



London  
CANADA

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September 25, 2024

S. Rasanu  
Planner and Project Lead  
Strik Baldinelli Moniz  
By E-mail

I hereby certify that the Municipal Council, at its meeting held on September 24, 2024 resolved:

That, the following actions be taken with respect to the application by 13759741 Canada Inc. (c/o Strik, Baldinelli, Moniz Ltd.), relating to the property located at 80-82 Base Line Road West:

- a) the proposed revised, attached by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on September 24, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R9 (R9-7\*H45) Zone TO a Residential R9 Special Provision (R9-7(\_)\*H30) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) the applicant shall provide a revised water servicing report through the Site Plan Approval process;
  - ii) landscaping to include at minimum 50% native species, with no invasive species planted;
  - iii) investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;
  - iv) investigate air source heat pump options;
  - v) apply bird friendly policies using the CSA standard; and,
  - vi) consultation with the Municipal Housing Development division for the provision of affordable housing units and entering into a Tenant Placement Agreement for existing tenants;

it being noted that the applicant has expressed interest in using mass timber construction, which is encouraged by Council in support of the Climate and Emergency Action Plan;

it being noted that the Planning and Environment Committee received the following communication with respect to these matters:

- a communication dated September 6, 2024 from S. Rasanu, Planner and Project Lead, Strik Baldinelli Moniz;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- S. Rasanu, Planner and Project Lead, Strik Baldinelli Moniz;
- J. Chichendt; and,
- C. Rorke;

it being further noted that the Municipal Council approves this application for the following reasons:

- the amendment is consistent with the Provincial Policy Statement, 2020 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the amendment conforms to The London Plan, including but not limited to the Key Directions, City Design and Building policies, Neighbourhoods Place Type policies; and will facilitate a built form that contributes to achieving a compact City; and,
- the recommended amendment would facilitate the redevelopment of an underutilized parcel of land with a scale and intensity that is appropriate for the site and surrounding context;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (3.4/14/PEC)



M. Schulthess  
City Clerk  
/hal

cc: S. Mathers, Deputy City Manager, Planning and Economic Development  
H. McNeely, Director, Planning and Development  
C. Maton, Manager, Planning Implementation  
B. O'Hagan, Manager, Current Development  
M. Corby, Manager, Site Plans  
B. Lambert, Manager, Development Engineering  
I. de Ceuster, Planner, Planning Implementation  
Documentation Services Representatives  
P&ED Admins/ATSR  
External cc List

## Appendix A – Zoning By-law Amendment

Bill No.(number to be inserted by Clerk's Office)  
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 80 & 82 Base Line Road West.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 80 & 82 Base Line Road West, as shown on the attached map **FROM** a Residential R9 (R9-7\*H45) Zone **TO** a Residential R9 Special Provision (R9-7( )\*H30) Zone.
2. Section Number 13.4 of the Residential R9 Zone is amended by adding the following Special Provisions:

R9-7( ) 80 & 82 Base Line Road West

a. Regulations

- i) Front Yard Setback (minimum): 1.3 metres
  - ii) Interior (East) Side Yard Setback (minimum): 5.4 metres
  - iii) Interior (West) Side Yard Setback (minimum): 5.8 metres
  - iv) Interior (West) Side Yard Encroachment (maximum): 4.9 metres
  - v) Landscape Open Space (minimum): 29%
  - vi) Density (maximum): 386 units per hectare
  - vii) Height (maximum): 30.0 metres
  - viii) Vehicle Parking Spaces (minimum): 22 spaces
3. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 24, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – September 24, 2024  
Second Reading – September 24, 2024  
Third Reading – September 24, 2024

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

