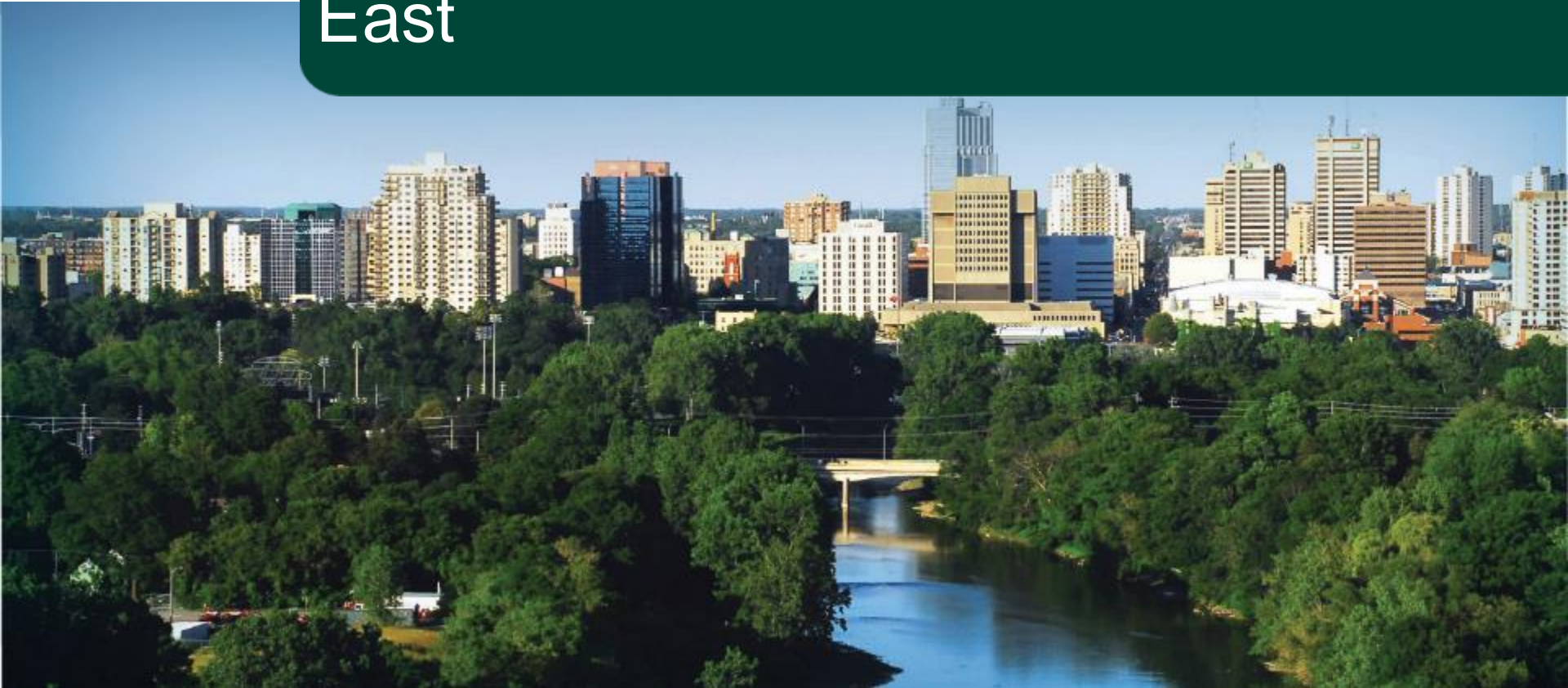




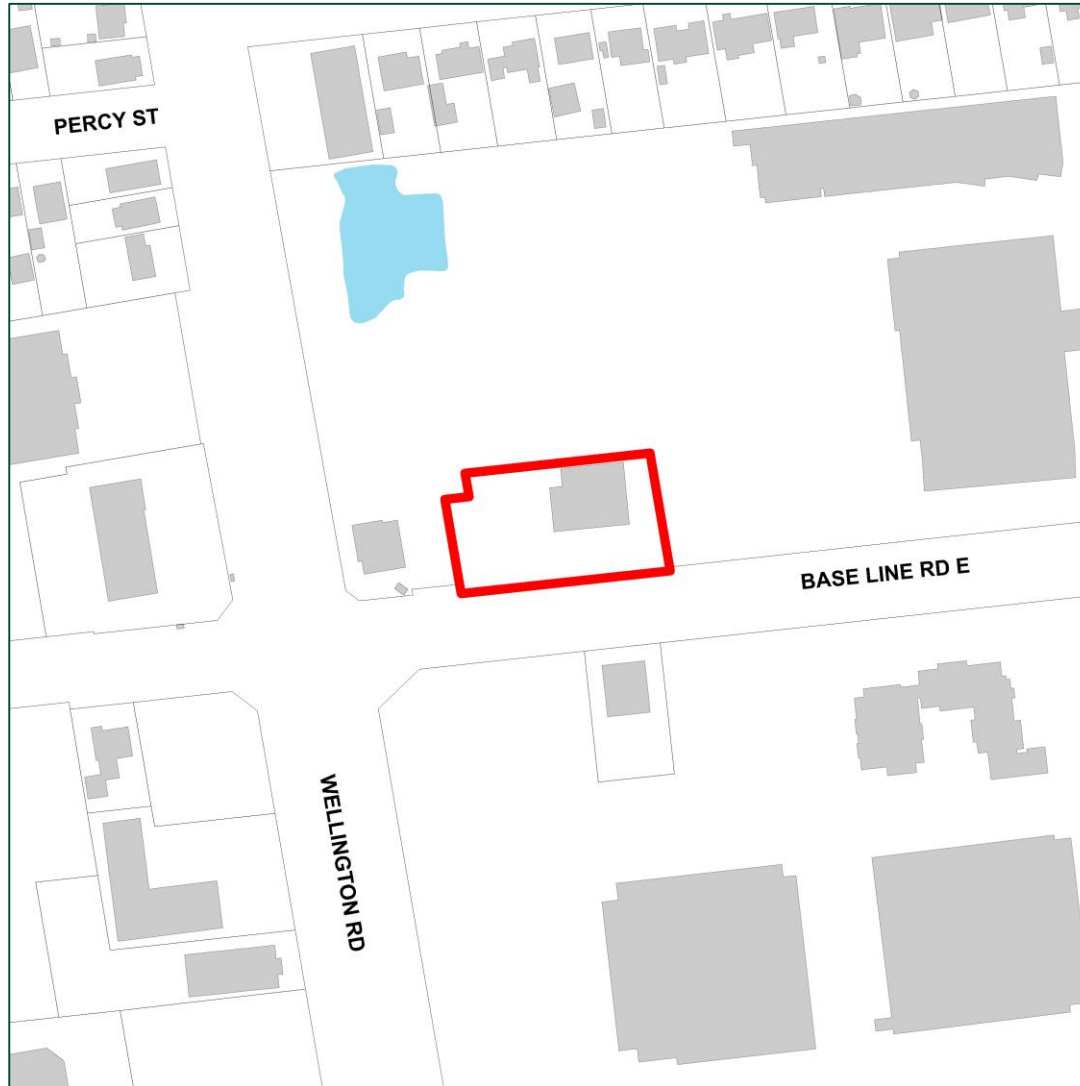
Slide 1 – Z-9474: 712 Base Line Road East



