

Bill No. 351  
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 712 Base Line Road East.

WHEREAS Wellington Gate Inc. (c/o Westdell Development Corp.) has applied to rezone an area of land located at 712 Base Line Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 712 Base Line Road East, as shown on the attached map comprising part of Key Map No. A107, from a Community Shopping Area (CSA3) Zone to a Residential R9 Special Provision Bonus (R9-7( )\*B- ) Zone.
- 2) Section Number 4.3 4) of the General Provisions is amended by adding the following Special Provision:

B-\_\_            712 Base Line Road East

The Bonus Zone shall be implemented through one or more agreements to facilitate a development comprised of a mixed-use apartment building with a maximum height of 16 storeys (52.6 metres), and a maximum mixed-use density of 654 units per hectare.

1) Design Standards

The building design and site plan will be bonused for features which serve to support the City's objectives of promoting a high standard of design, to be implemented through a development agreement:

i. Site Layout

- a) Provide for additional outdoor amenity areas within the west interior side yard and front yard, which includes transit-oriented amenities such as benches and bike racks close to the principal entrance.
- b) Provide direct and convenient access throughout the site for pedestrians from the public sidewalks on Baseline Road East to primary building entrances. Pedestrian circulation should consider desire lines to the intersection of Baseline Road and Wellington Road and to the main transit station.
- c) Provide for a front yard setback of 2-4m for more urban streetscape treatment with landscaping and trees (large planter beds with edge curb) along Baseline Road East.
- d) Provide a functional forecourt leading to the main entrance of the proposed building.
- e) Provide a functional drop off area.

ii. Ground Floor Design and Uses

- a) Active building façade should be directed to public streets as a priority. Additional active uses may line the internal streets / drive

aisles and priority should be given to highly visible areas from key entry points.

- b) Locate the principal residential building entrance (lobby) on the Baseline Road East-facing elevation.
- c) Differentiate the residential lobby entrance from the commercial unit entrances with architectural features such as canopies, signage, lighting, increase in glazing, double doors, framing, materials, etc.
- d) Back of house, service, garage and loading areas are to be accessed from internal streets / drive aisles, incorporated internal to the building as much as possible and screened from view.

### iii. Podium Design

- a) Parking for high-rise development should be provided mainly underground, or where that is not possible, located in the podium and wrapped with active uses along street frontages. Minimize the exposure of the above ground structured parking along Baseline Road by providing residential units, amenity spaces, and/or providing a treatment which allows for windows and views into the building's interior areas disguising the parking garage.
- b) Include a minimum 5 metre step-back at the 4<sup>th</sup> floor along Base Line Road to enhance the pedestrian-oriented street wall.

### iv. Tower Design

- a) Design high-rise building (above 8 stories) as slender towers (seek to achieve a maximum floor plate size of up to 1000 square meters within a 1.5:1 length: width ratio) in order to reduce "slab-like" appearance of the tower, reduce shadow impacts, reduce obstruction of sky views and to be less imposing on neighbouring properties and public spaces.
- b) Design the tower to include a high degree of fenestration in order to add interest and break-up the massing of the building.
- c) Increase the size & scale of proposed windows and use material change, balconies and articulation to break up the facades.
- d) Include a high proportion of glazing and modulation such as projections/recesses which use material differentiation in order to break up the consistent vertical plane and massing of the tower.
- e) Design and distinguish the top of the buildings (i.e. top 4-5 floors) through an articulated roof form, step-backs, cornices, material change and/or other architectural details and screen/integrate the mechanical and elevator penthouses into an architecture of the building.

## 2) Provision of Affordable Housing

- i. A total of 10% of the lift (12 affordable housing units based on 156 total units) will be provided in the development, representative of the bedroom and unit mix of the overall building;
- ii. Rents not exceeding 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) for the London Census Metropolitan Area (CMA) at the time of building occupancy; where AMR is defined at the one-bedroom, two-bedroom and three-bedroom rate for the London CMA at the time of building occupancy;
- iii. The duration of affordability set at 50 years from the point of initial occupancy of the respective building;
- iv. The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;

- v. These conditions to be secured through an agreement entered on title with associated compliance requirements and remedies.

