

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: Zelinka Priamo Ltd on behalf of Veranda Property Investments Inc.
46 Elmwood Place
File Number: Z-9583, Ward 11
Public Participation Meeting

Date: July 17, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Zelinka Priamo Ltd on behalf of Veranda Property Investments Inc. relating to the property located at 46 Elmwood Place:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting July 25, 2023 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, for the City of London to change the zoning of the subject property **FROM** a Community Facility (CF3) Zone **TO** a Residential R8 Special Provision (R8-4(*)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i. Ensure the minimum standards for the site plan control by-laws are addressed regarding, walkways and fire route design.
 - ii. Ensure that there is an adequate amount of amenity space for the anticipated number of residents.
 - iii. Provide easily accessible temporary bicycle parking facilities on-site.
 - iv. Incorporate landscape areas for screening, visual amenity, and to assist with stormwater management and reduce the heat island effect throughout the parking lot.
 - v. Provide an Environmental Management Plan to address protection of the Coves ESA, Restoration Plan for the area of parking lot removal and installation of chain link fence to prevent encroachment into the ESA.
- (c) **IT BEING NOTED** that the above noted amendment is being recommended for the following reasons:
 - i. The recommended amendment is consistent with the *Provincial Policy Statement, 2020 (PPS)*, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The *PPS* directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future
 - ii. The recommended amendment conforms to *The London Plan*, including but not limited to the Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies;
 - iii. The recommended amendment facilitates the development of a site with a vacant building within the Built-Area Boundary and Primary Transit Area with an appropriate form of infill development.
- (d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law.

Executive Summary

Summary of Request

The owner has requested to rezone the subject lands to a Residential R8 Special Provision (R8-4(_)) Zone to facilitate the conversion of an existing 2-storey long-term care facility to a 2-storey residential apartment building with 30 units.

Purpose and the Effect of Recommended Action

The recommended action will permit the conversion of the existing 2-storey long-term care facility to a 2-storey residential apartment building with 30 units. Special provisions would permit a density of 82 units per hectare (30 units) and would recognize the existing lot coverage and existing setbacks of the building which include lot coverage of 32.7%, a front yard setback of 4.71m, a setback of 0.81 from the parking area to the lot line, a rear yard setback of 1.82m, and an interior yard setback of 4.17m.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

1. **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity and form.
2. **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.

Analysis

1.0 Background Information

1.1 Property Description and Location

The subject lands are located on the north side of Elmwood Place, west of Wharnccliffe Rd S. The subject lands have a total frontage of 57.91 metres and an area of 0.37 hectares. The lands are currently occupied by a 2-storey long-term care facility. Vehicular access to the subject lands is provided via three driveway accesses from Elmwood Place. The two easterly driveways provide access to the front drop-off area, and a limited number of parking spaces. The westerly driveway provides access to the rear parking area, as well as garbage and loading areas. The rear driveway utilizes the adjacent unopened right-of-way to provide access around the rear of the building to additional parking at the rear of the property. Public sidewalks are provided on both sides of Elmwood Place, with direct connections to the front entrance of the existing facility. The surrounding area consists of a mix of low rise residential development to the west, south and east and the Coves Open Space System to the north.

