



NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

129-131 Base Line Road West



File: Z-9578

Applicant: 2796538 Ontario Inc. c/o RPH Developments

What is Proposed?

Zoning amendment to allow:

- A 14-storey residential apartment building with 176 units
- With 39 at grade parking spaces, and 158 underground parking spaces

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 14, 2023**

Nancy Pasato

npasato@london.ca

519-661-CITY (2489) ext. 7156

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9578

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Skylar Franke

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: January 25, 2023

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R9 (R9-7*H32) Zone to a Residential R9 Special Provision (R9-7()*H51) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R9 (R9-7*H32) Zone

Permitted Uses: apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

Residential Density: 150 units per hectare

Height: 32 metres

Requested Zoning

Zone: Residential R9 Special Provision (R9-7()*H51) Zone

Permitted Uses: apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

Special Provision(s): a front yard setback of 4.0 metres whereas 10.0 metres is required; an east interior side yard setback of 5.0 metres whereas 16.8 metres is required; a west interior side yard setback of 13.0 metres whereas 16.8 metres is required; a height of 51 metres whereas 32 metres is the maximum; a density of 306 units per hectare whereas 150 units per hectare is the maximum; 6 barrier free parking stalls whereas 7 spaces is required.

Residential Density: 306 units per hectare

Height: 51 metres/14 storeys

The City may also consider additional considerations such as a different base zone, the use of holding provisions, and/or additional special provisions.

Planning Policies

The subject lands are in the Neighbourhoods Place Type fronting a Neighbourhood Connector. This Place Type permits a range of residential uses including single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, triplexes, home occupations and group homes. The subject lands are also with the High-Density Residential Overlay (from 1989 Official Plan), which recognizes High Density Residential areas that were designated in the previous Official Plan (as shown on Map 2 of the London Plan). Map 2 is an overlay that permits high-rise buildings, in addition to the policies of the underlying Urban Place Types identified in Map 1. A site-specific policy approved by the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) permits a maximum height of 11 storeys and a maximum density of 150 units per hectare for the subject lands (1077C_2.).

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 notice of application 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
- 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting,

driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also 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 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. 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 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

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Building Renderings



Rendering looking east along Base Line Road



Rendering looking west along Base Line Road

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