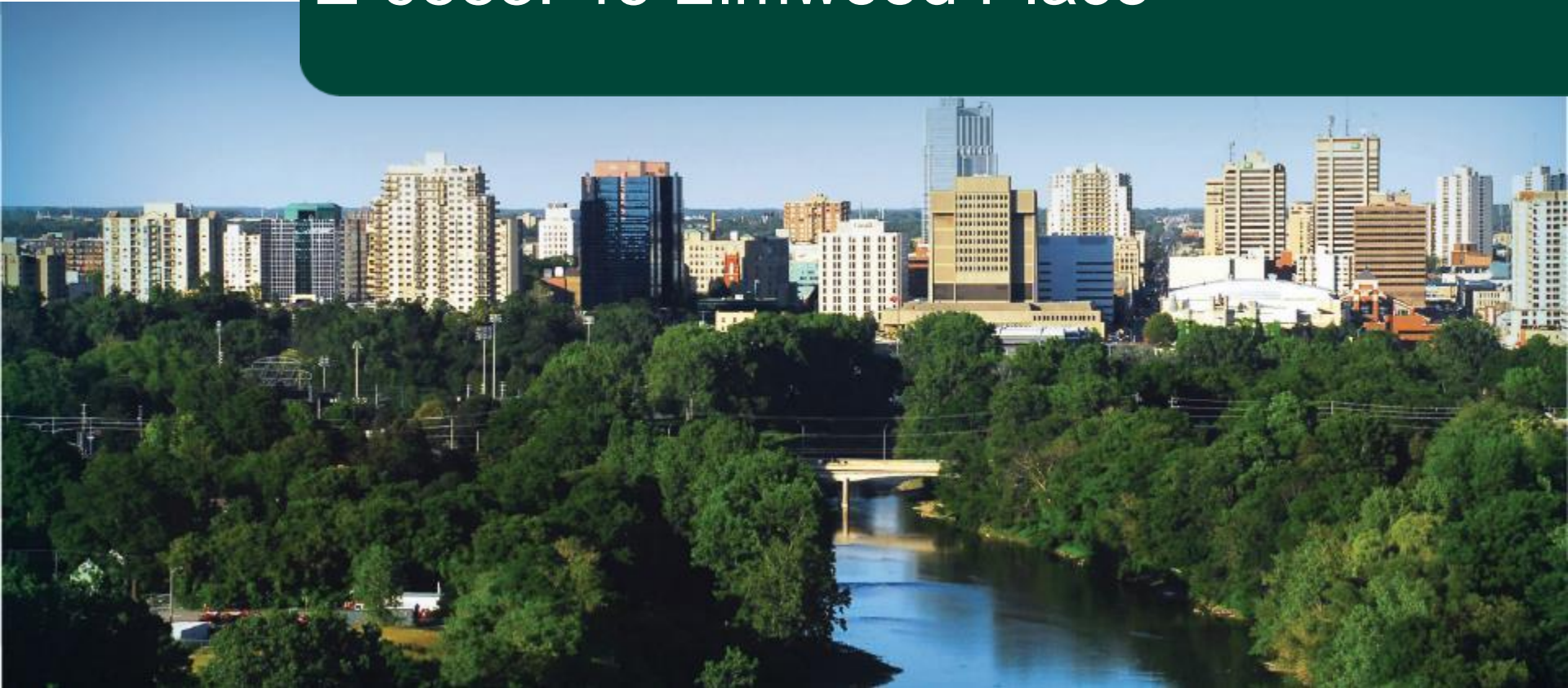




London  
CANADA

# Z-9583: 46 Elmwood Place



City of London  
July 17, 2023

# Slide 2 - Subject Site



# Slide 3 –Subject Site



# Slide 4 –Subject Site







# Slide 6 – Policy Context

## ***The London Plan***

- the Neighbourhoods Place Type fronting on a Neighbourhood Street (Elmwood Place)
- The London Plan, permitted land uses in the Neighbourhoods Place Type on a Neighbourhood Street do not include low-rise apartment buildings. However, London Plan policy 946\_ Adaptive Re-use of Non-Residential Buildings, permits the conversion of non-residential buildings to residential use in appropriate locations anywhere within the Neighbourhoods Place Type
- The proposed residential intensity at 2-storeys also conforms with the Neighbourhoods Place Type as *The London Plan* contemplates a standard maximum height of 2.5-storeys where a property fronts a Neighbourhood Street. (Table 11).



# Slide 7 – Neighbourhood Concerns

The public's concerns generally dealt with the following matters:

- Traffic and parking
- Privacy, overlook, and fencing
- Loss of property values
- Loss of Long Term Care Facilities



# Slide 8 – Use, Intensity and Form

- Staff have reviewed this application under the above referenced policies and are satisfied the conversion to an apartment building is appropriate. The proposed conversion of the existing long-term care facility will maintain a similar density to the long-term care facility and does not propose significant exterior changes to the building or site, with the exception to the parking areas and removal of an access. As previously mentioned, the site is located in an area with full municipal services, access to commercial areas and open spaces.
- The proposal allows for the intensification of an underutilized property that efficiently uses the land and existing municipal services (Policy 953\_2 and 3). ).
- Staff are satisfied the proposed form is consistent with the Neighbourhoods Place Type policies and the City Design Policies and that the above noted form issues can be sufficiently addressed through a future Site Plan Application.



# Slide 9 - Recommendation

