



NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

712 Base Line Road East



File: Z-9474

Applicant: Wellington Gate Inc. (c/o Westdell Development Corp.)

What is Proposed?

Zoning amendment to allow:

- A mixed-use (commercial/office and residential) apartment building with a height of 16 storeys and 150 residential units, and 650 square metres of commercial
- 149 parking spaces

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 29, 2022**

Nancy Pasato

npasato@london.ca

519-661-CITY (2489) ext. 7156

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9474

london.ca/planapps

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

Councillor Michael van Holst

mvanholst@london.ca

519-661-CITY (2489) ext. 4001

**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: March 9, 2022

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Community Shopping Area (CSA3) Zone to a Residential R9 Special Provision/Bonus (R9-7()*B-()) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Community Shopping Area (CSA3) Zone

Permitted Uses: assembly halls; automotive uses, restricted; bake shops; clinics; commercial parking structures and/or lots; commercial recreation establishments; convenience service establishments; day care centres; duplicating shops; financial institutions; home and auto supply stores; institutions; medical/dental offices; offices; patient testing centre laboratories; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; supermarkets; taverns; video rental establishments; brewing on premises establishment; cinemas; commercial schools; private schools.

Height: 9.0 metres

Requested Zoning

Zone: Residential R9 Special Provision/Bonus (R9-7()*B-()) Zone

Permitted Uses: apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; continuum-of-care facilities.

Special Provision(s): Additional permitted uses: animal hospitals; apartment buildings, with any or all of the other permitted uses on the first floor; bake shops; clinics; commercial recreation establishments; commercial parking structures and/or lots; converted dwellings; day care centres; dry cleaning and laundry depots; duplicating shops; emergency care establishments; existing dwellings; financial institutions; grocery stores; laboratories; laundromats; libraries; medical/dental offices; offices; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; video rental establishments; cinemas; brewing on premises establishment; food store; animal clinic; convenience store; post office; convenience service establishments; dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; bed and breakfast establishments; antique store; police stations; artisan workshop; craft brewery; a reduced minimum front yard depth of 0.5m, whereas 11m is required; a reduced minimum rear yard depth of 0.5m , whereas 19.2m is required; a reduced minimum interior (west and east) side yard depth of 5.5m, whereas 19.2m is required; a maximum lot coverage of 60.5% , whereas 30% maximum is required; a reduced landscape open space of 19.5%, whereas 30% minimum is required; a reduced minimum parking requirement of 149 spaces, whereas 232 spaces are required; and a reduced minimum parking setback of 1.4m, whereas 1.5m is required.

Bonus Zone: A maximum building height of 16 storeys (47m) and a maximum density of 660 units per hectare, whereas 150 units per hectare is the maximum, in return for eligible facilities, services, and matters outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638_ to 1655_ of The London Plan. The proposed facilities, services, and matters to support Bonus Zoning include: exceptional site and building design, sustainable forms of development, contribution to the development of transit amenities, features and facilities, affordable housing, and extraordinary tree planting, which may include large calliper tree stock, a greater number of trees planted than required, or the planting of rare tree species as appropriate.

The City may also consider additional considerations such as a different base zone (such as a Business District Commercial Special Provision (BDC1()) Zone, the use of holding provisions, and/or additional special provisions.

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 Community Commercial Node (CCN) in the 1989 Official Plan, which permits a wide range of goods and services which are needed on a regular basis, such as supermarkets, food stores and pharmacies, restaurants, financial institutions, service-oriented office uses, community facilities, and medical/dental offices. Multi-family, high density residential uses may also be permitted in the designation through a zoning by-law amendment application, site plan application and consideration of design features which provide for the proper integration of the two uses.

The subject lands are in the Rapid Transit Corridor Place Type in The London Plan, permitting a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change 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.

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
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Planning & Development 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested 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. 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. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website. 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 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 Ontario Land 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 Ontario Land 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 by-law is passed, 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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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/appeals-process/forms/>.

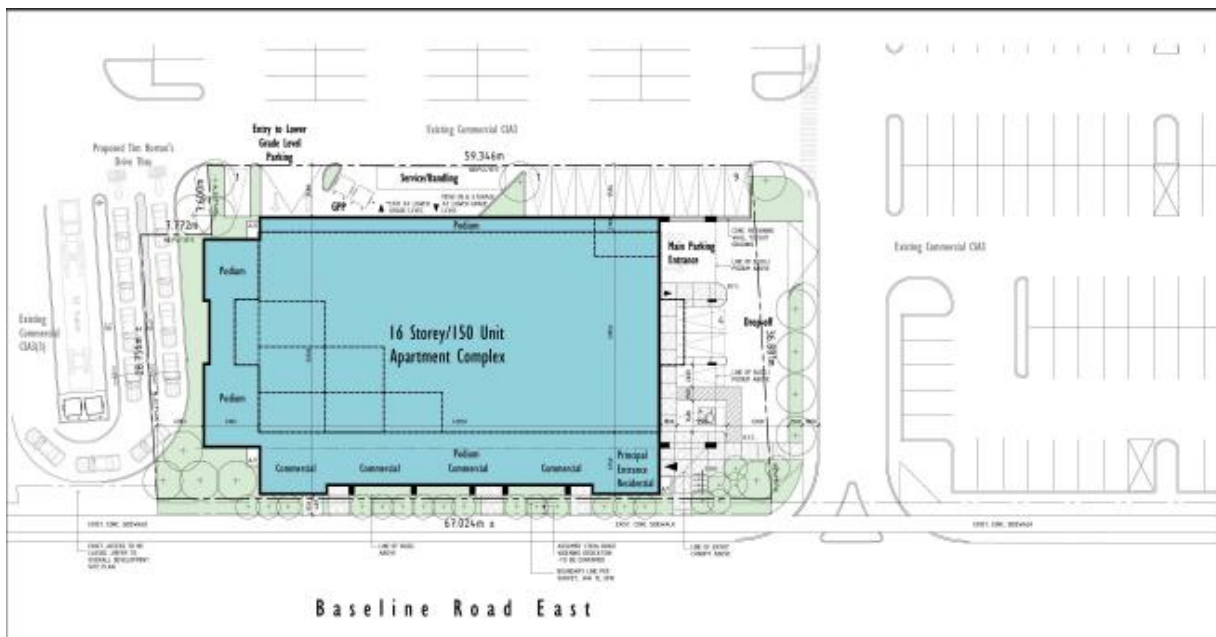
Notice of Collection of Personal Information

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY (2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact developmentservices@london.ca for more information.

Site Concept



Site Concept Plan

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

Building Renderings



Conceptual Rendering (northerly view from Base Line Road East)



Conceptual Rendering (southwest view towards Base Line Road East)

The above images represent the applicant's proposal as submitted and may change.