The following special regulations apply within the bonus zone:

a) Additional permitted uses, limited to the first floor

- i) Animal hospitals
- ii) Bake shops
- iii) Clinics
- iv) Commercial recreation establishments
- v) Day care centres
- vi) Dry cleaning and laundry depots
- vii) Duplicating shops
- viii) Financial institutions
- ix) Grocery stores
- x) Laboratories
- xi) Laundromats
- xii) Libraries
- xiii) Medical/dental offices
- xiv) Offices
- xv) Personal service establishments
- xvi) Private clubs
- xvii) Restaurants
- xviii) Retail stores
- xix) Service and repair establishments
- xx) Studios
- xxi) Video rental establishments
- xxii) Cinemas
- xxiii) Brewing on premises establishment
- xxiv) Food store
- xxv) Convenience store
- xxvi) Post office
- xxvii) Convenience service establishments
- xxviii) Bed and breakfast establishments
- xxix) Antique store
- xxx) Artisan workshop
- xxxi) Craft brewery

b) Regulations

- |      |  |  |
|------|--|--|
| i)   | Gross Floor Area of Commercial And Office Uses (Maximum) | 547 square metres (5887.9 square feet)             |
| ii)  | Height metres (Maximum)                                  | 16 storeys or 52.6 (175.6 feet), whichever is less |
| iii) | Density (Maximum)  | 654 units per hectare                              |
| iv)  | Front Yard Depth (Minimum)                               | 1.5 metres (4.9 feet)                              |
| v)   | Front Yard Depth (Maximum)                               | 4.0 metres (13.1 feet)                             |
| vi)  | Rear Yard Setback (Minimum)                              | 0.5m (1.6 feet)                                    |

vii)	East Interior Side Yard Setback (Minimum)	4.0m (13.1 feet)
viii)	West Interior Side Yard Setback (Minimum)	4.8 m (15.7 feet)
ix)	Parking (Minimum)	134 spaces
x)	Lot Coverage (Maximum)	53%
xi)	Landscaped Open Space (Minimum)	23%
xii)	Parking Area Setback	0.0m (0 feet)
xiii)	A drive-through with a 0m setback along the west property boundary	
xiv)	Notwithstanding clause viii) above, a west interior side yard setback of no closer than 6.8m (22.3 feet) from the edge of the drive-through to the building is required	
xv)	A landscape buffer of no less than 3.0 metres from the edge of the drive-through within the 6.8m setback between the edge of the drive-through and the building	

3) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:

) R9-7( ) 712 Base Line Road East

a) Additional permitted uses, limited to the first floor of an apartment building

- i) Animal hospitals
- ii) Bake shops
- iii) Clinics
- iv) Commercial recreation establishments
- v) Day care centres
- vi) Dry cleaning and laundry depots
- vii) Duplicating shops
- viii) Financial institutions
- ix) Grocery stores
- x) Laboratories
- xi) Laundromats
- xii) Libraries
- xiii) Medical/dental offices
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- xx) Studios
- xxi) Video rental establishments
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- xxiv) Food store
- xxv) Convenience store
- xxvi) Post office

- xxvii) Convenience service establishments
- xxviii) Bed and breakfast establishments
- xxix) Antique store
- xxx) Artisan workshop
- xxxi) Craft brewery

b) Regulations

- i) Front Yard Depth (Minimum) 1.5 metres (4.9 feet)
- ii) Front Yard Depth (Maximum) 4.0 metres (13.1 feet)
- iii) Height (Maximum) the lesser of 36.0 metres, or 12 storeys
- iv) Density (Maximum) 150 units per hectare
- v) A drive-through with a 0m setback along the west property boundary
- vi) A west interior side yard setback of no closer than 6.8m from the edge of the drive-through to the building is required
- vii) A landscape buffer of no less than 3.0 metres from the edge of the drive-through within the 6.8m setback between the edge of the drive-through and the building.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force 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.

