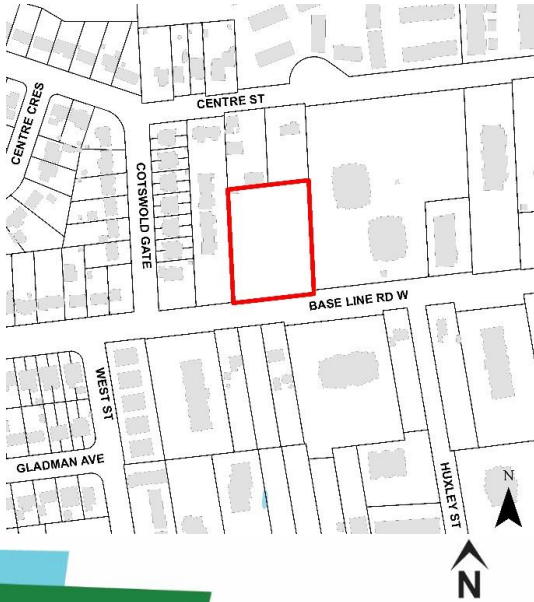


## Official Plan and Zoning By-law Amendments

### 122 Base Line Road West



**File: OZ-9200**

**Applicant: Housing Development Corporation, London**

#### What is Proposed?

London Plan and Zoning amendments to allow:

- A 4-storey (13 metre) apartment building;
- 61 residential units (100uph);
- 1 parking space per unit;
- 1 bicycle parking space per 4 units;
- Development proposes to include affordable housing units, be accessible and transit-supportive.

## YOU ARE INVITED!

Further to the Notice of Application you received on May 19, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, September 21, 2020, no earlier than 4:00 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Travis Macbeth  
City Planning, City of London  
tmacbeth@london.ca  
File: OZ-9200  
[london.ca/planapps](https://london.ca/planapps)

To speak to 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.**

# Application Details

Commonly Used Planning Terms are available at [london.ca](http://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 to add the subject site to London Plan 'Map 7 – Specific Policy Areas'.

No requested amendment to the 1989 Official Plan.

## Requested Zoning By-law Amendment

To change the zoning from Residential R8-3 Zone to a Holding Residential R8-3 Bonus Zone (h-5\*R8-3\*B(\_)). The Zoning Amendment is requested to allow 61 units total (100 uph).

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca](http://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):** Reduce vehicle parking from 77 parking spaces to 61 parking spaces (1 per residential units); Reduce bicycle parking from 46 to 16 long-term bicycle parking spaces (1 per 4 residential units); reduce east Interior Side Yard from 4.5 metres to 4 metres.

**Residential Density:** Increase density to 61 units (100 uph) through Bonus Zone.

**Height:** No change requested.

**Bonus Zone:** The bonus zone would permit a residential density of 100 uph in return for eligible facilities, services, and matters outlined in Section 19.4.4 of the 1989 Official Plan. Other setbacks and parking reduction (as identified in the Special Provisions) may also be considered through the re-zoning process as part of the bonus zone.

## 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 currently designated as Multi-Family, Medium Density Residential (MFMDR) in the 1989 Official Plan, which permits low-rise multiple unit developments such as row houses, cluster houses, and low-rise apartment buildings.

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*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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](http://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](http://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.

## Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the 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](mailto: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 <https://olt.gov.on.ca/tribunals/lpat/about-lpat/>

