



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

18 Elm Street



File: OZ-9496

Applicant: Housing Development Corporation, London

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 4-storey mixed use apartment building with 42 units
- 1300 sq. m of non-residential community uses on the ground floor including a day care.
- Permission for 100 units per hectare of density in exchange for a specialized affordable housing approach including supports through a bonus zone.
- Establishing the northern portion of the site as a public park through an Open Space zone.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 27, 2022**

Leif Maitland

lmaitlan@london.ca

519-661-CITY (2489) ext. 1517

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-9496

london.ca/planapps

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

Michael van Holst

mvanholst@london.ca

519-661-CITY (2489) ext. 4001

Date of Notice: April 19, 2022

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation of the property from a Low Density Residential designation to a Multi-Family Medium Density designation.

To add a site specific provision to Chapter 10 of the Official plan for the subject lands to permit a mixed-use, low-rise, four-storey, 42-unit apartment building may be permitted on the southern portion (0.58 ha) of the Site. In addition to the primary residential use, ground floor community facility type uses, including a childcare centre, a community centre and/or other similar institutional uses may be permitted up to a cumulative maximum gross floor area of 1,4000 m². A neighbourhood-scale Urban Park will be developed on the north portion (0.21 ha) of the Subject Lands.

Requested Amendment to The London Plan (New Official Plan)

To add a site specific provision on Map 7 and within the Neighbourhoods Place Type applicable to the subject lands at 18 Elm Street to permit a mixed-use, low-rise, four-storey, 42-unit apartment building may be permitted on the southern portion (0.58 ha) of the Site. In addition to the primary residential use, ground floor community facility type uses, including a childcare centre, a community centre and/or other similar institutional uses may be permitted up to a cumulative maximum gross floor area of 1,4000 m². A neighbourhood-scale Urban Park will be developed on the north portion (0.21 ha) of the Subject Lands.

Requested Zoning By-law Amendment

To change the zoning from a Neighbourhood Facility (NF) to a Residential R8 special provision • Bonus (R8-4()•B()) Zone and an Open Space special provision (OS1()) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Neighbourhood Facility

Permitted Uses: Places of Worship, Elementary schools, and, Day care centres.

Height: 12.0m

Requested Zoning

Zone: R8-4()•B() and OS1()

Permitted Uses: R8-4: Apartment buildings, Handicapped person's apartment buildings, Lodging house class 2, Stacked townhousing, Senior citizen apartment buildings, Emergency care establishments, and, Continuum-of-care facilities. OS1: Conservation lands, Conservation works, Cultivation of land for agricultural/horticultural purposes, Golf courses, Private Parks, Public Parks, Recreational golf courses, Recreational buildings associated with conservation lands and public parks, Campground, and, Managed forest

Special Provision(s): R8-4: i. Additional Permitted Uses: Mixed-Use building containing a maximum of 42 Residential Units, a Child Care Centre, a Community Centre and/or other similar Institutional Uses; ii. Maximum Cumulative Gross Floor Area for all Child Care Centre, Community Centre and/or other similar Institutional Uses: 1,400 m²; iii. Front Yard Setback: 4.0 metres; iv. North Interior Side Yard Setback: 4.0 metres; v. Height: 14.3 metres vi. Parking Standard for all uses in a Mixed-Use Apartment Building: 46 parking spaces. OS1: Minimum Lot Area: 2000 sq.m

Residential Density: 100 units per hectare

Height: 14.3m

Bonus Zone: A Bonus Zone that would provide for a built density of 100 units per hectare (with a maximum of 42 dwelling units) in return for a specialized affordable rental housing model providing for wraparound tenant and community services and supports.

The City may also consider additional special provisions or modifications to the requested language in the Bonus Zone.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the 1989 Official Plan, which permits low-rise forms of residential development as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting low and medium density forms of residential development as well as some community use.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and 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 Community Information Meeting

A community information meeting will be held in your neighbourhood to present this proposal and obtain input from interested members of the public. The meeting has not yet been scheduled, but will be in advance of the Future Public Meeting described below. You will receive a separate notice inviting you to this meeting. The Community Information Meeting is not the public meeting required by the Planning Act and attendance at this meeting does not create a right to appeal the decision of Council to the Ontario Land Tribunal.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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 official plan amendment and/or 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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.

