stacked townhouse dwellings and semi-detached dwellings.

## ***The London Plan, 2016***

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

## ***Southwest Area Secondary Plan***

The *Southwest Area Secondary Plan (SWAP)* has been reviewed in its entirety and it is staff's opinion that the proposed Official Plan and Zoning By-law amendment is consistent with it. The subject lands are split designated Low Density Residential and Medium Density Residential on Schedule 6 (Lambeth Residential Neighbourhood Land Use Designations) of the *SWAP*, and it is recommended the lands in their entirety be designated Medium Density Residential.

## **3.0 Financial Impact/Considerations**

### **3.1 Financial Impact**

None.

## **4.0 Key Issues and Considerations**

### **4.1 Land Use**

The subject lands are in the Neighbourhoods Place Type fronting a Civic Boulevard (Colonel Talbot Road), as identified on Map 1 – Place Types and Map 3 – Street Classifications of The London Plan. The proposed stacked townhouse dwelling, and semi-detached dwelling are contemplated use in accordance with Table 10 – Range of Permitted Uses in the Neighbourhoods Place Type. The proposed uses align with the goals of The London Plan to plan for infill and intensification of various types and forms and by ensuring a mix of housing types within our neighbourhoods (TLP 59\_4).

The Residential R8 Zone provides for and regulations medium density development in the form of low-rise apartment buildings and stacked townhouse dwellings. A special provision to permit semi-detached dwellings and townhouse dwellings as additional permitted uses is recommended to facilitate the proposed development and allow for a certain amount of flexibility in built form.

## ***Southwest Area Secondary Plan***

The subject site is located within the Lambeth Neighbourhood of *SWAP* and is split designated Low Density Residential and Medium Density Residential. The Low Density Residential designation permits semi-detached dwellings but does not permit stacked townhouse dwellings (*SWAP* Schedule 6 (Lambeth Residential Neighbourhood Land Use Designations)). As such, the applicant has requested an Official Plan Amendment to designate a portion of the subject lands from its current Low Density Residential designation to a Medium Density Residential designation, which would permit the proposed stacked townhouse development.



The intent of the Medium Density Residential designation is to provide for medium intensity residential uses that are consistent with existing and planned development and complement and support commercial and service-oriented uses of the Lambeth Village Core Neighbourhood (SWAP 7.2.i). Areas such as north of the open space corridor along Kilbourne Road and the east side of Colonel Talbot Road, are intended for a mix of multiple-family residential types and forms at slightly higher intensities than is found in more recent suburban neighbourhoods. Uses that are generally permitted within Medium Density Residential areas include semi-detached dwellings, duplex dwellings, triplexes, fourplexes, townhouses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, small-scale nursing homes, rest homes and homes for the aged (SWAP 7.2.ii).

The proposed stacked townhouse dwelling use is supported by the policies of the *PPS*, contemplated in the Neighbourhoods Place Type in the London Plan (TLP, Table 10) and a permitted use in the Medium Density Residential Designation of *SWAP* (SWAP 7.2.ii).

## **4.2 Intensity**

The proposed residential intensity conforms with Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type of The London Plan which contemplates a maximum height of 6-storeys where a property fronts onto a Civic Boulevard (Colonel Talbot Road). The proposed heights of 2 to 3-storeys (maximum of 15.0 metres) aligns with the vision of the Neighbourhoods Place Type. The proposed residential intensity will facilitate an appropriate scale of development that is compatible within the existing and future neighbourhood character (TLP 918\_13). The subject lands are of a sufficient size and shape to support the use and intensity, while ensuring the height is sensitive to, compatible with, and fits within the existing and planned neighbourhood context (TLP 953\_). The development will also facilitate the efficient use of land and existing municipal services, as existing services are available and sufficient to adequately service the proposed number of units (TLP 953\_2 and 3).

### ***Southwest Area Secondary Plan***

The policies in *SWAP* direct that the Lambeth Neighbourhood will provide for redevelopment and new development in Lambeth, reflective of the existing character of the Lambeth neighbourhood and will provide a walkable environment with a pedestrian scale. As provided in policy 7.2.ii, within the Medium Density Residential Designation development shall occur at a minimum density of 75 units per hectare, in which a residential density exceeding 75 units per hectare (up to 100 units per hectare) may be permitted through a site-specific zoning by-law amendment (SWAP 7.2.iii.a, b). Building height shall not exceed 4-storeys and shall be sensitive to the scale of development in the surrounding neighbourhood (SWAP 7.2.iii.a).

The applicant has requested a special provision to permit a maximum density of 100 units per hectare and a maximum height of 15.0 metres (3-storeys). The proposed special provisions to permit a maximum height of 15.0 metres align with the policies of the Provincial Planning Statement and is contemplated in the Neighbourhoods Place Type in the London Plan (TLP Table 11) and are in conformity with the intensity policies for the Medium Density Residential Designation (SWAP 7.2.iii). Although 100 units per hectare is contemplated in the Medium Density Residential designation through a site-specific zoning by-law amendment (SWAP 7.2.iii.a, b), staff are of the opinion that the applicant has not sufficiently demonstrated that the proposed density will not adversely impact abutting properties, or how any impacts will be mitigated. More detail is provided in Section 4.4 of this report.

## **4.3 Form**

It is the intent of The London Plan to plan for neighbourhoods with a diversity and mix of developments that avoids the broad segregation of different housing types, intensities and form (TLP 918\_2). Intensification will also respect existing neighbourhood character

and offer a level of certainty, while providing for strategic ways to accommodate development to improve our environment, support local businesses, enhance our physical and social health, and create dynamic, lively, and engaging places to live (TLP 918\_13). The proposed built form is consistent with the Neighbourhoods Place Type policies and the City Design policies of The London Plan by facilitating a form and scale of residential intensification on a lot of sufficient size to accommodate the proposed development and to help mitigate planning impacts on adjacent uses, and that is compatible with the existing and future neighbourhood character (TLP 935\_, 953\_2). Specifically, the proposed built form supports a positive pedestrian environment, a mix of housing types to support ageing in place and affordability and is designed to be a good fit and compatible within its context/neighbourhood character (TLP 193\_). The development has also been designed such that abutting properties (particularly those to the east) could be integrated into the proposed development, should a future opportunity be presented.

The proposed built form consists of two 3-storey stacked townhouse blocks in the rear and two 2-storey semi-detached dwellings situated at the front of the site towards Colonel Talbot Road. The front face and principal entrances for units fronting Colonel Talbot Road are to be oriented to the street. The semi-detached dwellings are also sited with a minimum front side yard setback to define the street edge, and create an inviting, active, and comfortable pedestrian environment (TLP 259\_). The proposed built form and massing of the semi-detached dwellings and stacked townhouse blocks also have consideration for the surrounding land uses and are considered appropriate in scale to the existing and future residential uses in the surrounding area (TLP 953\_). Specifically, the semi-detached dwellings are proposed to be 2-storeys adjacent to existing low-density residential uses, mitigating potential impacts.

Vehicular access to the subject lands will continue to be provided via a common driveway from Colonel Talbot Road, promoting connectivity and safe movement for pedestrians, cyclists, and motorists (TLP 255\_). Parking is proposed to be located internal to the site, visually screened from the street to encourage a pedestrian oriented streetscape (TLP 936\_4). The Site Plan Approval Authority is also directed to consider reducing the amount of surface parking provided in favour of more landscaped amenity area, as the development is currently proposing a parking rate of 1.4 spaces per unit (77 parking spaces), whereas a parking rate of 0.5 spaces per unit (26 parking spaces) is required. Bicycle parking at a rate of 0.1 spaces per unit is also being provided with the intent of additional bicycle parking being available within units.

### ***Southwest Area Secondary Plan***

The Urban Design policies contained in Section 3.9 of SWAP provide that all development shall be designed in a form that is to be compact, pedestrian-oriented and transit friendly (SWAP 3.9.i a)). Further, SWAP provides that buildings shall be designed to provide visual interest to pedestrians, as well as a “sense of enclosure” to the street (3.9.iii a)). As the proposed development is oriented towards Colonel Talbot Road in a manner that is pedestrian-oriented and transit friendly, staff are satisfied the proposed development is in conformity with the Urban Design policies of SWAP.

