



London
CANADA

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

December 18, 2024

B. Wansbrough
Manager of Planning and Development
Sifton Properties Limited
By E-mail

I hereby certify that the Municipal Council, at its meeting held on December 17, 2024 resolved:

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 appended to the staff report dated December 3, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held 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 appended to the staff report dated December 3, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held 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; and,
 - iv) enhanced tree planting and landscaping;

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

- B. Wansbrough;

it being further noted that the Municipal Council approves this application for the following reasons:

- 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;
- 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 amendments conform to the Southwest Area Secondary Plan, including but not limited to the Lambeth Residential Neighbourhood policies; and,
- 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;

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. (3.11/1/PEC)



M. Schulthess
City Clerk
/hal

cc: S. Mathers, Deputy City Manager, Planning and Economic Development
H. McNeely, Director, Planning and Development
C. Maton, Manager, Planning Implementation
B. O'Hagan, Manager, Current Development
M. Corby, Manager, Site Plans
B. Lambert, Manager, Development Engineering
M. Hynes, Planner, Planning Implementation
Documentation Services Representative
P&ED Admins/ATSR
T. Phillips, Administrative and Technical Support Representative
External cc List