

Bill No. 54
2024

By-law No. C.P.-1512()-____

A by-law to amend The Official Plan for the City of London, 2016 relating to 3810-3814 Colonel Talbot Road (within the Southwest Area Secondary Plan)

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

1. Amendment No. ____ to The Official Plan for the City of London Planning Area - 2016, as contained in the text attached hereto and forming part of this by-law.
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 13, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 13, 2024
Second Reading – February 13, 2024
Third Reading – February 13, 2024

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a special policy to the Southwest Area Secondary Plan, forming part of the Official Plan, to facilitate the development of an apartment building with a height of six storeys within the Lambeth Neighbourhood Medium Density Residential designation on the property at 3810-3814 Colonel Talbot Road.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to the lands located at 3810-3814 Colonel Talbot Road, located within the Lambeth Neighbourhood Medium Density Residential Designation, in the City of London, identified in Schedule 1.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for a 6-storey apartment building. The proposed amendment is considered appropriate as it is consistent with the Provincial Policy Statement, 2020, conforms to The Official Plan, including but not limited to the Key Directions, City Building policies, and the Specific Policy Area policies in Our Tools. The recommended amendment would permit development at a transitional scale and intensity that is appropriate for the site and the surrounding neighbourhood; and facilitates the development of an underutilized site within the Built-Area Boundary with an appropriate form of development.

D. THE AMENDMENT

The Southwest Area Secondary Plan, Lambeth Neighbourhood within the Medium Density Residential designation for the City of London is hereby amended by adding the following:

1. iv) 3810-3814 Colonel Talbot Road

A maximum height of 6-storeys shall be permitted for one apartment building on site.

Schedule 1

