

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: W3 Lambeth Farms Inc. (c/o Strik Baldinelli Moniz (SMB) Ltd.)
6555 & 6595 Royal Magnolia Avenue
File Number: OZ-9702, Ward 9
Public Participation Meeting

Date: April 30, 2024

Recommendation

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

- (ai) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 14, 2024, to amend the Official Plan, The London Plan, 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;
- (aii) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting 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 attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting May 14, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, 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.
 - 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 NOTED, that the above noted amendment is being recommended for the following reasons:

- i. 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;
- ii. 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;
- iii. The recommended amendments conform to the Southwest Area Secondary Plan (SWAP), including but not limited to the North Lambeth Residential Neighbourhood policies; and
- iv. 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; and

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 6555 & 6595 Royal Magnolia Avenue

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 May 14, 2024

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – May 14, 2024
Second Reading – May 14, 2024
Third Reading – May 14, 2024

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

A. PURPOSE OF THIS AMENDMENT

1. To add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London.
2. To add a policy to the North Lambeth Residential Neighbourhood of the Southwest Area Secondary Plan (SWAP).

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 6555 & 6595 Royal Magnolia Avenue in the City of London.

C. BASIS OF THE AMENDMENT

The amendment is consistent with the *PPS 2020* and policies of The London Plan and the Southwest Area Secondary Plan. The recommended amendment will facilitate a 6-storey, 176-unit, mixed-use apartment building development. The recommended development will contribute to intensification within the Urban Growth Boundary, add to the mix of housing and commercial types and uses within the neighbourhood and provide a compact, pedestrian-oriented built form.

D. THE AMENDMENT

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

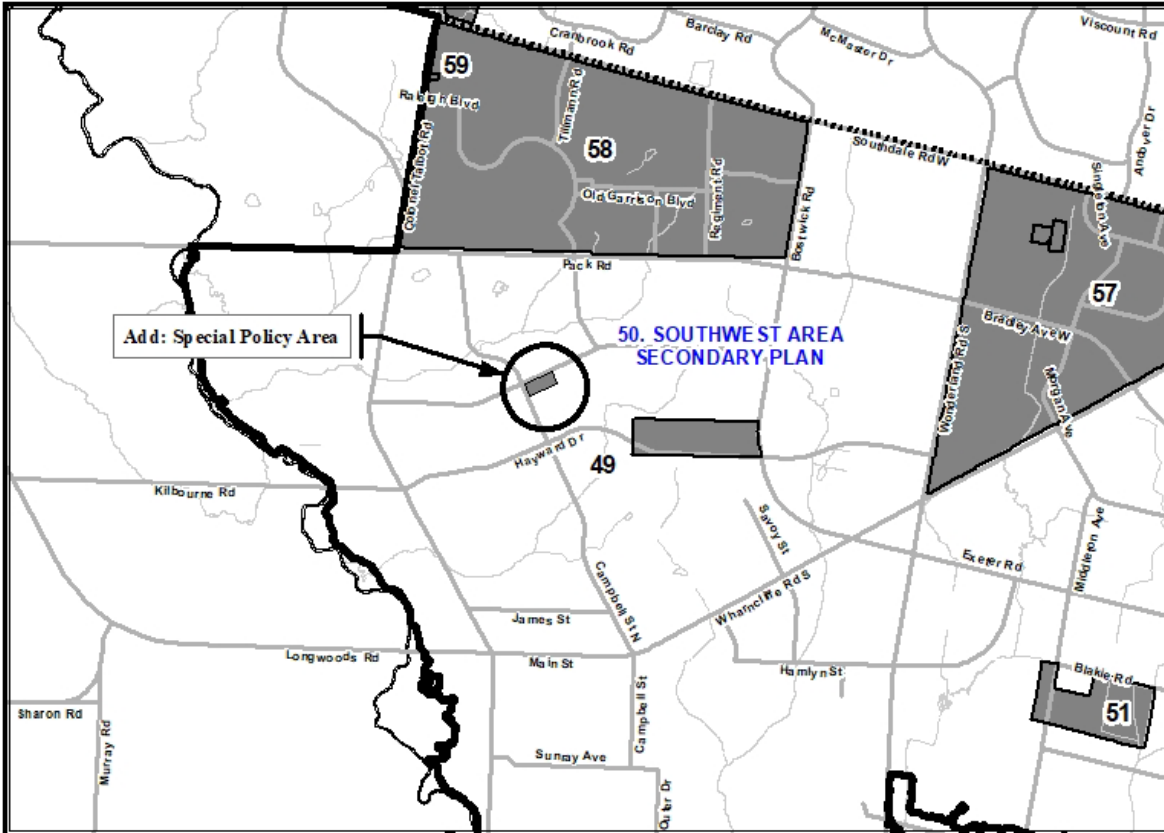
1. Specific Policies for the Neighbourhoods Place Type of Official Plan, The London Plan, of the City of London is amended by adding the following:

