



# NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

## Official Plan & Zoning By-law Amendment

### 359 Wellington Road & 657 Base Line Road East



**File: OZ-9719**

**Applicant: LJM Developments Ltd.**

#### What is Proposed?

Official Plan & Zoning amendment to allow:

- A 23-storey residential high-rise development including 6-storey podium, with a total of 250 units;
- A total of 118 underground parking spaces and 192 bicycle spaces.

## LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Tuesday, July 16, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

**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.

Please provide any comments by **June 14, 2024**

For more information contact:

Isaac de Ceuster  
[ideceust@london.ca](mailto:ideceust@london.ca)  
519-661-CITY (2489) ext. 3835  
Development Services, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: OZ-9719

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

To speak to your Ward Councillor:

Skylar Franke  
[sfranke@london.ca](mailto:sfranke@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: March 28, 2024

# Application Details

## Requested Amendment to The London Plan (New Official Plan)

To add a Specific Area policy for the Rapid Transit Corridor Place Type to permit a maximum height of 23 storeys and delineate the subject lands on Map 7 (Specific Policy Areas) of The London Plan.

## Requested Zoning By-law Amendment

To change the zoning from an Automotive Service Station (SS1) Zone, Residential R1 (R1-6) Zone and Bonus Zone (B-43) to a Residential R9 Special Provision (R9-7(\_)) 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:** Automotive Service Station (SS1), Residential R1 (R1-6) and Bonus B-43 Zone.

**Permitted Uses:** SS1: Automobile service stations; gas bars. R1: single detached dwelling. B-43: the bonus zone shall be implemented through a development agreement to provide for a continuum of care facility and 12 townhouse units

**Residential Density:** N/A

**Height:** 38.5 metres

### Requested Zoning

**Zone:** Residential R9 Special Provision (R9-7(\_)) Zone.

**Permitted Uses:** R9: Apartment buildings; Lodging House class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; Continuum-of-care facilities.

**Special Provision(s):** A exterior side yard of 0.8 metres (whereas 6.99 metres is required); to permit a lot coverage of 61% (whereas 30% is permitted), a minimum landscaped open space of 14% (whereas 30% is required); to permit a bicycle parking minimum of 1.0 spaces per unit; to permit a maximum height of 72.9 metres; to permit a maximum density of 1391 uph (whereas 150 units per hectare are permitted).

**Residential Density:** 1391 units per hectare

**Height:** 72.9 metres

The City may also consider a different base 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.

The subject lands are in the Rapid Transit Corridor Place Type fronting a Rapid Transit Corridor (Wellington Road) and in the Neighbourhoods Place Type fronting a Neighbourhood Connector (Base Line Road East). The Rapid Transit Corridor Place Type permits a range of residential, retail, service, office, cultural, recreational and institutional uses. The subject lands are also within the Protected Major Transit Station Area, shown on Map 10 of The London Plan. The Protected Major Transit Station Area permits a minimum building height of either two storeys or eight metres and a maximum building height of 16-storeys for areas within 100 metres of a rapid transit station.

## 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. 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](http://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.

## **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. Neighbourhood Associations are listed on the [Neighbourgood](#) 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 official plan amendment and/or 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 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 Ontario Land 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 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**

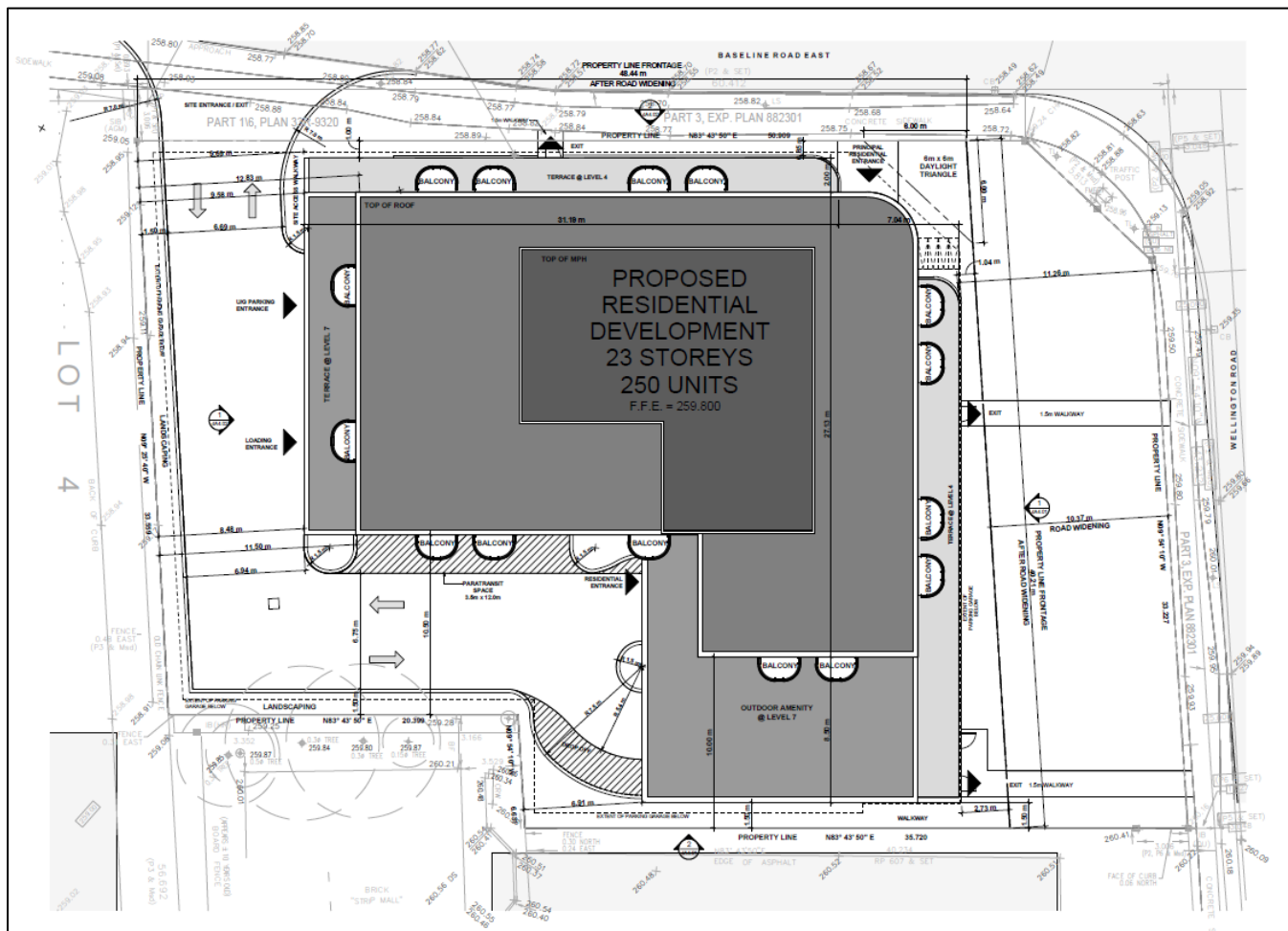
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London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

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 July 9, 2024 to request any of these services.

## Site Concept



Site concept 359 Wellington Road & 657 Baseline Road East – February 2024

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

## Building Renderings



Building elevation south (left) and east elevation (right)





Building elevation north (left) and west elevation (right).



Rendering proposed development 359 Wellington Road & 657 Baseline Road East

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