### **4.3 Zoning**

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from an Urban Reserve (UR3) Zone to a Residential R8 Special Provision (R8-4(\_)) Zone with special provisions to implement the proposed development. The following summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

*A reduced front yard depth of 3.0 metres, and that the front face and principal unit entrances for units fronting Colonel Talbot Road shall be oriented to the street.*

A special provision to permit a minimum front yard depth of 2.0 metres was initially proposed by the applicant. However, to facilitate tree planting in the front yard, a minimum front yard depth of 3.0 metres was alternatively requested and is being

recommended by staff. Additionally, staff are recommending a special provision to ensure that the front face and principal unit entrances for units fronting Colonel Talbot Road shall be oriented to the street. The intent of front yard depths is to ensure sufficient space between the buildings and lot lines to accommodate all on-site functions while still facilitating a pedestrian oriented development. As such, the semi-detached dwellings are sited with minimum setbacks, defining the street edge on both along Colonel Talbot Road, creating an inviting, active, and comfortable pedestrian environment (TLP 259\_). The reduced setbacks are considered sufficient to ensure for the provision of services, landscaping, and that there are no encroachments into the public right-of-way.

*A minimum interior side yard depth of 1.5 metres to the semi-detached dwellings and a rear yard depth of 4.0 metres.*

A special provision to permit a minimum interior side yard depth of 1.5 metres to the semi-detached dwellings and a rear yard depth of 4.0 metres are proposed by the applicant and recommended by staff. The intent of interior side and rear yard depths is to ensure sufficient space between the building and lot line to accommodate all onsite functions while mitigating potential adverse impacts on adjacent properties. In this case, the reduced west interior side yard depth refers specifically to the setback between the semi-detached dwellings and lot line as a result of the shape and angle of the subject lands. The reduced setbacks are considered sufficient for the provision of on-site functions while accommodating an appropriate buffer for landscaping and is not anticipated to adversely impact the abutting properties to the west.

*A maximum height of 16.0 metres.*

A special provision to permit a maximum height of 15.0 metres (3-storeys) is proposed by the applicant and is being recommended by staff. The proposed maximum height provision will allow for the implementation of the proposed development, facilitating an appropriate scale of development that is compatible within the existing and future neighbourhood character (TLP 918\_13). The Residential R8 Zone also notes that the zone provides for and regulates medium density development in the form of stacked townhouse dwellings and low-rise apartment buildings which will vary in form depending on adjacent land uses, but in no case shall exceed 16.0 metres. Additional mitigation measures to offset any potential adverse impacts of the increased height, including a potential reduction in parking and additional landscaped buffering will be considered by the Site Plan Approval Authority.

*A maximum density of 100 units per hectare.*

Table 12.3 of the Zoning By-law Z.-1 outlines regulations for R8 Zone variations in which a maximum density of 75 units per hectare is permitted in the R8-4 Zone variation. The intent of regulating maximum densities is to ensure the appropriate intensity of development while considering and mitigating impacts to the neighbourhood (TLP 935\_3). The regulation ensures the proposed residential intensity is appropriate for the size of the site, ensuring adequate space for various site functions is provided relative to the intensity of development or number of units on the lot. This includes ensuring the lot can reasonably provide driveways, adequate parking in appropriate locations, landscaped open space, an appropriately sized outdoor residential amenity area, adequate buffering and setbacks, and garbage storage areas (TLP 953\_).

Per policy 7.2.ii, the intensity of development within the Medium Density Residential designation will generally range from 30 to 75 units per hectare. A residential density exceeding 75 units per hectare (up to 100 units per hectare) may be permitted through a site-specific zoning by-law amendment (SWAP 7.2.iii.a, b). The SWAP reverts to The London Plan's evaluation criteria for all planning and development applications with respect to use, intensity and form (TLP 1577-1579).

A special provision to permit a maximum density of 100 units per hectare is proposed by the applicant; however, the submitted site concept plan shows a development plan that equates to a total density of 65 units per hectare. As the R8-4 Zone permits a maximum



density of 75 units per hectare, staff are of the opinion that the base density of the zone can adequately accommodate the proposed density of 65 units per hectare while permitting a reasonable degree of flexibility. The number of units per hectare can impact a building's height, coverage, and adequate provision of parking. In turn, increases or decreases in the number of dwelling units proposed can affect the ultimate site or building layout including impacts to the provision of landscaping, amenity space, and how the building is designed in relation to surrounding uses. As such, it is difficult to determine how a development would function and mitigate for potential impacts on adjacent and nearby properties in the area at 100 units per hectare without a conceptual site plan demonstrating this.

For these reasons, Planning and Development staff are of the opinion that the requested density special provision does not satisfy criteria 6 and 7 as the proposed does not mitigate for potential impacts on adjacent and nearby properties in the areas and the proposed has not demonstrated the degree to which the proposed density fits within its existing and planned context.

## **Conclusion**

The applicant has requested an amendment to the Southwest Area Secondary Plan, to redesignate a portion of the subject lands from Low Density Residential to Medium Density Residential in the Lambeth Residential Neighbourhood. Further, the applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from an Urban Reserve (UR3) Zone to a Residential R8 Special Provision (R8-4(\_)) Zone with special provisions to implement the proposed development. Staff are recommending approval of the requested Official Plan and Zoning By-law amendment and special provisions, with the exception of the requested special provision to permit a maximum density of 100 units per hectare whereas a maximum density of 75 units per hectare is permitted.

The recommended action is consistent with the *Provincial Planning Statement, 2024 (PPS)*, conforms to The London Plan and the Southwest Area Secondary Plan and will permit two 3-storey blocks of stacked townhouse dwellings and two semi-detached dwellings for a total of 52-units.

**Prepared by:**                      **Michaella Hynes**  
**Planner, Planning Implementation**

**Reviewed by:**                    **Catherine Maton, MCIP, RPP**  
**Manager, Planning Implementation**

**Recommended by:**            **Heather McNeely, MCIP, RPP**  
**Director, Planning and Development**

**Submitted by:**                 **Scott Mathers, MPA, P.Eng.**  
**Deputy City Manager, Planning and Economic  
Development**

Copy:  
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## Appendix A – Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)  
2024

By-law No. C.P.-XXXX-

A by-law to amend the Official Plan, The  
London Plan for the City of London, 2016  
relating to 4040 Colonel Talbot Road

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on December 17, 2024

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – December 17, 2024  
Second Reading – December 17, 2024  
Third Reading – December 17, 2024

**AMENDMENT NO.**  
**to the**  
**OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to amend Section 1565\_5 of The London Plan, List of Secondary Plans – Southwest Area Secondary Plan, by changing the designation of the subject lands from Low Density Residential to Medium Density Residential on Schedule 4 Southwest Area Land Use Plan, and Schedule 6 Lambeth Residential Neighbourhood Land Use Designations.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 4040 Colonel Talbot Road in the City of London.

**C. BASIS OF THE AMENDMENT**

The recommended amendment is consistent with the PPS and in conformity with the policies of The London Plan and the Southwest Area Secondary Plan. The recommended amendment facilitates two 3-storey blocks of stacked townhouse dwellings and two semi-detached dwellings for a total of 52 units. The recommended amendment will facilitate intensification of an underutilized site at an intensity appropriate for the size of the subject lands, adds to range and mix of housing types within the neighbourhood and provides a compact, pedestrian-oriented built form.

