

## 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
- 135 parking spaces (revised)



## YOU ARE INVITED!

Further to the Notice of Application you received on March 9, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, August 22, 2022, no earlier than 6:00 p.m.

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Nancy Pasato  
[npasato@london.ca](mailto:npasato@london.ca)  
519-661-CITY (2489) ext. 7156  
Planning & Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: Z-9474

[london.ca/planapps](https://london.ca/planapps)

To speak to your Ward Councillor:

Councillor Michael van Holst  
[mvanholst@london.ca](mailto: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.**

# 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](http://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; 547 square metres of commercial/office uses on the first floor; a maximum density of 660 units per hectare; a reduced minimum rear yard depth of 0.5m, whereas 19.2m is required; a reduced minimum interior (east) side yard depth of 4.0m, whereas 19.2m is required; a maximum lot coverage of 53%, whereas 30% maximum is required; a reduced landscape open space of 23%, whereas 30% minimum is required; a reduced minimum parking requirement of 134 spaces, whereas 232 spaces are required; a reduced parking area setback of 0m, whereas 1.5m is required; a drive-through with a 0m setback along the west property boundary (to facilitate the drive-through on the lands); a west interior side yard setback of no closer than 6.8 m from the edge of the drive-through to the building (added); and a landscape buffer of no less than 3.0 metres from the edge of the drive-through within the 6.8 m setback between the edge of the drive-through and the building (added).

**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, and affordable housing.

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 London Plan, London's long-range planning document. 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 public

meeting notice 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.

### **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](https://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### **Attend This Public Participation Meeting**

The Planning and Environment Committee will consider the requested 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. 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](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 Clerk 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 add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

### **Notice of Collection of Personal Information**

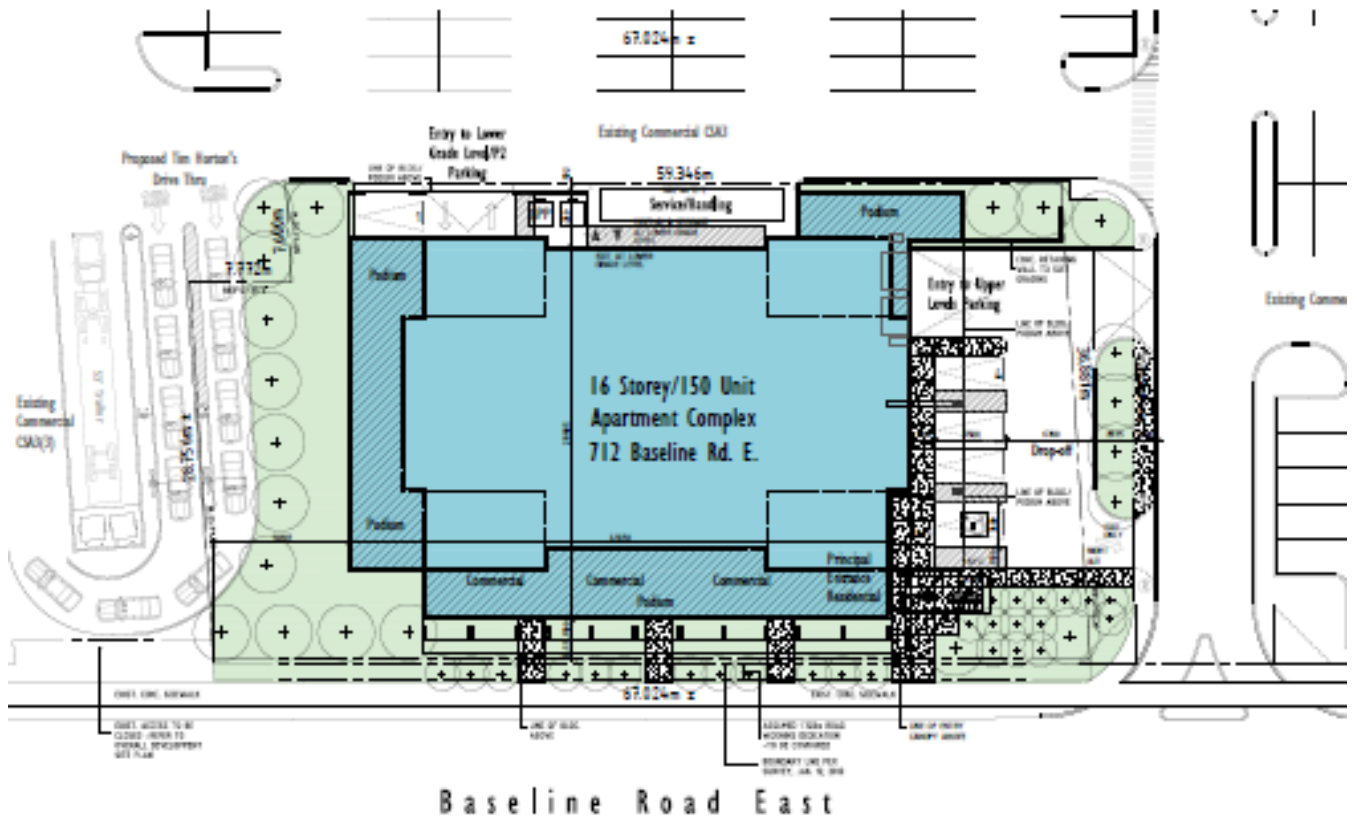
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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**

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 [plandev@london.ca](mailto:plandev@london.ca) by August 15, 2022 to request any of these services.



# Site Concept (revised)



## Site Concept Plan (revised July 2022)

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

# Building Renderings (revised)



Conceptual Rendering (northerly view from Base Line Road East) (revised July 2022)



***Conceptual Rendering North and West Elevations (revised July 2022)***

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