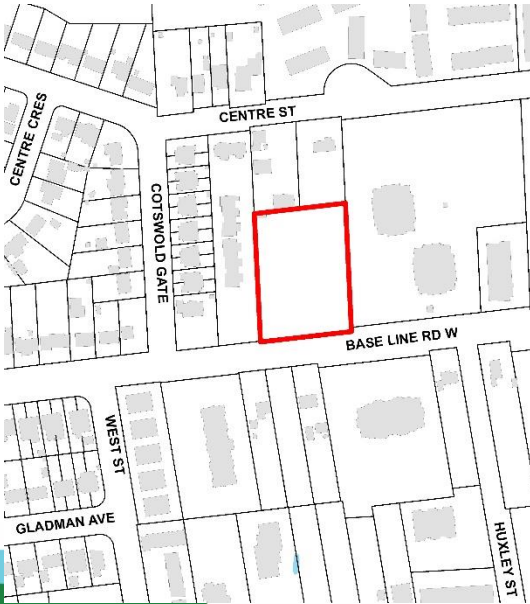




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

122 Base Line Road West



File: OZ-9200

Applicant: Housing Development Corporation, London (HDC)

What is Proposed?

Official Plan and Zoning Amendments to allow:

- A four-storey, 61 unit apartment building (100 units per hectare);
- A minimum of 30% of the residential units will be “affordable rent”;
- An interior side yard setback of 4 metres;
- A reduction in vehicle parking to 61 parking spaces; and
- A reduction in bicycle parking spaces to 1 per 4 units.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 28, 2020**

Planner: Travis Macbeth

tmacbeth@london.ca

519-661-CITY (2489) ext. 5102

City Planning, City of London, 206 Dundas St., London, ON, N6A 1G7

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london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Stephen Turner, Ward 11

sturner@london.ca

519-661-CITY (2489) ext. 4011

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Date of Notice: May 19, 2020

Application Details

Commonly Used Planning Terms are available at london.ca.

Requested Amendment to The London Plan (New Official Plan)

To change the subject property by adding a Specific Policy to the Neighbourhoods Place Type to permit a low-rise apartment building. Also the requested amendment is to add the subject property to London Plan 'Map 7 – Specific Policy Areas'.

Requested Zoning By-law Amendment

To change the zoning from Residential R8-3 Zone to a Residential R8-3 Special Provision Bonus Zone with a holding provision for site plan (h-5*R8-3*B(_)). The Bonus Zone is requested to allow 100 units per hectare. The Bonus Zone requested is in exchange for the provision of affordable rental units, with at least 30% of the units proposed to be affordable rentals, as well as the provision of energy conservation, transit-supportive development and accessibility. The Bonus Zone requested includes provisions for an interior side yard of 4 metres (to the east lot line) and reductions in vehicle and bicycle parking. The holding provision (h-5) requested is for a future public site plan process.

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R8 Zone (R8-3)

Permitted Uses: The Residential R8-3 Zone permits: a) Apartment buildings; b) Handicapped person's apartment buildings; c) Lodging house class 2; d) Stacked townhousing; e) Senior citizen apartment buildings; f) Emergency care establishments; and g) Continuum-of-care facilities.

Residential Density: maximum 65 units per hectare

Height: 13.0 metres maximum

Requested Zoning

Zone: h-5*R8-3*B_

Permitted Uses: Same uses as in the R8-3 Zone.

Special Provision(s): Request Special Provision Bonus Zone to: increase density to 100 units per hectare; reduce vehicle parking from 77 parking stalls to 61 parking stalls; reduce bicycle parking from 46 to 16 long-term bicycle parking spaces; and reduce the east Interior Side Yard to 4.0 metres from the current minimum of 4.5 metres.

Residential Density: Request to increase density to 100 units per hectare (61 units).

Height: No change requested.

Bonus Zone: Bonus Zone is requested for the provision of affordable housing, with minimum of 30% of units to be at affordable rents; energy conservation and transit-oriented development, and accessibility/universal design.

The City may also consider additional holding provisions and additional special provisions with regards to landscaping, urban design, or other considerations.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are designated as Multi-Family, Medium Density Residential in the Official Plan, which permits low-rise multiple unit developments such as row houses, cluster houses, and low-rise apartments.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of low-rise residential forms and uses on Neighbourhood Connector streets. An amendment to the London Plan is required to permit a low-rise apartment building at the subject site.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca) page at london.ca.