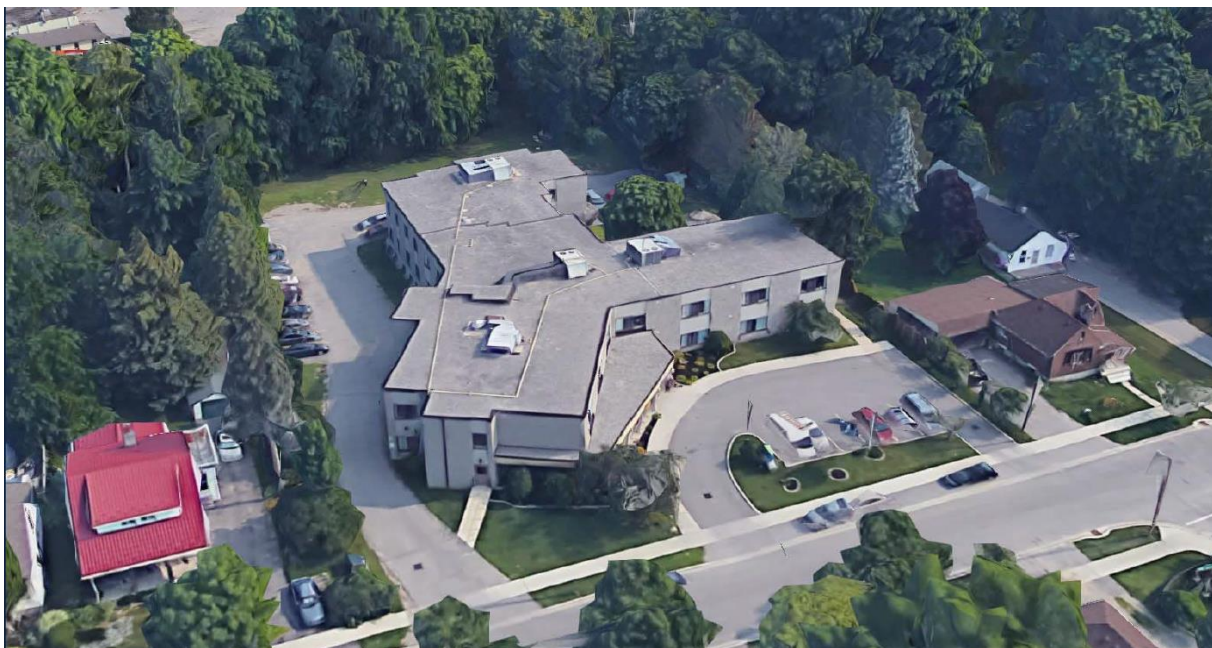


Figure 1: 46 Elmwood Place (aerial view from Elmwood Place)



Figure 2: 46 Elmwood Place (view from Elmwood Place)

1.2 Site Statistics

- Current Land Use – vacant building(former long term care facility)
- Frontage – 57.91 metres
- Depth – N/A
- Area –0.37 hectares
- Shape = Rectangular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

