

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** George Kotsifas, P. Eng  
Managing Director, Development & Compliance Services and  
Chief Building Official

**Subject:** Application By: Housing Development Corporation (HDC),  
London  
122 Base Line Road West

**Date:** March 29, 2021

## Recommendation

That, on the recommendation of the Director, Development Services, based on the application by Goldfield Ltd. relating to the property located at 122 Base Line Road West, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 13, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Holding Bonus Residential R8 (h-5 \*R8-3\*B-69) Zone **TO** a Bonus Residential R8 (R8-3\*B-69) Zone to remove the "h-5" holding provision.

## Executive Summary

### Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the "h-5" holding symbol from the zone map to permit the development of a low-rise apartment building in accordance with the provisions of the approved bonus zone.

### Rationale of Recommended Action

The conditions for removing the holding provisions have been satisfied, as required by Zoning By-law Z.-1. Specifically, security has been submitted; a development agreement has been signed; and, a public site plan meeting has been held (March 1, 2021).

The development agreement also ensures that development is consistent with the provisions of the bonus zone. All issues have been resolved and the holding provisions are no longer required.

## Linkage to the Corporate Strategic Plan

Building a Sustainable City – London's growth and development is well planned and sustainable over the long term.

## Analysis

### 1.0 Background Information

On September 21, 2020 Council approved zoning for the property at 122 Base Line Road West to provide permissions for a low-rise apartment building through a bonus zone. The bonus Zone included a requirement for affordable housing and design principles to guide the development. The Zoning is subject to a single holding provision.

A site plan approval application was submitted January 27, 2021 and a site plan public meeting held March 1, 2021. No public comments were received at the site plan public

meeting or through the public process leading up to it. Site plan approval has granted, financial security has been provided, and a development agreement entered into.

### **1.1 Previous Reports Related to this Matter**

OZ-9200 – 122 Base Line Road West (PEC) September 21, 2020  
SPA21-005 – Public Site Plan Meeting (PEC) March 1, 2021

### **1.2 Property Description**

The subject lands are located on the north side of Base Line Road West 650 metres west of Wharnccliffe Road South. The subject lands are 0.615 hectares in size and currently free of buildings or structures. The lands slope to the north with a historic watercourse evident along the easterly property limit. The site is partially treed, primarily the eastern portion. The property is abutted by residential development with townhouses to the west, apartment buildings and single-detached dwellings the south and east, and 2 single detached houses, including one with a horse barn to the north.

### **1.3 Current Planning Information (See Appendix C)**

- The London Plan Place Type – Neighbourhoods Place Type
- Existing Zoning – Residential R8, Bonus Zone (h-5 \*R8-3\*B-69)

### **1.4 Site Characteristics**

- Current Land Use – undeveloped
- Frontage – 66.1 m
- Depth – approximately 90 m
- Area – 0.615 ha (6151 m<sup>2</sup>)
- Shape – Rectangular

### **1.5 Surrounding Land Uses**

- North – Single-detached houses, horse barn, townhousing
- East – Apartment buildings (11-storeys, 11storeys, 4-storeys and 10-storeys in height)
- South – Apartment buildings (9 and 11-storeys in height), two single-detached dwellings
- West – Townhousing and semi-detached dwellings

### **1.5 Intensification**

- The proposed apartment building is not located within the Primary Transit Area and constitutes infill development.



## 2.0 Discussion and Considerations

The applicant is requesting the removal of the “h-5” holding provision from the Zone on the subject lands.

The “h-5” holding provision requires that public site plan meeting is held as part of a public site plan review process. The purpose of the public site plan meeting is ensure the development takes into account the Council direction arising from the public site plan review process a development agreement and associated securities are required.

The requested amendment will facilitate the development of a 61-unit, low-rise apartment building.