() 6555 & 6595 Royal Magnolia Avenue

In the Neighbourhoods Place Type at 6555 & 6595 Royal Magnolia Avenue, a maximum height of 6-storeys shall be permitted for two apartment buildings on site with ground floor commercial.
2. Map 7 – Specific Policy Areas, to the Official Plan, The London Plan, for the City of London Planning Areas is amended by adding a Specific Policy Area for the lands located at 6555 & 6595 Royal Magnolia Avenue in the City of London, as indicated on “Schedule 1” attached hereto.
3. Specific Policies to the Medium Density Residential policies in the North Lambeth Residential Neighbourhood of the Southwest Area Secondary Plan (SWAP), of the City of London is amended by adding the following:

() 6555 & 6595 Royal Magnolia Avenue

In the North Lambeth Residential Neighbourhood at 6555 & 6595 Royal Magnolia Avenue, a maximum height of 6-storeys and density of 165 units per hectare, shall be permitted for two apartment buildings on site with ground floor commercial.



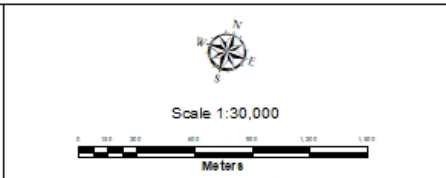
<p>LEGEND</p> <ul style="list-style-type: none"> Specific Policies Rapid Transit and Urban Corridor Specific-Segment Policies Near Campus Neighbourhood Secondary Plans 	<p>BASE MAP FEATURES</p> <ul style="list-style-type: none"> Streets (See Map 3) Railways Urban Growth Boundary Water Courses/Ponds
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This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

SCHEDULE #
TO

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: OZ-9702

PLANNER: MH

TECHNICIAN: JI

DATE: 3/22/2024

Appendix B – Zoning Bylaw 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 6555 & 6595 Royal Magnolia Avenue.

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 6555 & 6595 Royal Magnolia Avenue, as shown on the attached map comprising part of Key Map No. A110, **FROM** a Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone **TO** a Residential R9 Special Provision (R9-7()*H24) Zone.
2. Section Number 13.4 of the Residential R9 (R9-7()*H24) Zone is amended by adding the following Special Provisions:

R9-7 () 6555 & 6595 Royal Magnolia Avenue

a. Additional Permitted Uses, restricted to the ground floor

- i) Bake shop
- ii) Convenience service establishments
- iii) Convenience stores
- iv) Craft brewery
- v) Day care centres
- vi) Dog or domestic cat grooming
- vii) Florist shops
- viii) Food stores
- ix) Live-work
- x) Personal service establishments
- xi) Pharmacies
- xii) Restaurants, eat-in
- xiii) Restaurants, take-out
- xiv) Retail
- xv) Studios

b. Regulations

- i. For the purpose of Zoning, Royal Magnolia Avenue is considered to be the front lot line.
- ii. Front and Exterior Side Yard Depth (minimum): 3.0 metres
- iii. Exterior Side Yard Depth (maximum): 9.0 metres
- iv. Rear Yard Depth (minimum): 19.0 metres
- v. Density (maximum): 165 units per hectare
- vi. Height (maximum): 24.0m (6 storeys)
- vii. Ground floor height (minimum): 4.0m