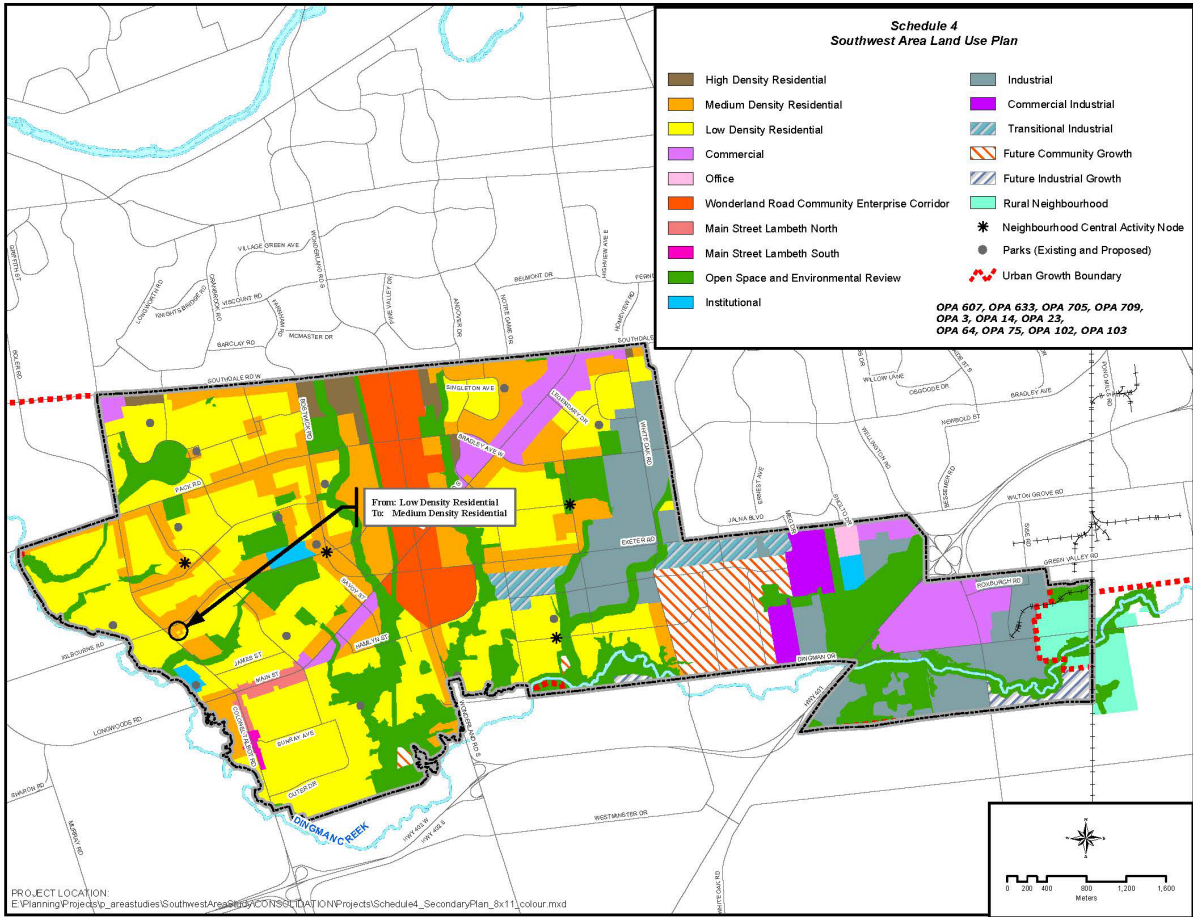
**D. THE AMENDMENT**

The London Plan for the City of London is hereby amended as follows:

1. Section 1565\_5 of The London Plan, List of Secondary Plans – Southwest Area Secondary Plan, Schedule 4 Southwest Area Secondary Plan Land Use Plan, and Schedule 6 Lambeth Residential Neighbourhood Land Use Designations is amended by redesignating the subject lands, as indicated on “Schedule 2” attached hereto from Low Density Residential to Medium Density Residential.



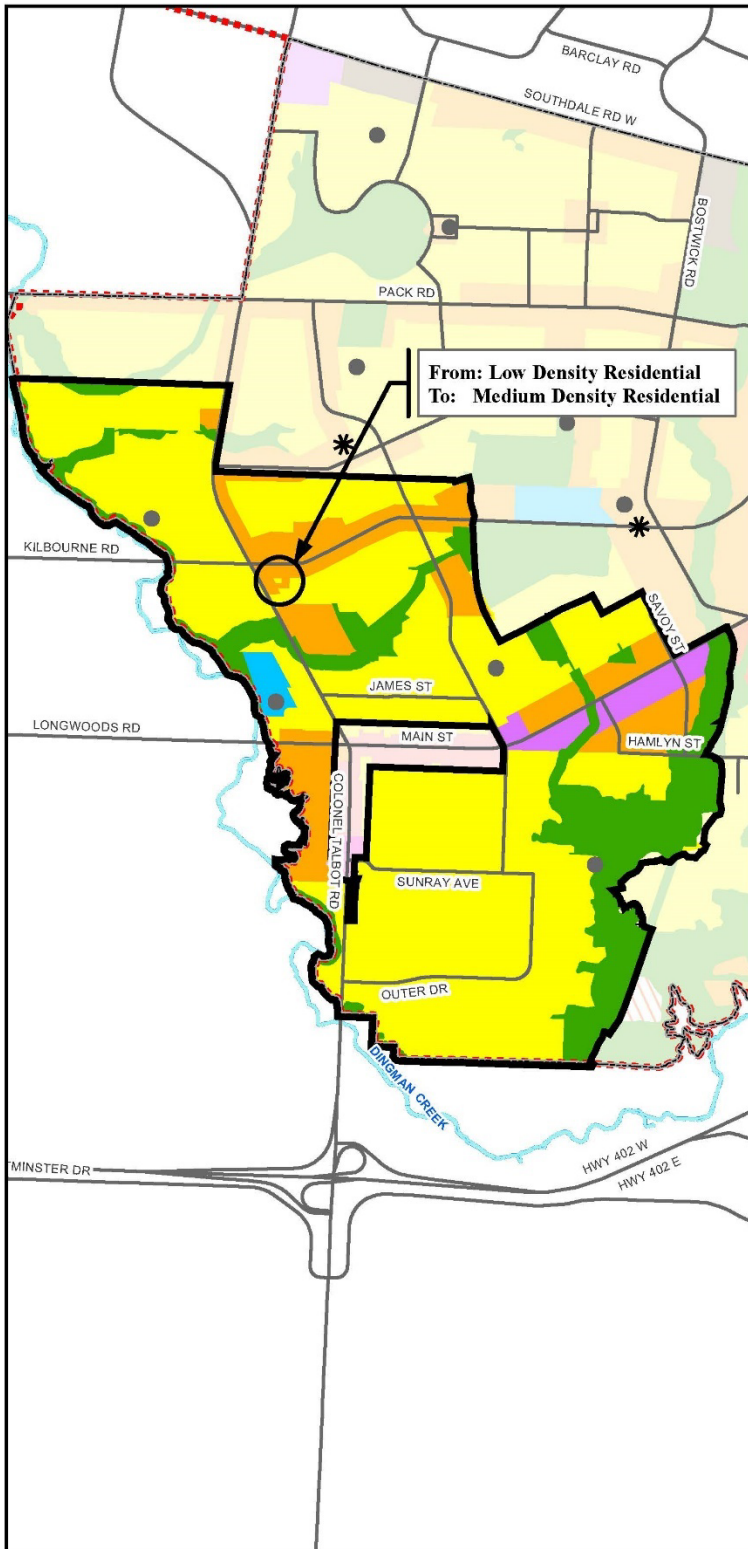
# "Schedule 1"



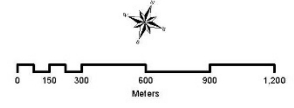
**Schedule 6  
to the  
Southwest Area Secondary Plan**

**Lambeth Residential  
Neighbourhood Land Use  
Designations**

-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Commercial Industrial
-  Transitional Industrial
-  Future Community Growth
-  Future Industrial Growth
-  Rural Neighbourhood
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary



OPA 633, OPA 23, OPA 64



PROJECT LOCATION:  
E:\Planning\Projects\lg\_areastudy\SouthwestAreaStudy  
CONSOLIDATION\Projects\Schedule6\_Lambeth\_Bx11\_colour.mxd

## Appendix B – Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)  
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 4040 Colonel Talbot Road.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

THEREFORE, the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 145 Base Line Road West, as shown on the attached map from an Urban Reserve (UR3) Zone to a Residential R8 Special Provision (R8-4(\_)) Zone.
2. Section Number 12.4 of the Residential R8 Special Provision (R8-4(\_)) Zone is amended by adding the following Special Provisions:

R8-4(\_) 4040 Colonel Talbot Road

a. Additional Permitted Uses

- a. Semi-detached dwellings
- b. Townhouse dwellings

b. Regulations

- a. Front Yard Depth (minimum): 3.0 metres
- b. Interior Side Yard Depth for Semi-Detached dwellings (minimum): 1.5 metres
- c. Rear Yard Depth (minimum): 4.0 metres
- d. Height (maximum): 15.0 metres
- e. The front building face and principal entrances for units fronting Colonel Talbot Road shall be oriented to the street.

3. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

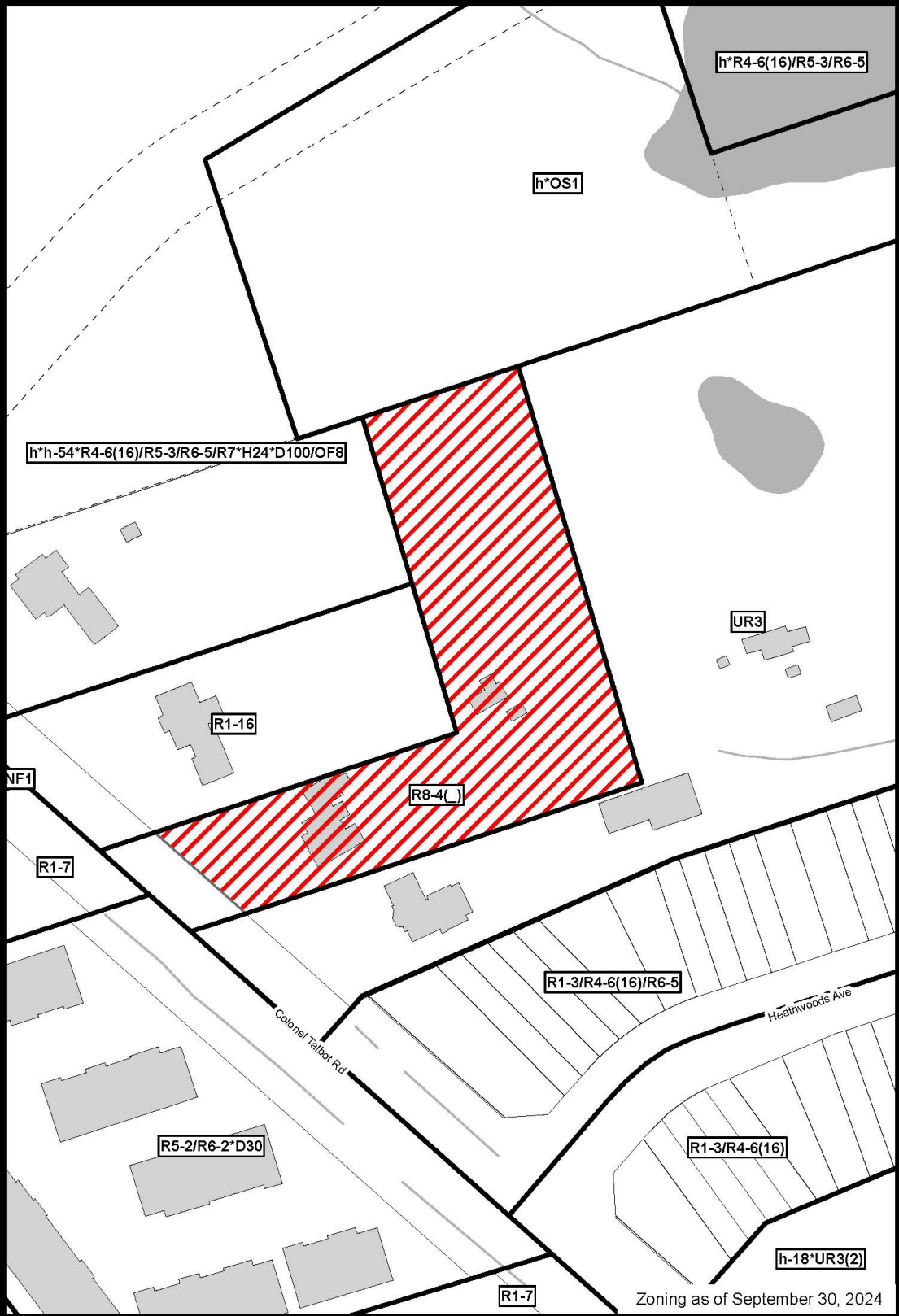
PASSED in Open Council on December 17, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.



Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – December 17, 2024  
Second Reading – December 17, 2024  
Third Reading – December 17, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



<p>File Number: OZ-9796 Planner: MH Date Prepared: 2024/10/28 Technician: JI By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,200</p> <p>0 5 10 20 30 40 Meters</p> 
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## Appendix C - Site and Development Summary

### A. Site Information and Context

#### Site Statistics

Current Land Use	Single Detached Dwelling
Frontage	32.4 metres (Colonel Talbot Road)
Area	0.8 hectares
Shape	Irregular (L-shaped)
Within Built Area Boundary	No
Within Primary Transit Area	No

#### Surrounding Land Uses

North	Future Residential/Open Space
East	Urban Reserve/Future Residential
South	Future Residential/Urban Reserve
West	Residential/Neighbourhood Facility

#### Proximity to Nearest Amenities

Major Intersection	Colonel Talbot Road and Kilbourne Road (100 metres)
Dedicated cycling infrastructure	Colonel Talbot Road (175 metres)
London Transit stop	Route 28 (900 metres)
Public open space	Lambeth Centennial Park (175 metres)
Commercial area/use	Healthy Eats (125 metres)
Food store	Foodland – Lambeth (1,200 metres)
Community/recreation amenity	Lambeth Community Centre (400 metres)

### B. Planning Information and Request

#### Current Planning Information

Current Place Type	Neighbourhoods Place Type fronting a Civic Boulevard (Colonel Talbot Road)
Current Special Policies	N/A
Current Zoning	Urban Reserve (UR3) Zone

#### Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	Southwest Area Secondary Plan: Lambeth Neighbourhood – Low Density Residential
Requested Zoning	Residential R8 Special Provision (R8-4( )) Zone

#### Requested Special Provisions

Regulation (R8-4) Zone	Required	Proposed	Recommended
Additional Permitted Uses		<ul style="list-style-type: none"> <li>Semi-detached dwellings</li> </ul>	<ul style="list-style-type: none"> <li>Semi-detached dwellings</li> <li>Townhouse dwellings</li> </ul>
Front Yard Depth (minimum)	6.0m	3.0m	As requested
Interior Side Yard Depth (minimum)	6.0m	1.5m	As requested
Rear Yard Depth	6.0m	4.0m	As requested



Regulation (R8-4) Zone	Required	Proposed	Recommended
(minimum)			
Height	13.0m	15.0m	As requested
Density	75.0uph	100.0m	75.0uph
Building Orientation	N/A	N/A	The front face and principal unit entrances for units fronting Colonel Talbot Road shall be oriented to the street.

## C. Development Proposal Summary

### Development Overview

The applicant is proposing to permit two 3-storey blocks of stacked townhouse dwellings and two 2-storey semi-detached dwellings for a total of 52-units at a maximum density of 65 units per hectare.