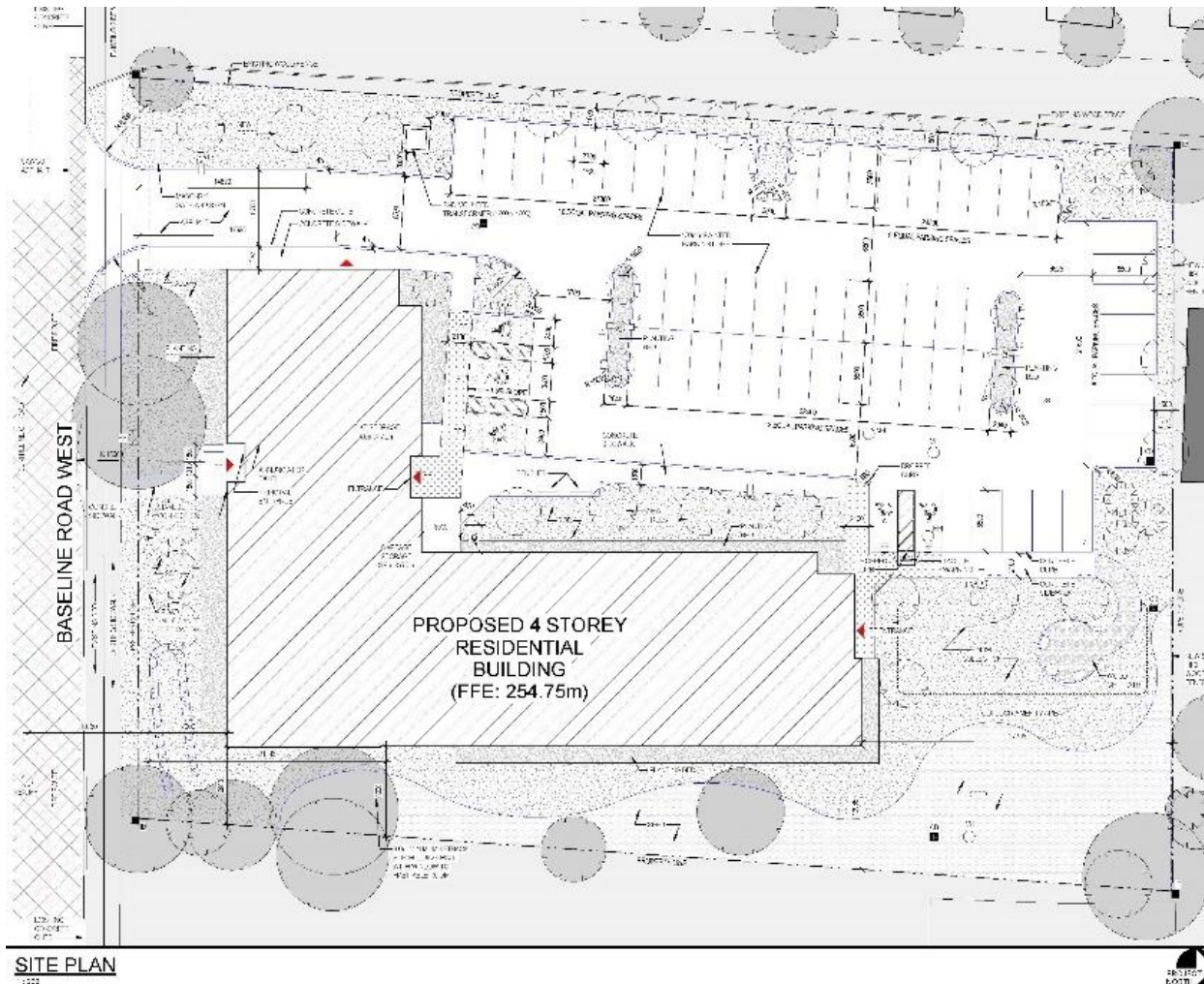


Figure 1 - Proposed Site Plan

## 3.0 Financial Impact/Considerations

There are no direct financial expenditures associated with this report.

## 4.0 Key Issues and Considerations

### h-5 Holding provision.

The h-5 holding provision reads as follows:

*Purpose: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol.*

A public site plan review process was conducted, culminating with a public site plan

meeting held at the Planning and Environment Committee March 1, 2021. The site plan public meeting saw no comments and no additional direction from council. The requirements for the removal of the "h-5" holding provision have been satisfied.

## **Conclusion**

A public site plan review process has been conducted including a March 1, 2021 Public Site Plan meeting. The public site plan review process saw no additional requirements in addition to the applicable bonus zone. Therefore, the required conditions have been met to remove the "h-5" holding provision. The removal of the holding provision is recommended to Council for approval.

**Prepared by:** Leif Maitland, Site Development Planner, Development Services  
**Recommended by:** Paul Yeoman, RPP, PLE, Director, Development Services  
**Submitted by:** George Kotsifas, P.ENG, Development and Compliance Services and Chief Building Official

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.

CC: Heather McNeely, Manager, Development Services (Site Plan)  
Bruce Page, Manager, Development Planning  
Mike Pease, Manager, Development Planning

## Appendix A

Bill No. (Number to be inserted by Clerk's Office)  
2021

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for lands located at 122 Base Line Road West.

WHEREAS Goldfield Ltd. has applied to remove the holding provisions from the zoning for the lands located at 122 Base Line Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

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 the lands located at 122 Base Line Road West, as shown on the attached map, to remove the h-5 holding provisions so that the zoning of the lands as a Bonus Residential R8 (R8-3\*B-69) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on April 13, 2021.



Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – April 13, 2021  
Second Reading – April 13, 2021  
Third Reading – April 13, 2021

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



<p>File Number: H-9306 Planner: LM Date Prepared: 2021/03/02 Technician: rc By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters</p> 
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## Appendix B – Public Engagement

### Community Engagement

**Public liaison:** Notice of the application was published in the Londoner on February 18, 2021

0 replies were received

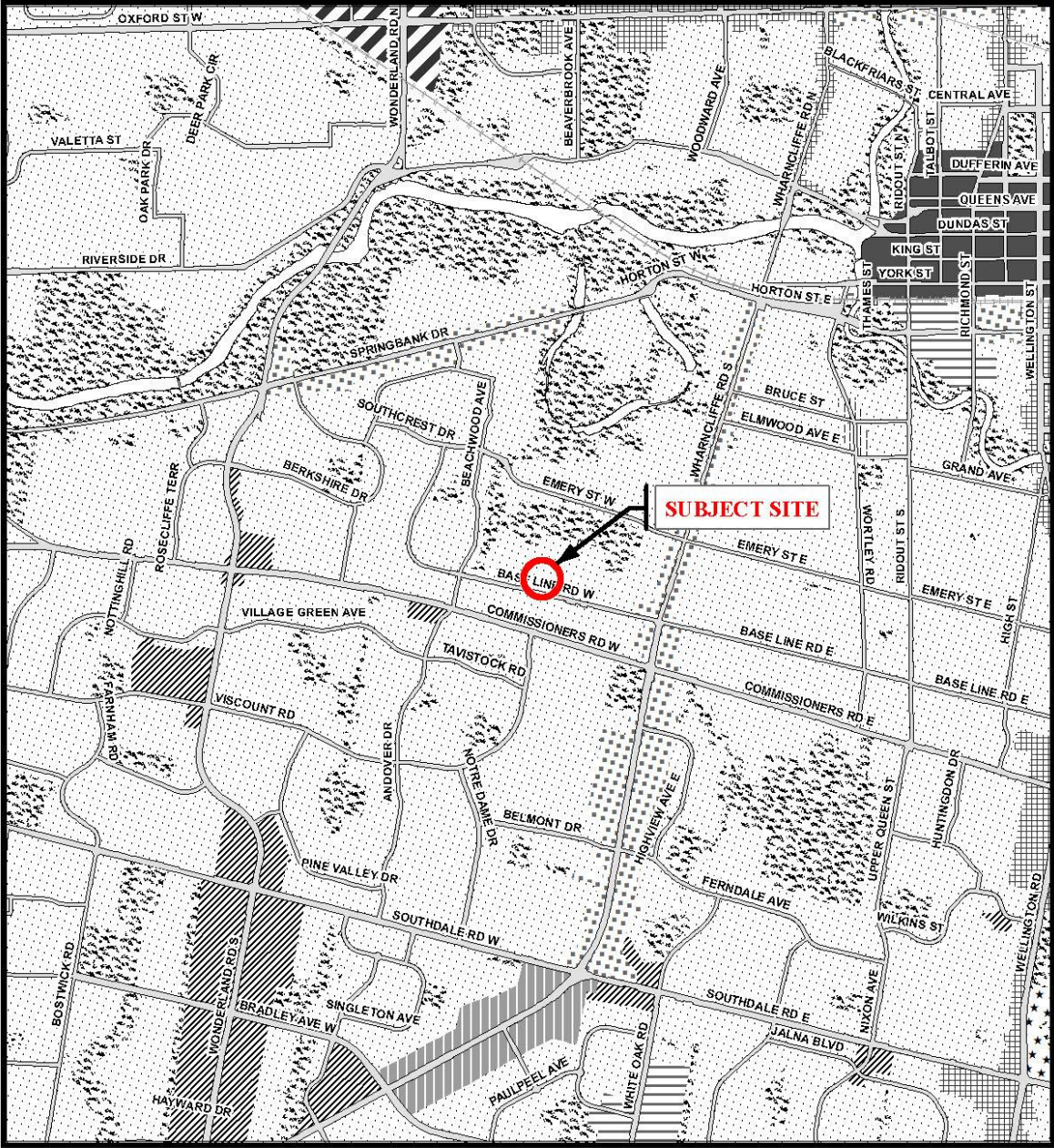
### Nature of Liaison:

**122 Base Line Road West** – City Council intends to consider removing the “h-5” Holding Provision from the zoning of the subject lands. The purpose and effect of this zoning change is to remove the holding symbol permitting an apartment building of 61 units, 4-storeys in height. The purpose of the “h” provision is to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol. Council will consider removing the holding provisions as it applies to these lands no earlier than March 29, 2021. File: H-9306 Planner: L. Maitland (City Hall).



**Appendix C – The London Plan, Official Plan Map and Zoning excerpts**

**The London Plan**



**Legend**

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

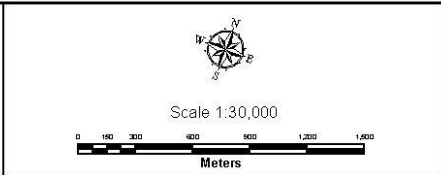
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**  
 Planning Services /  
 Development Services

**LONDON PLAN MAP 1**  
**- PLACE TYPES -**

PREPARED BY: Planning Services



**File Number:** SPA21-005

**Technician:** RC

**Date:** February 2, 2021

**Zoning Excerpt**



Zoning as of December 24, 2020

 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R8 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
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**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING BY-LAW NO. Z.-1 SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:  
 OZ-9295 SM

MAP PREPARED:  
 2021/02/01 RC

1:2,500  
 0 12.525 50 75 100 Meters