1.3 Surrounding Land Uses

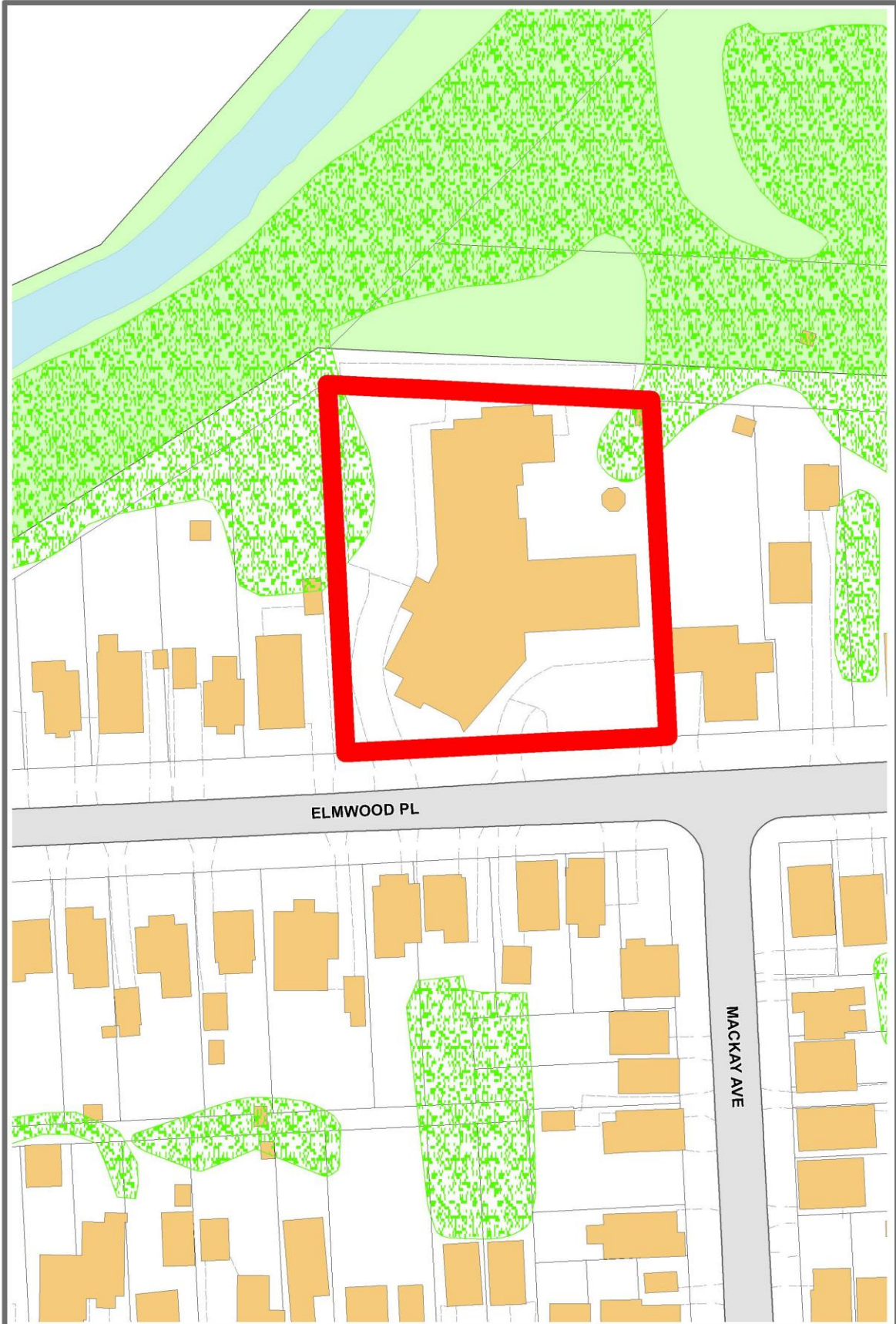
- North – Coves Open Space System
- East – Residential
- South – Residential
- West – Residential

1.4.1 Existing Planning Information

- *The London Plan* Place Type – Neighbourhoods fronting a Neighborhood Street
- Existing Zoning – Community Facility (CF3)

Additional site information and context is provided in Appendix B.

1.7 Location Map



LOCATION MAP

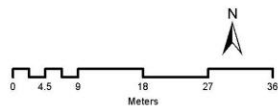
Address: 46 Elmwood Place

File Number: Z-9583

Planner: Alanna Riley

Date: 2023/1/19

Corporation of the City of London
Prepared By: Planning and Development



Scale 1:800

Legend

-  Buildings
-  Assessment Parcels
-  Driveways/Parking Lots
-  Draft Approved Subdivisions

2.0 Discussion and Considerations

2.1 Development Proposal

On January 20, 2023, The City accepted a complete zoning by-law amendment application. The proposed redevelopment for these lands consists of the conversion of the existing long-term care facility into a residential apartment building. There are 30 proposed residential units consisting of one, two and three-bedrooms at a density of 82 units per hectare (uph) and 18 parking spaces. Vehicular access will remain by way of two of the existing driveway accesses. The third access is proposed to be closed to permit a minor expansion of the front parking area. The access driveway and parking areas at the rear of the subject site are to be removed as seen in Figure 3 below. Additionally, a portion of the parking area to be removed will be repurposed to expand the existing amenity area.

The proposed development includes the following features:

- Land use: Residential
- Form: Apartment Building
- Height: 2-storeys (9.0m)
- Residential units: 30
- Density: 82 units/hectare
- Building coverage: 21% maximum
- Parking spaces: 18 surface level spaces
- Landscape open space: 60%

Additional proposal information and context is provided in Appendix B and C.