### Proposal Statistics

Land use	Residential
Form	Stacked Townhouse Dwellings/Semi-Detached Dwellings
Height	2 to 3-storeys
New Residential units	52 units
Density	65 units per hectare
Building coverage	19.3%
Landscape open space	43.9%
New use being added to the local community	Yes

### Mobility

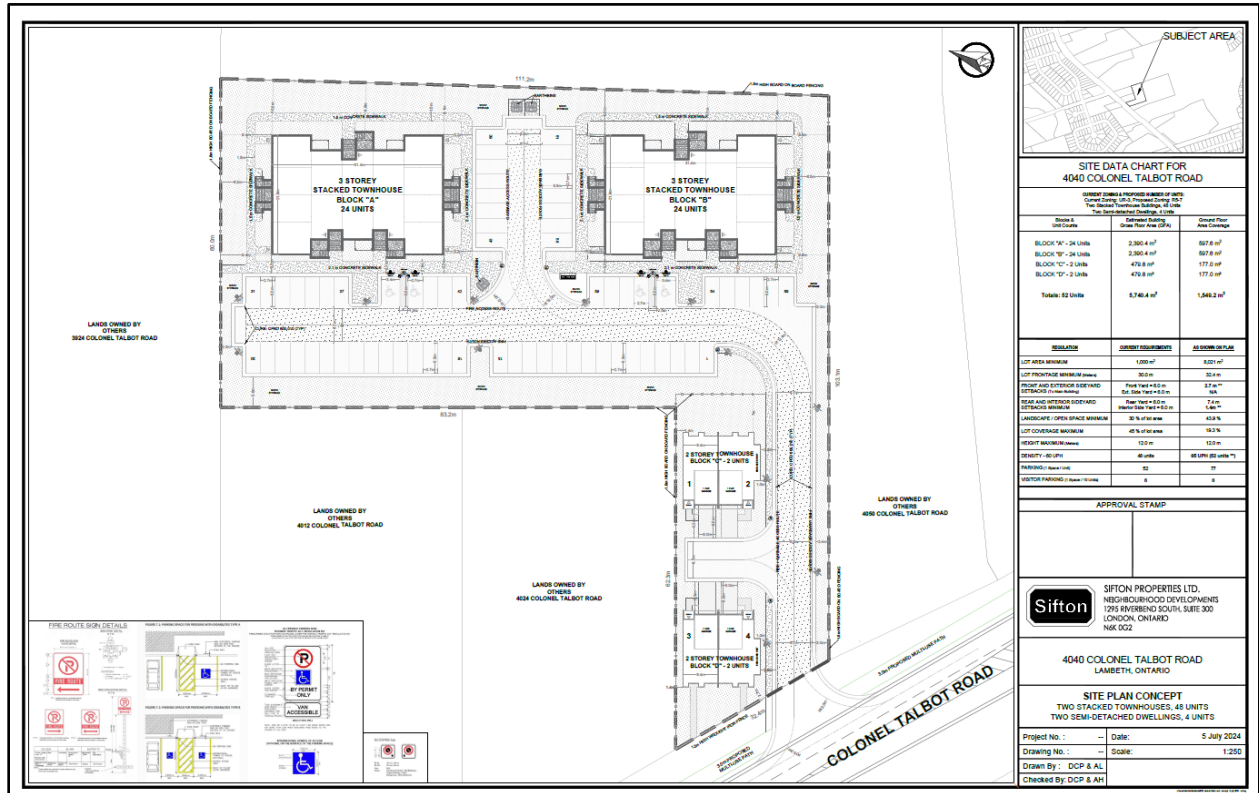
Parking spaces	77 surface parking spaces
Vehicle parking ratio	1.4 spaces/unit
New electric vehicles charging stations	Unknown
Secured bike parking spaces	6 bicycle parking spaces
Secured bike parking ratio	0.1 spaces/unit
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	No
Connection from the site to a multi-use path	No

### Environment

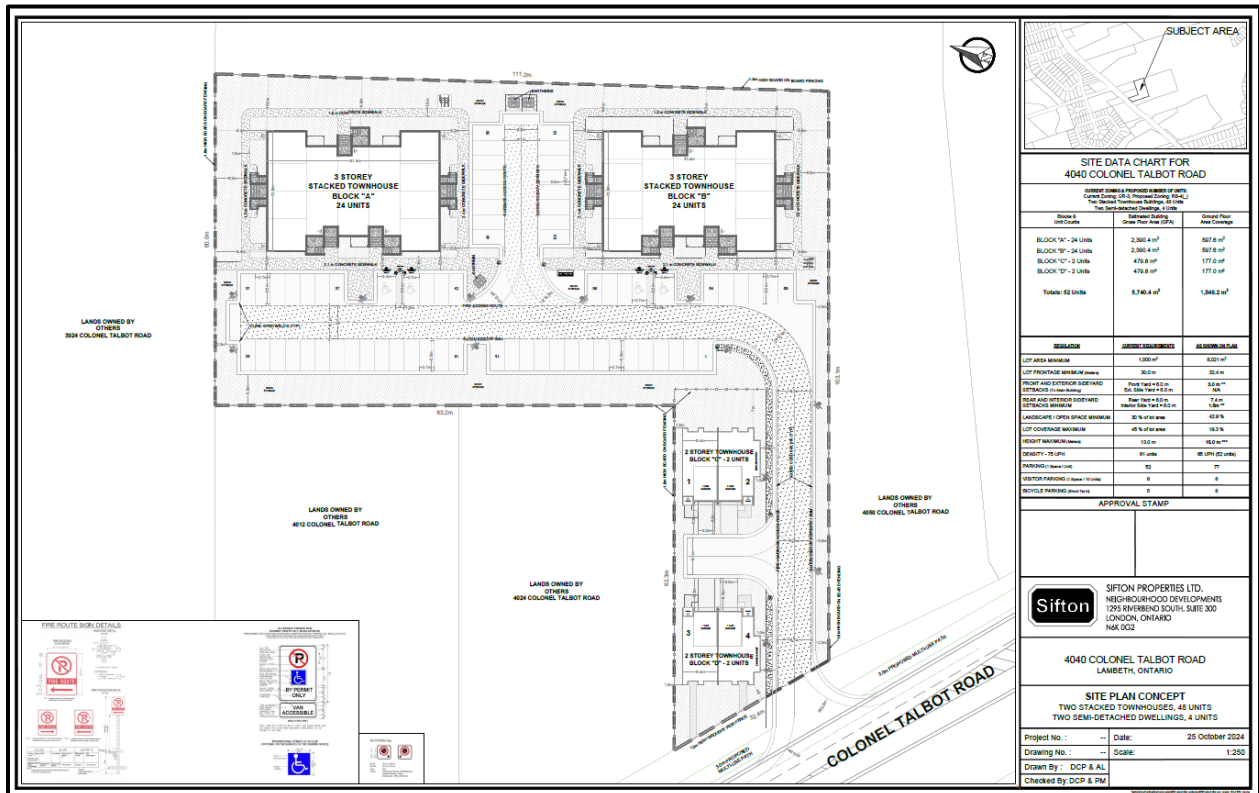
Tree removals	Yes
Tree plantings	Yes
Tree Protection Area	No
Loss of natural heritage features	No
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	No
Green building features	Unknown

# Appendix D – Additional Plans and Drawings

## Conceptual Site Plan



## Revised Conceptual Site Plan



# Stacked Townhouse Dwelling Elevations





**Stacked Townhouse and Semi-Detached Dwelling Renderings**













## Appendix E – Internal and Agency Comments

### Heritage

- There are no cultural heritage or archaeological concerns with this application.

### Parks Planning

#### Matters for Site Plan

- Parkland dedication has not been taken for this site. It is to be noted that the applicant, as a condition of building permit, will be required to provide parkland dedication in the form of cash-in-lieu pursuant to By-law CP-25.

### Landscape Architecture

#### Matters for ZBA/OPA

- The Development and Planning Landscape Architect does not support the reduced front yard setback of 2.5m, the reduced interior side yard setback of 1.2m and the rear yard setback of 5.0m. Sufficient volume of soil must be provided to support tree growth, as required in Site Plan Control Bylaw and to meet canopy goals of the London Plan and the Urban Forest Strategy. London Plan Key Direction #4 is for London to become one of Canada's greenest Cities. Reduced setbacks will cause conflicts between required tree planting and site servicing and fencing requirements.