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/>.

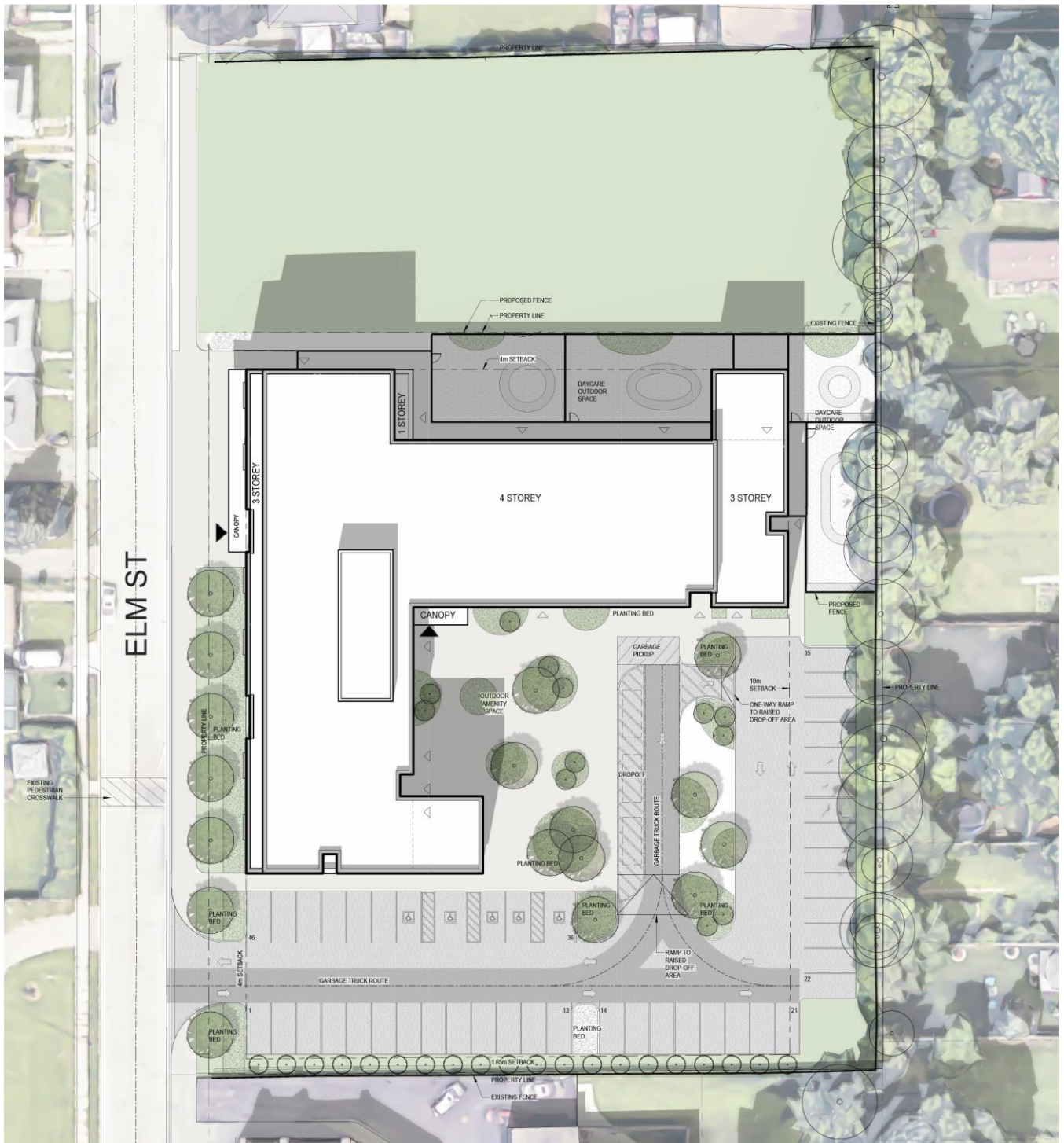
Notice of Collection of Personal Information

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 developmentsservices@london.ca for more information.

Site Concept



Site view of the proposal

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

Building Renderings



Orthographic view of the building from the southwest

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