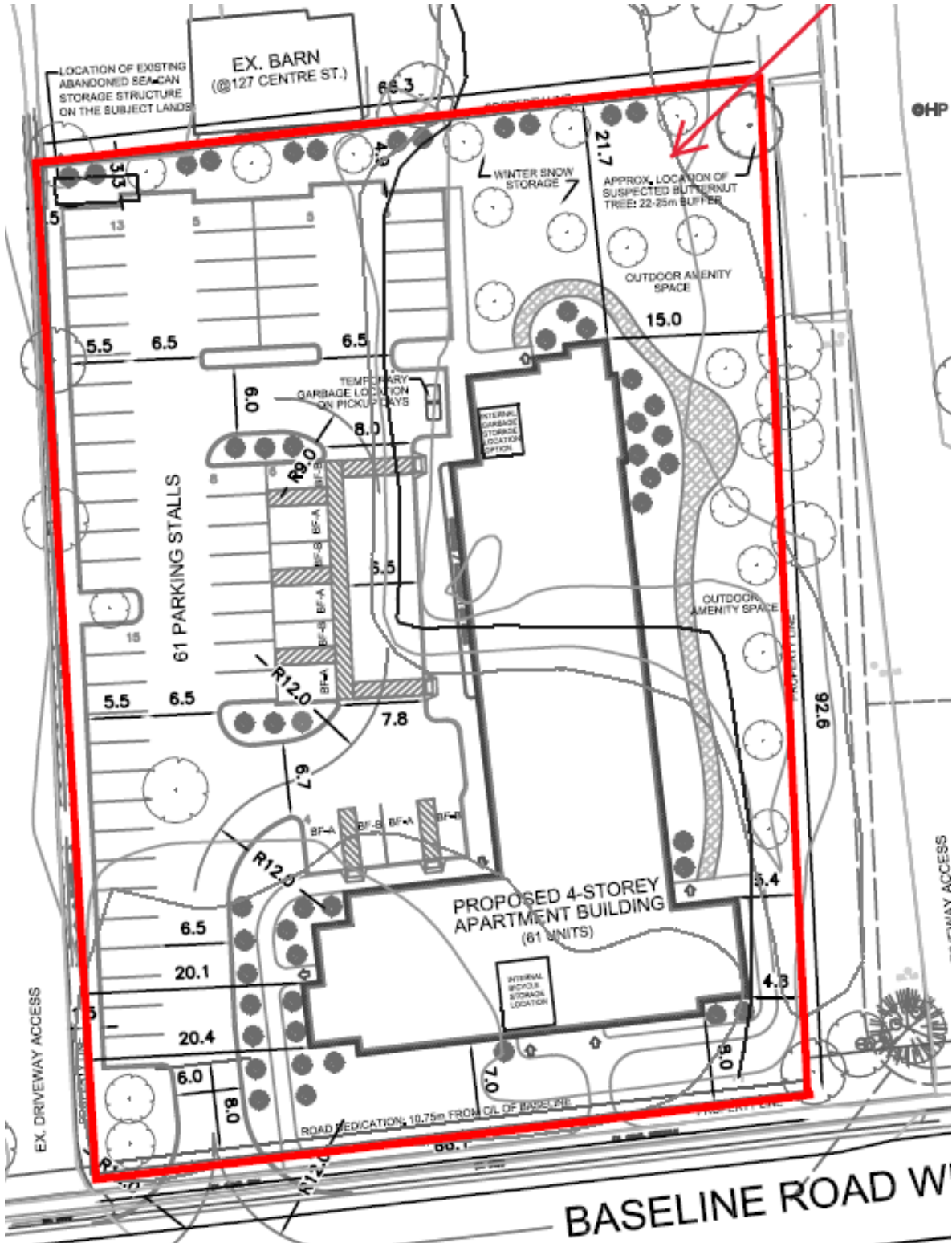
### Notice of Collection of Personal Information

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

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [planning@london.ca](mailto:planning@london.ca) by to Monday, September 14, 2020, request any of these services.

## Site Concept



**Conceptual Site Plan – 122 Base Line Road West**

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



# Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

**Please refer to the public meeting notice for all options available for you to participate in the planning process.**

## Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Speakers will be limited to five minutes of verbal presentation.
  - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing [PPMClerks@london.ca](mailto:PPMClerks@london.ca)** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.<sup>1</sup>
  - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
  - When pre-registering, members of the public will be advised which meeting room to attend on the second floor of City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

## Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building.
- Members of the public should convene in the assigned seating, in the appropriate meeting room for the PPM as noted in the pre-registration.
- Each committee room will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

## Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

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<sup>1</sup> Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.