#### Matters for Site Plan

- The reduced interior side yard setback will not accommodate the Site Plan Control Bylaw requirement of a 1.5m landscape strip along interior property lines.
- The reduced front yard setback of 2.5m will not accommodate the Site Plan Control Bylaw requirement of a 3.0m landscape strip along street frontage.
- Replacement trees to be recommendation to Site Plan Review based on total dbh removed. 2013 cm dbh is proposed for removal, in accordance with LP Policy 399, 201 replacement trees are required. However, the City's Tree Protection Bylaw will be used to calculate replacement trees as the city develops a bylaw to implement Policy 399. To this end 44 replacement trees would be required. Tree planting required as part of the planning and development approvals process may be counted as replacement trees as required by these policies. Where there is insufficient space on the same site from which the trees are removed to plant all of the number of Replacement Trees, cash-in-lieu will be calculated by multiplying the number of Replacement Trees that could not be planted on site due to insufficient space by \$350 per tree.
- Boundary trees were identified in the tree preservation plan. Consent to injure or remove boundary trees is a requirement of Site Plan approval. A recommendation for approval will be forwarded for Site Plan Review. If consent cannot be obtained from co-owners, then a non-disturbance setback will need to be established at each tree's critical root zone limits as determined by dbh. "Critical Root Zone" means the area of land within a radius of ten (10) cm from the trunk of a tree for every one (1) cm of trunk diameter.

Tree number	Co-owner	Setback
14	4050 Colonel Talbot	6.9m
41	4024 Colonel Talbot	3.7m
60	4050 Colonel Talbot	10.8m
83	4050 Colonel Talbot	6.0m
84	4050 Colonel Talbot	7.3m
85	4050 Colonel Talbot	7.7m

### London Hydro

- Servicing the above proposal should present no foreseeable problems. Any new

and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. **Note:** Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.

- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

### Site Plan

- No comments.
- Additional comments will be provided at the time of Site Plan Consultation. If there are any substantial changes, please recirculate for comment.

### UTRCA

- The subject lands **are not** affected by any regulations (Ontario Regulation 41/24) made pursuant to Section 28 of the *Conversation Authorities Act*.
- The UTRCA has **no objections** to the application, and we have no Section 28 approval requirements.

### Urban Design

#### Major Issues

- This site is located within the Neighbourhoods Place Type, along a Civic Boulevard in The London Plan [TLP], and is within the Lambeth Residential Neighbourhood in the Southwest Area Secondary Plan [SWASP], which generally contemplates low to mid-rise forms. Urban Design is generally supportive of a townhouse development in this location, but recommends the following comments be addressed.

#### Matters for OPA/ZBA

- Urban Design recommends the following Special Provision be incorporated into the zoning, in addition to the Special Provisions proposed by the applicant:
  - The front face and principal unit entrances for Block D shall be oriented toward Colonel Talbot Road.

#### Matters for Site Plan

- The applicant is acknowledged for proposing a site layout and building design which includes built form located close to Colonel Talbot Road with direct pedestrian access from the unit entrances to the street, for providing enhanced facades for the exterior side elevation of both units flanking the main drive aisle, and for proposing a decorative and transparent style of fencing along the Colonel Talbot Road frontage (wrought iron). The applicant is encouraged to carry these design features forward as the proposal moves through the development process.
- Orient the units fronting Colonel Talbot Road (Block D) to the street by including the principal unit entrance (front door) on the street-facing elevation. Include human-scale design elements, such as weather protection (porches, canopies), a high degree of transparent glazing, lighting, landscaping, etc. on the street-facing façade to assist with wayfinding, to promote active transportation, and to foster a safe, comfortable and active street frontage [*TLP Policy 286, 291*].
- Design residential ground floor units to be raised slightly (a maximum of 3 to 5 steps) and/or use enhanced all-season landscaping to avoid headlight glare and provide privacy for residents.
- Explore a building design for the townhouse units in Block C and Block D that includes garages that are less than 50% of the overall unit width to promote walkability and a pedestrian-oriented streetscape [*TLP Policy 222A, 260*].
- Consider incorporating a mix of complimentary architectural styles, materials and colours in the design of individual townhouse units to assist with wayfinding,

break-up the massing and to add interest to the overall building design [TLP Policy 301].

- Explore opportunities to reduce the amount of paved area on site to the minimum required for vehicular movement and parking in favour of more landscaped area [TLP Policy 270, 282].
- Include facilities for temporary bicycle storage (bike racks) to promote active transportation [TLP Policy 280].
- Provide a centrally located and adequately sized common outdoor amenity space [TLP Policy 295].
- Provide direct and safe access to the public sidewalk by extending walkways to address any missing connections or gaps in the pedestrian network and by delineating pathways that cross drive aisles (e.g. inset concrete, painted lines) [TLP Policy 255, 268].
  - Connect the walkways to the unit entrances in Block C and Block D to the overall on-site pedestrian network.
- The design and layout of the site should have regard for and incorporate significant mature trees. Consider incorporating mature trees into on-site landscaped areas and/or amenity spaces [TLP Policy 210, 258].
- Provide a full set of dimensioned and labelled elevations for all sides of all proposed buildings, as well as a fully labelled and dimensioned site plan. Further comments may follow upon receipt of the updated drawings.
  - Ensure any grading considerations (e.g., retaining walls, split levels) as well as any proposed fencing between the building and the public street is accurately shown on the elevations.

## Engineering

- Engineering has no further comments on this application – Approval is recommended.

## Matters for Site Plan

### Wastewater

- As per the “Heathwoods Subdivision – Phase 3” drawing set, currently under review by P&D, the subject lands are considered as MD to the future Heathwoods Road 200mm diameter sanitary sewer.
- The applicants engineer is to demonstrate servicing along with all sewer extensions to the municipal outlet consistent with the Heathwoods Subdivision at no cost to the City. The applicant is to coordinate with Stantec to ensure that their proposed development does not exceed the allotted population density for the subject lands. There is a two-lane arterial upgrade on Colonel Talbot scheduled tentatively for 2024.
- It is unclear if the proposal is for 48 units of stacked townhouses or for a 6-storey apartment with 82 units as there is 2 site plans suggesting different buildouts. The applicants engineer is to provide a servicing brief with the maximum population and peak flow of the proposed.

### Water

- Water is available for the subject site via the municipal 600mm watermain on Colonel Talbot Road.
- A water servicing brief addressing domestic demand, fire flows, and water quality is required.
- The existing water service to the property shall be abandoned to City Standards (i.e. cut and capped at the main)

### Stormwater

- This site falls within the Dingman Subwatershed. As per section 6.3.2 of the Design Specifications & Requirements manual, a water balance assessment is

required to examine the site's water balance conditions and propose opportunities to mitigate water balance deficits. As an objective of the Dingman EA, this new development is to achieve the water balance conditions identified from the predevelopment study. The approach for stormwater control hierarchy, and LID design, is included in the Section 6 Stormwater Management of the Design Specifications & Requirements manual. The water balance analysis may be completed as part of a Hydrogeological Assessment, a stormwater management report, or as a standalone document

- The consultant is expected to reserve space within the site plan for an LID strategy(ies) in efforts to achieve this requirement.
- The Consultant may note that implementation of infiltration or filtration measures for a volume that meets or exceeds the 25mm event as part of the water balance target would be accepted to meet Total Suspended Solids (TSS) reduction target.
- Any proposed servicing strategies throughout the adjacent future plan of subdivision shall be approved by the Subdivision SWM staff prior moving the application forward.
- The proposed land use of a medium density residential will trigger the application of design requirements of Permanent Private Storm System (PPS) as approved by Council resolution on January 18, 2010. A standalone Operation and Maintenance manual document for the proposed SWM system is to be included as part of the system design and submitted to the City for review.
- The Developer shall be required to provide a Storm/Drainage Servicing Report indicating how the site is proposed to be serviced (e.g. on-site controls, LID, etc.) as well as demonstrating that the proper SWM practices will be applied to ensure on-site controls are designed to reduce/match existing peak flows from the 2 through 100 year return period storms, as well as safely convey the 250 year storm event.
- As per 9.4.1 of The Design Specifications & Requirements Manual (DSRM), all multi-family, commercial and institutional block drainage is to be self-contained. The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely convey the 250 year storm event.
- It appears the proposed development includes a future potential access point to the north property limit. The applicant may take advantage of that access point to direct major and/or minor stormwater flows as required through a servicing agreement between parties.
- To manage stormwater runoff quantity and quality, the applicant's consulting engineer may consider implementing infiltration devices in the parking area in the form of "Green Parking" zones as part of the landscaping design.
- Any proposed LID solutions should be supported by a Geotechnical Report and/or a Hydrogeological Assessment report prepared with a focus on the type(s) of soil present at the Site, measured infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high groundwater elevation. Please note that the installation of monitoring wells and data loggers may be required to properly evaluate seasonal groundwater fluctuations. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution. All LID proposals are to be in accordance with Section 6 Stormwater Management of the Design Specifications & Requirements manual.
- General comments for sites within Dingman Creek Subwatershed
- The subject lands are located in the Dingman Subwatershed. The Owner shall provide a Storm/Drainage Servicing Report demonstrating compliance with the SWM criteria and environmental targets identified in the Dingman Subwatershed Study that may include but not be limited to, quantity/quality control (80% TSS), erosion, stream morphology, etc.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer.