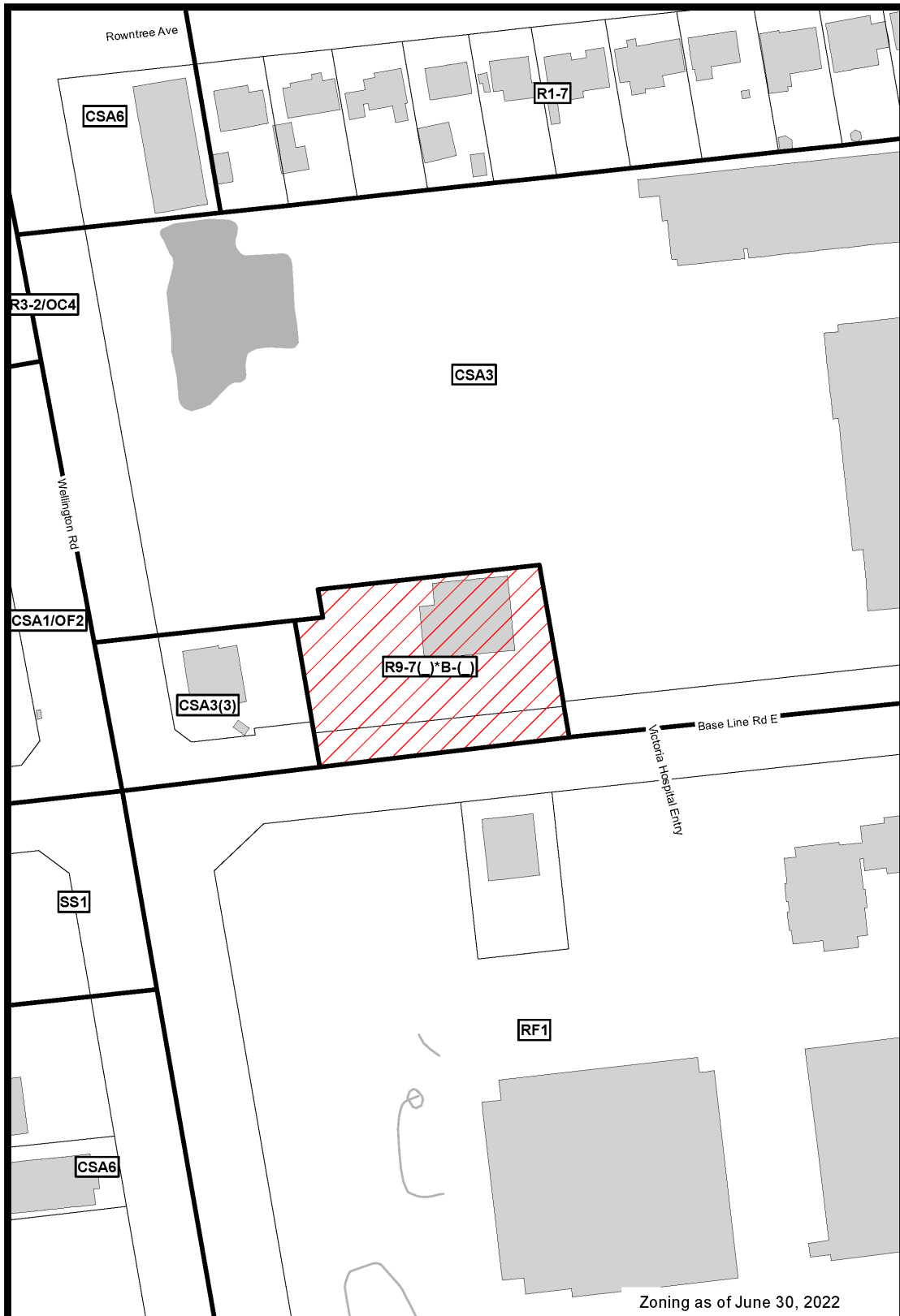
PASSED in Open Council on September 6, 2022

Ed Holder  
Mayor

Michael Schulthess  
City Clerk

First Reading – September 6, 2022  
Second Reading – September 6, 2022  
Third Reading – September 6, 2022

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



File Number: Z-9474  
 Planner: NP  
 Date Prepared: 2022/08/10  
 Technician: rc  
 By-Law No: Z.-1-

SUBJECT SITE 

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