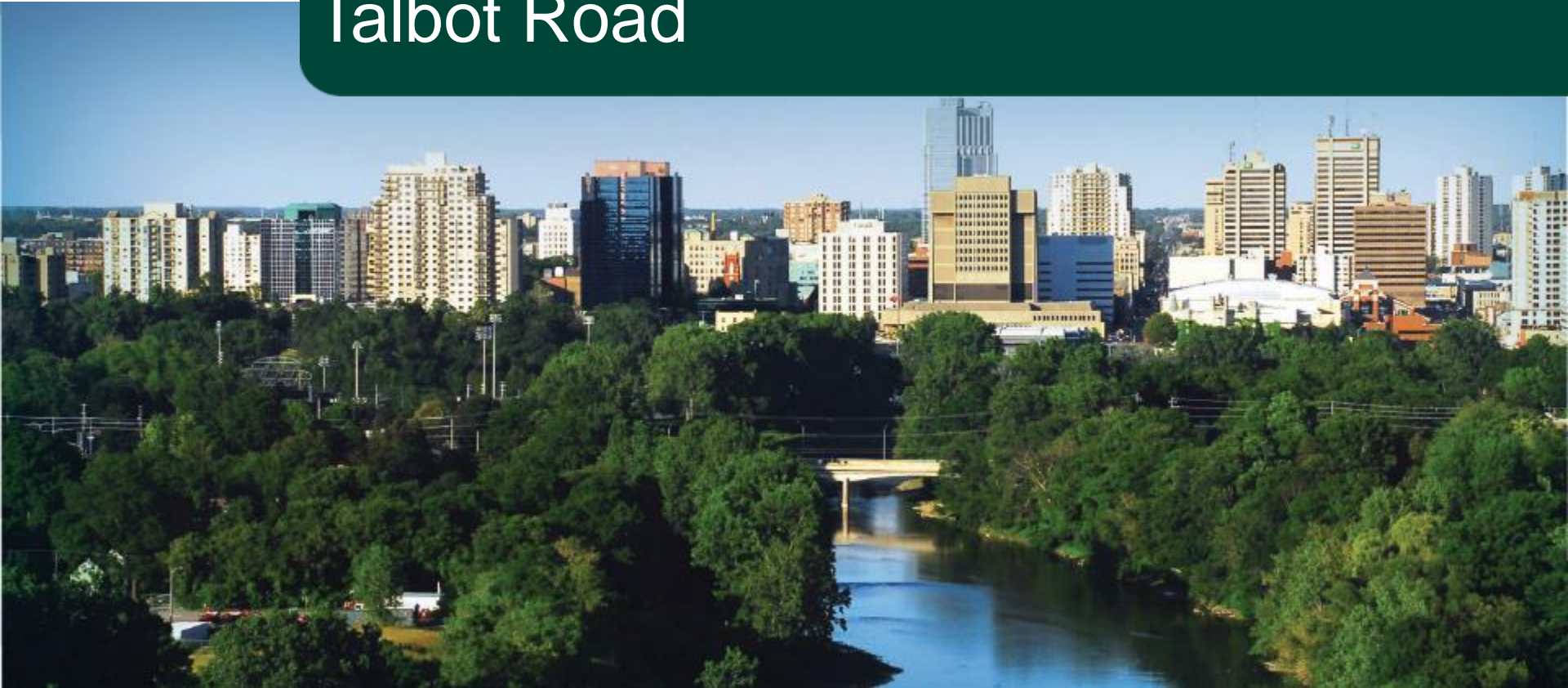




Slide 1 – Z-9491 – 3510-3524 Colonel Talbot Road



City of London
July 25, 2022



Slide 2 - Subject Site





Slide 4 – Proposed Development





Slide 5 – Policy Context

The London Plan

- Neighbourhoods Place Type on two Civic Boulevards
- Permits low-rise apartments with a minimum height of 2-storeys and maximum height of 4-storeys
- Encourages compact forms of development and infill and intensification to manage outward growth

Southwest Area Secondary Plan (SWAP)

- Medium Density Residential - permits low rise apartments up to 6 storeys, at 75 units per hectare

1989 Official Plan

- Multi-Family Medium Density Residential - permits low rise apartments up to 75 units per hectare



Slide 6 – Neighbourhood & Concerns

- *Privacy*
- *Construction impacts*
- *Traffic*
- *Noise*
- *Impact on property values*
- *Environmental impacts*
- *Grading concerns/stormwater*
- *Holding provision for archaeological*

Slide 7 - Recommendation