- The Owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site shall be prepared to the specification and satisfaction of the City Engineer and shall be in accordance with City of London and MECP (formerly MOECC) standards and requirements. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.

### *Transportation*

- A TMP is required for any work in the City ROW, including any servicing, restoration, proposed construction, etc. To be reviewed as part of a PAW submission;
- Provide Engineering Plans showing existing infrastructure, include utility poles/boxes, fire hydrants, light standards, etc.;
- Ensure proposed accesses meets minimum clearance requirement of 1.5m from any infrastructure and 2.0m from communication boxes;
- As per City's Access Management Guideline and Site Plan Control By-Law, provide minimum 6.7m wide access with 6.0m curb radii;
- As per Site Plan Control By-Law, access radii must not extend beyond property line projection, access must be maintained within the projected property frontage and not encroach on the neighbouring properties projected frontage;
- Proposed access needs to be at right angle (90 degree) with the Colonel Talbot Rd;
- City is currently working on two lane road upgrade for Colonel Talbot Rd between Southdale Rd and Main St. Access management reviews will be completed part of the growth project and where necessary restrictions will be placed. That being said, proposed access may be restricted to right-in/out movement in near future.
- Currently, the road widening at the above address is 16.154m from C/L of the road. Therefore, an additional widening of 1.846m is required to attain 18.0m from C/L.
- Register a draft reference plan with City's Geomatic department to dedicate land.

### **Ecology**

- This e-mail is to confirm that there are currently no ecological planning issues related to this property and/or associated study requirements.

## Appendix E – Public Engagement

### Public Comment #1 – Maria Reyes

I am writing to express our support for the planning application regarding 4040 Colonel Talbot Rd and to request that our adjacent lands be included in the rezoning process.

We, acting as an agent for Clearwater Holdings Inc., are writing to formally request that the proposed zoning change application specified in File: OZ-9796 for the property at 40 Colonel Talbot Rd be extended to include our land located at 4050 Colonel Talbot Rd.

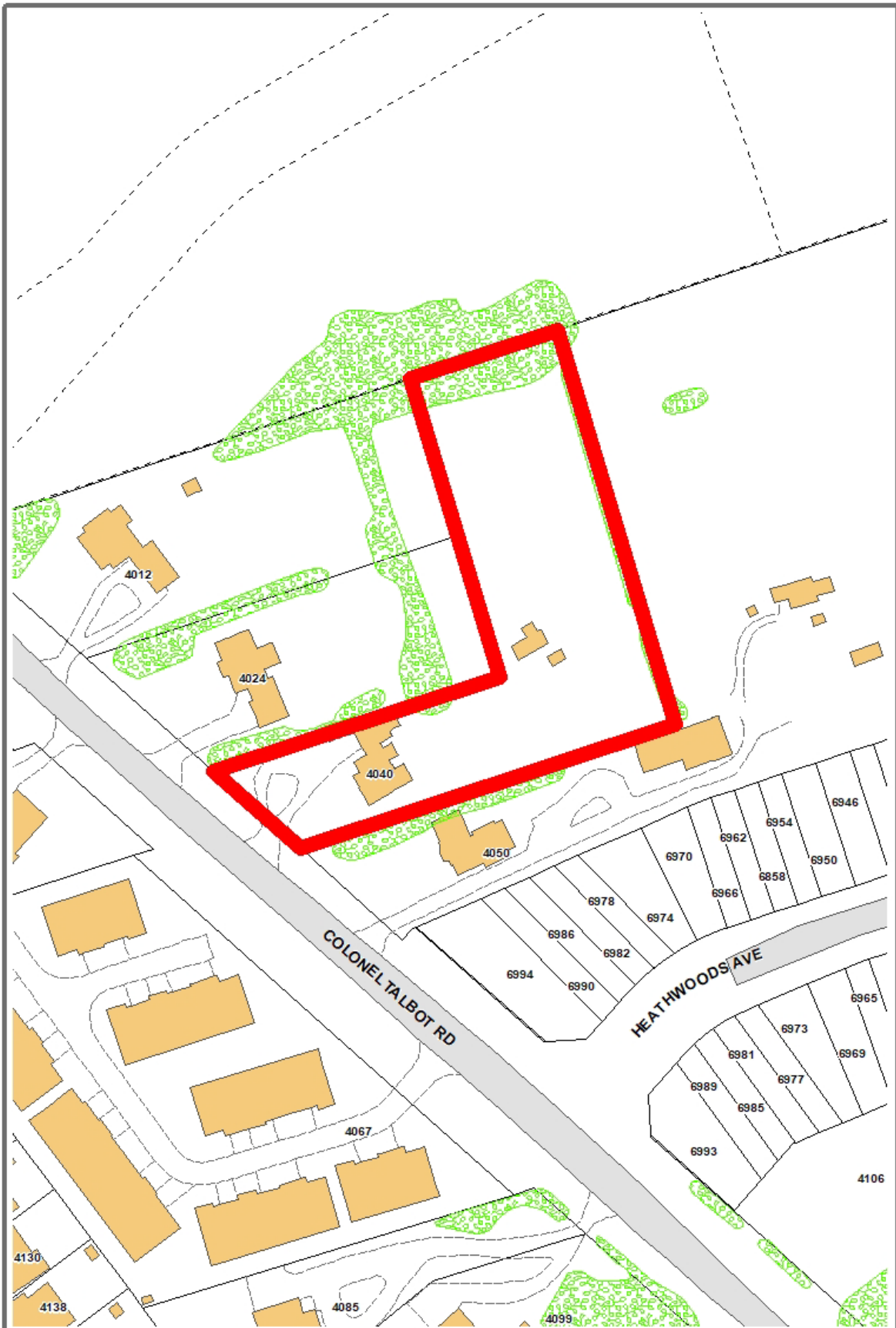
We understand that the applicant seeks to change the zoning from an Urban Reserve (UR3) Zone to a Residential R6 Special Provision and Residential R8 Special Provision (R8-4(\_)) Zone. We believe that extending this proposed zoning change to our property would align with the development objectives of the area and contribute positively to the community's growth.

Our land is strategically situated to benefit from the proposed zoning changes, and we envision that this adjustment will enhance the overall development potential of the neighborhood while meeting the housing demands in our region.

We appreciate your consideration of our request and look forward to your favorable response. Please feel free to contact me at your convenience if you require any further information.



