

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
- REVISED With 36 at grade parking spaces, and 158 underground parking spaces



YOU ARE INVITED!

Further to the Notice of Application you received on January 25, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, May 23, 2023, no earlier than 6:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

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

To speak to 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.**

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 a different base zone, the use of holding provisions, and/or additional special provisions.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document.

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 public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the Planning Act. You will 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 add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

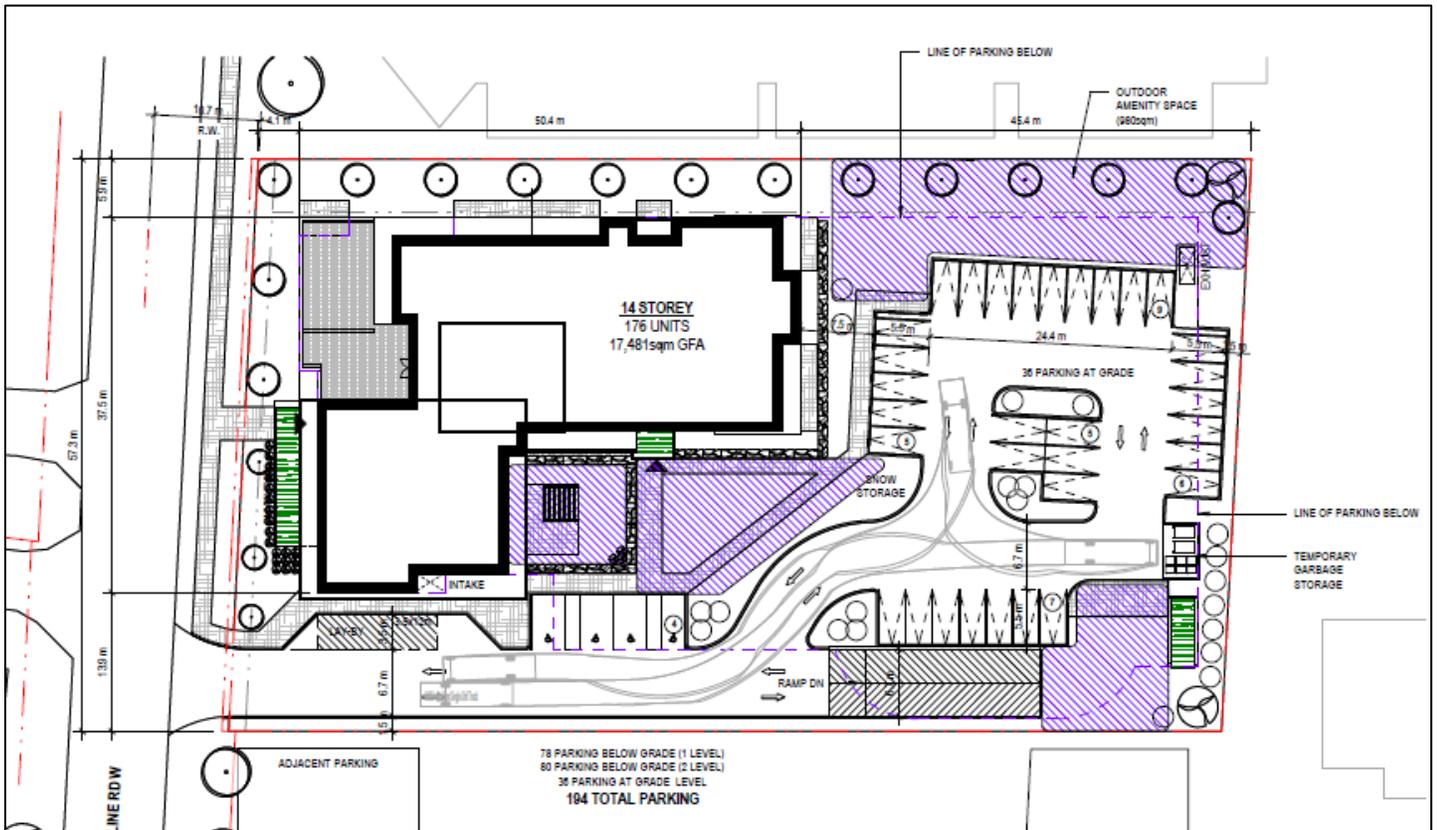
Notice of Collection of Personal Information

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.

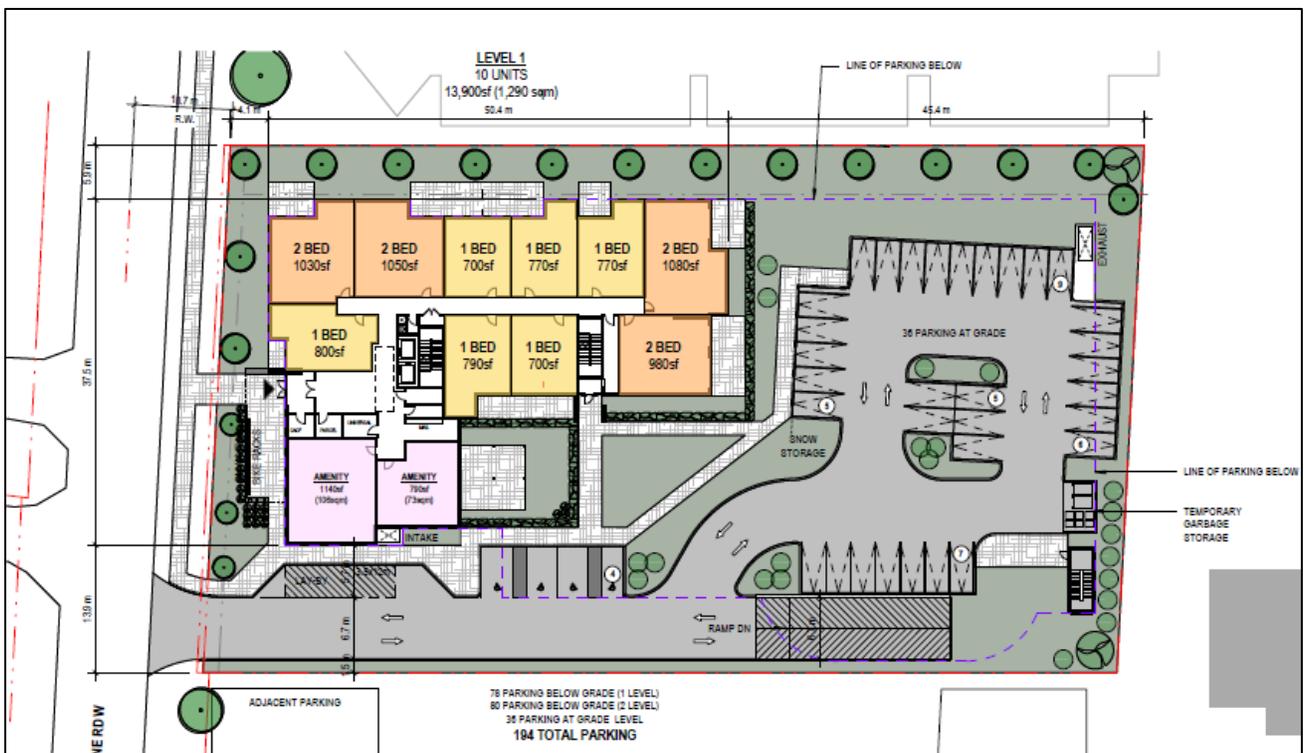
Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by May 16, 2023 to request any of these services.

Site Concept



Revised site concept – March, 2023



Revised first floor concept – March 2023

The above image represents the applicant's proposal as submitted and may change.

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.