Please also note that this application is being circulated during the State of Emergency issued by the Province of Ontario. As a result, in-person services are not available at this time.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps

Future opportunity to view the application:

- When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the office location of the Planner and the times that the office is open.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include City Planning staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

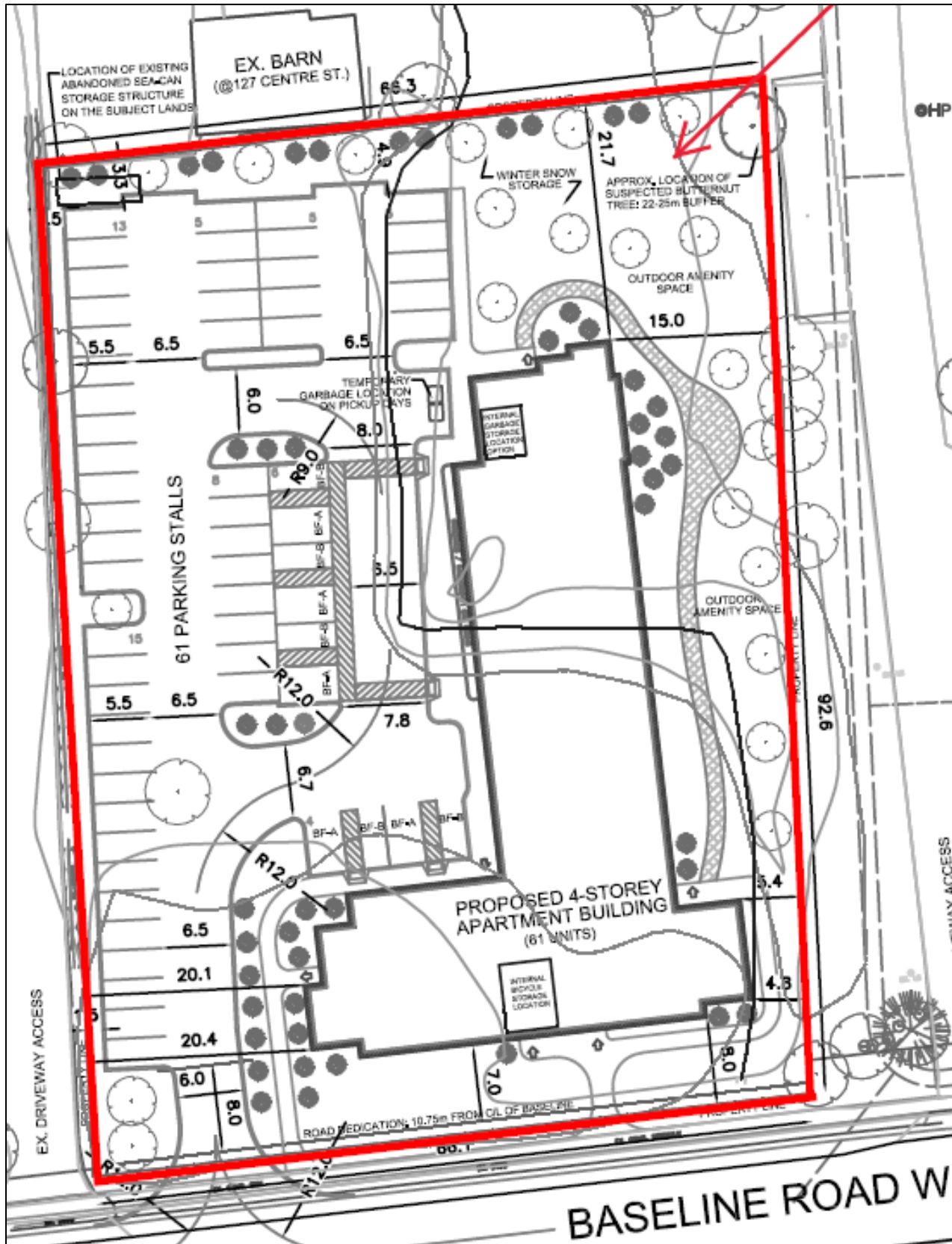
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public

participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact planning@london.ca or 519-661-4980 for more information.

Site Concept



Conceptual Site Plan – 122 Base Line Road West

The above image represents the applicant's proposal as submitted and may change.