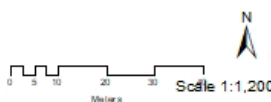
# Appendix F – Relevant Background



## LOCATION MAP

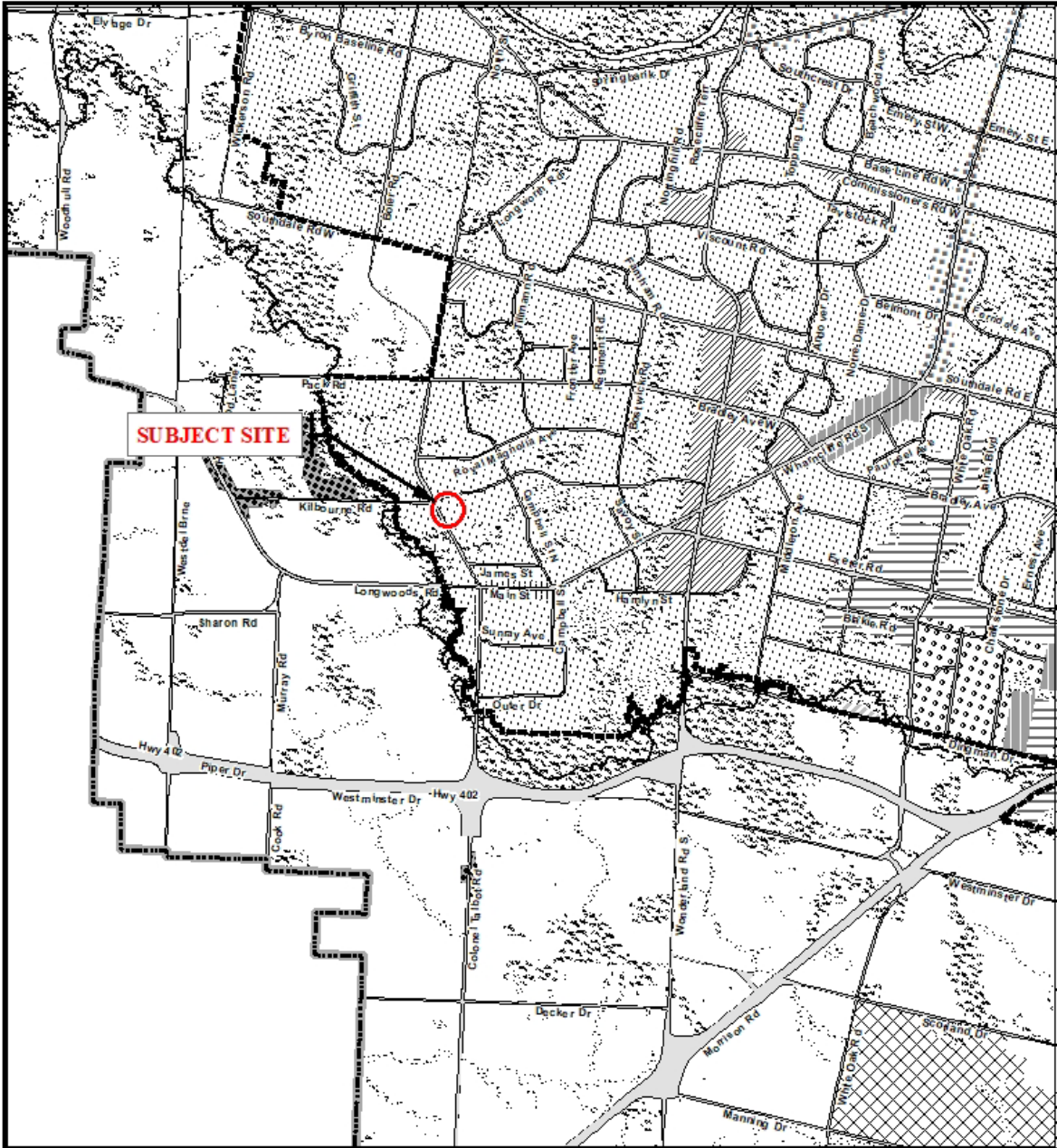
Address: 4040 Colonel Talbot Road  
File Number: OZ-9796  
Planner: Michaela Hynes  
Date: 2024/10/28

Corporation of the City of London  
Prepared By: Planning and Development



## Legend

- Subject Site
- Assessment Parcels
- Buildings
- Driveways/Parking Lots
- Vegetation

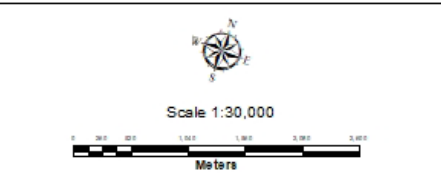


**Legend**

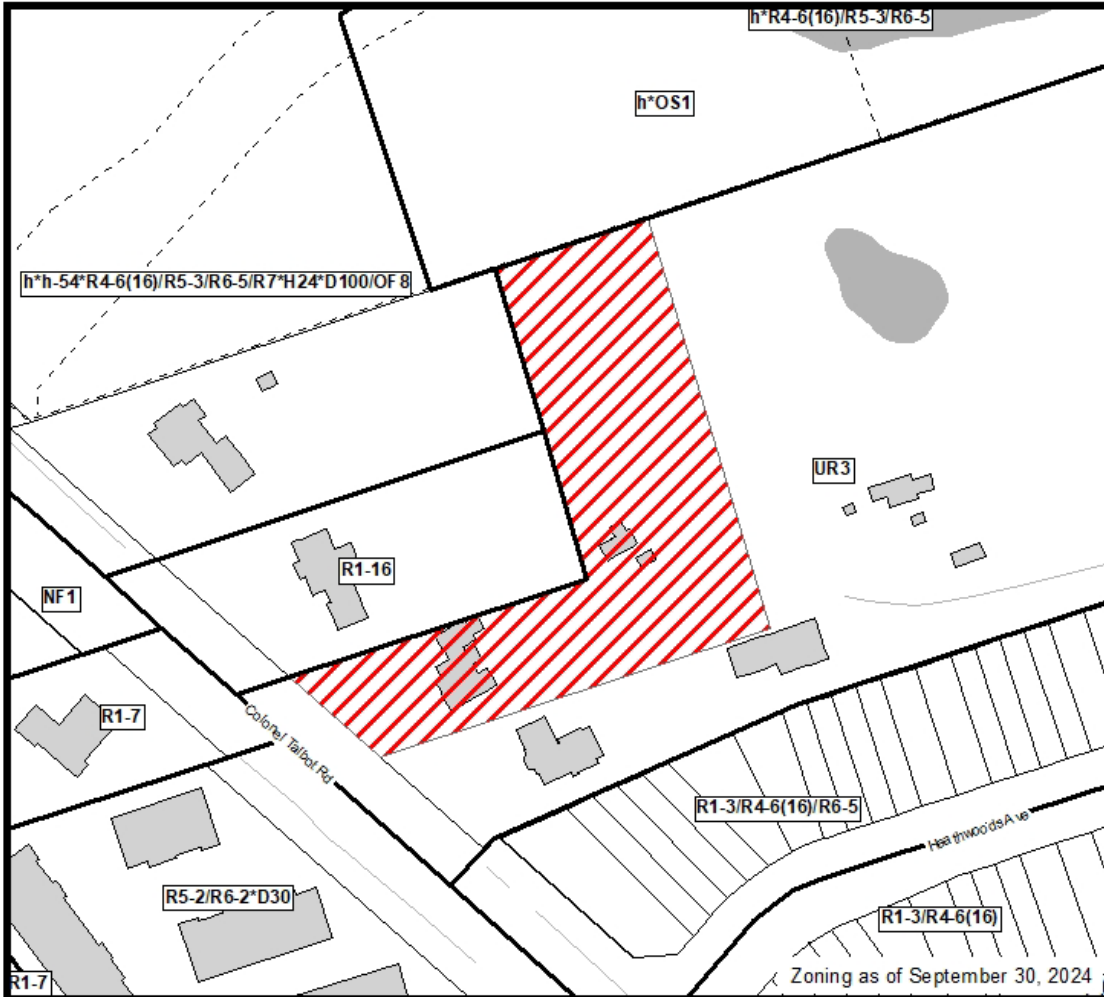
- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

*This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**CITY OF LONDON**  
**Official Plan**  
**LONDON PLAN MAP 1**  
**- PLACE TYPES -**  
 PREPARED BY: Planning & Development



**File Number:** OZ-9796  
**Planner:** MH  
**Technician:** JI  
**Date:** 2024/10/28



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: UR3**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING  
BY-LAW NO. Z.-1  
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

OZ-9796

MH

MAP PREPARED:

2024/10/28

Jl

1:1,500

0 5 10 20 30 40

Meters