City of London
August 22, 2022

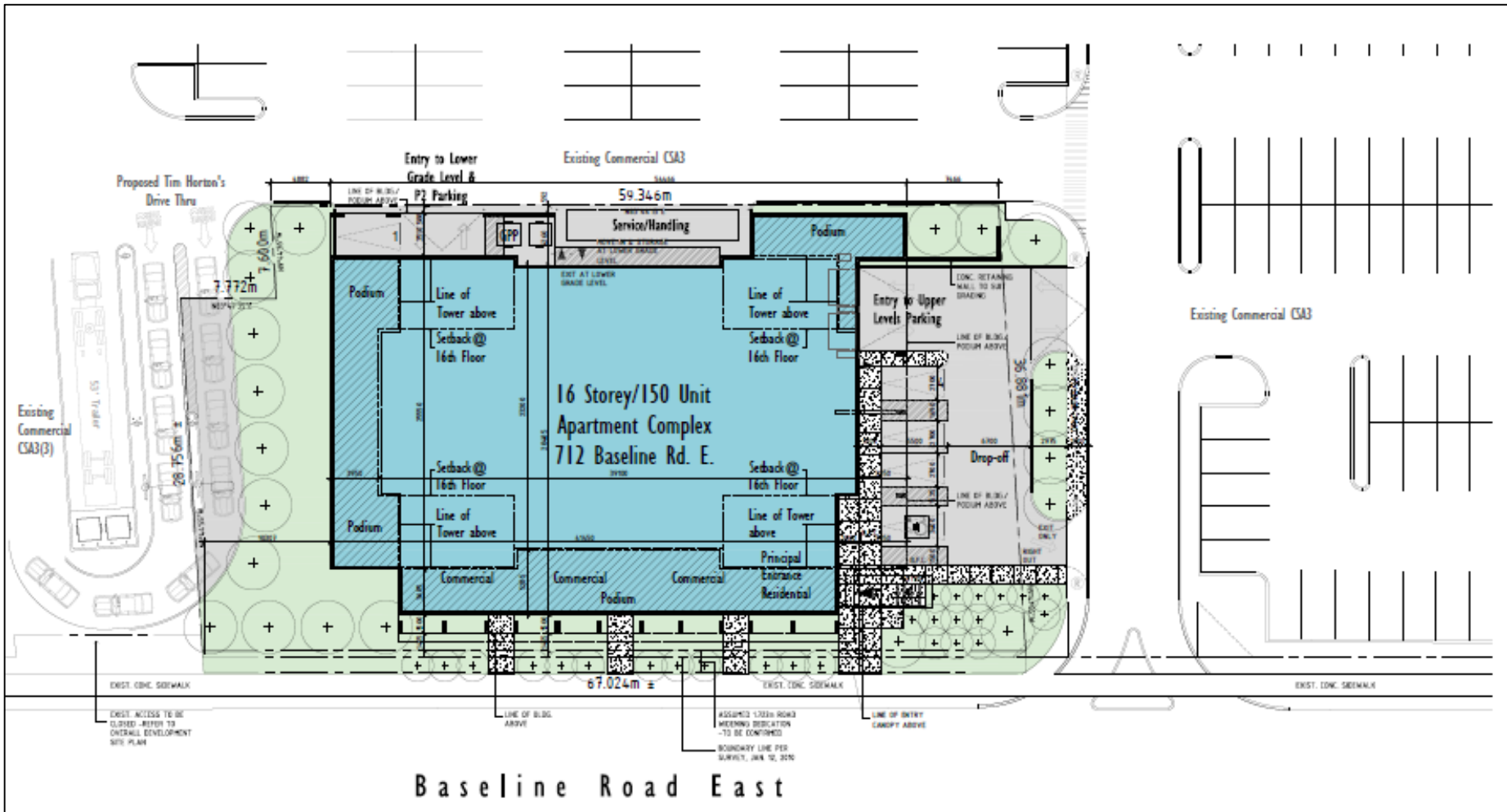


Slide 2 - Subject Site





Slide 3 - Proposed Development





Slide 4 – Proposed Development





Slide 5 – Policy Context

The London Plan

- Rapid Transit Corridor Place Type on a Neighbourhood Connector
- Vibrant, mixed-use, mid-rise communities
- A mix of residential and other uses to establish demand for rapid transit services
- Standard heights range from a minimum of 2 storeys, a maximum of 8 storeys, or consideration of 12 storeys

1989 Official Plan


- Community Commercial Node (CCN)
- Mixed use developments which permit a substantial residential component at 150 upha

Slide 6 - Bonusing

Affordable Housing

- Calculation of lift
 - 150 uph as per 1989 Official Plan = 36 units for a 0.24 ha site
 - Additional 121 units above = 156 units (mixed-use density) = 654 upha
 - 10% of 121 = 12 units
 - Consistent approach
- 12 units representative of the mix overall and distributed evenly throughout the development
- Based on 80% of the Average Market Rent for a duration of 50 years

Urban Design

- Normally, drawings, site concepts and renderings would be attached to the Zoning By-law amendment
 - Instead, design criteria to be implemented in the Bonus zone based on London Plan design policies
 - Additional considerations at site plan
- 



Slide 7 – Zoning

h*R9-7 () Zone with Bonus Zone

- Additional commercial/office uses, restricted to first floor
- Minimum and maximum front yard setback
- Height of 12 storeys, maximum density of 150 units per hectare
- Holding (h) provision – lack of sanitary servicing solution until City's BRT project 2026

Bonus Zone Special Provisions

- 16 storey/52.6 metres, mixed use commercial/office and residential apartment building, with 150 residential units, 547 square metres of commercial/office uses on the first floor, and a maximum mixed-use density of 654 units per hectare
- Reductions for front yard, rear yard, side yards, parking, increased coverage, landscape open space, and to recognize a portion of a drive thru on site/setbacks

Slide 8 - Recommendation