- viii. Ground floor commercial floor space (minimum): 200 square metres.
 - ix. Drive-through facilities shall not be permitted.
 - x. Parking and drive aisles shall not be permitted in the front and exterior side yards.
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.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

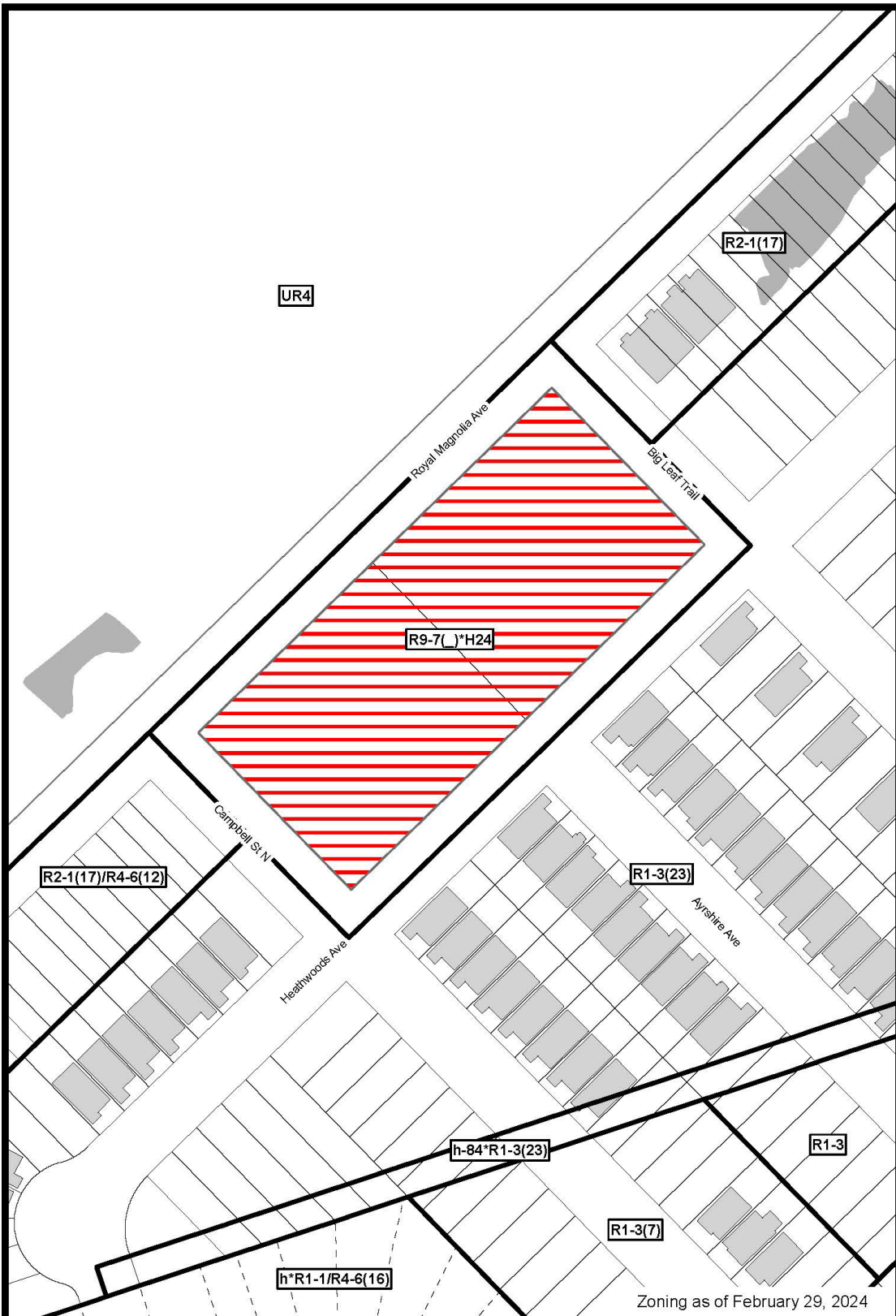
PASSED in Open Council on May 14, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – May 14, 2024
Second Reading – May 14, 2024
Third Reading – May 14, 2024

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



File Number: OZ-9702
Planner: MH
Date Prepared: 2024/04/08
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

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