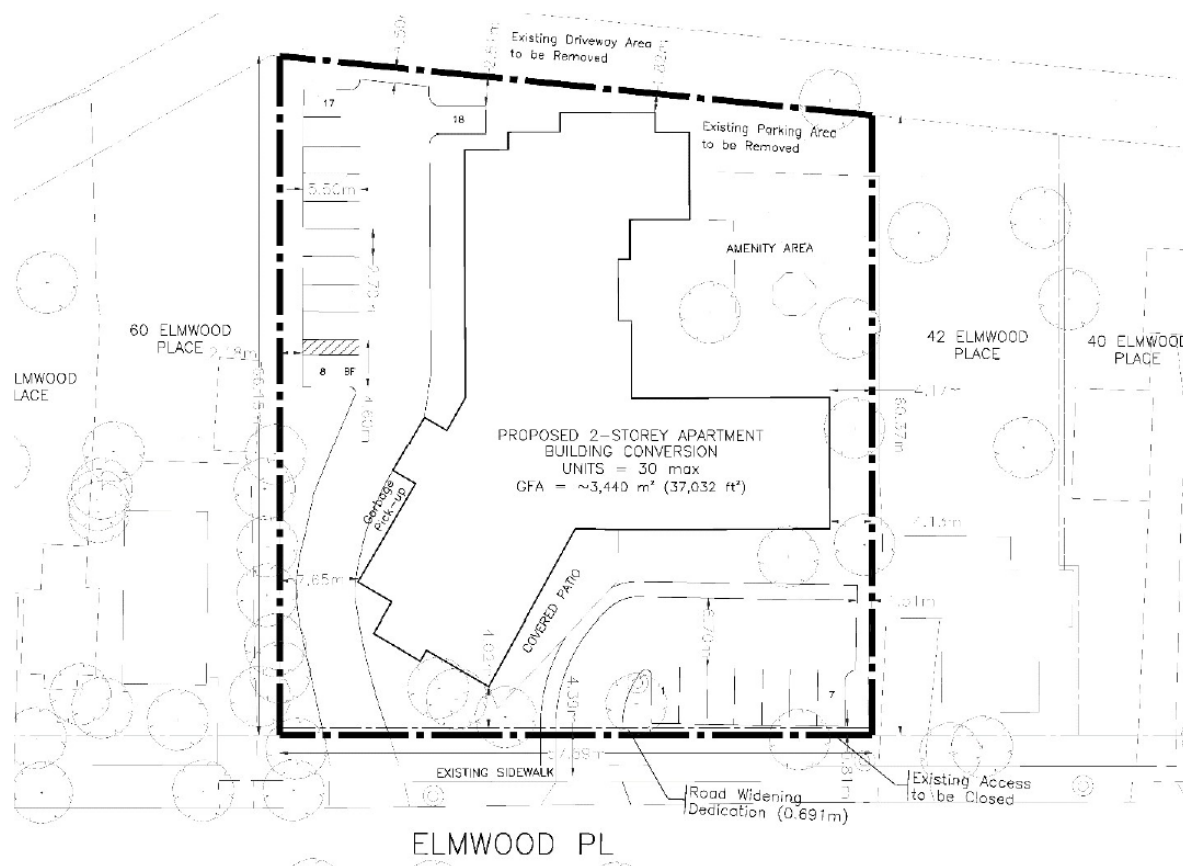


Figure 3. Conceptual Site Plan

2.2 Requested Amendment

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the subject site from a Community Facility (CF3) Zone to a Residential R8 Special Provision (R8-4(_)) Zone.

The following table summarizes the special provisions for density and units that were requested by the applicant. Additionally, staff are further recommending additional special provisions to reflect existing conditions.

Regulation (R8-4)	Permitted	Proposed
Number of Units (max)	27	30
Density(ups) (max)	75	82
Front Yard Depth (minimum)	6.0 metres	4.71 metres
Rear Side Yard Depth (minimum)	6.0 metres	1.82 metres
East Interior Side Yard Depth (minimum)	4.5 metres	4.17 metres
Lot Coverage (maximum)	30.0 percent	32.7 percent
Parking Area Setback (minimum)	3.0m	0.81m

2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Key issues identified by staff and agencies included:

- Parking area setbacks
- Walkways
- Fire route design
- Connectivity
- Amenity Space
- Temporary bicycle parking facilities on-site
- Landscaping
- Environmental Management Plan required at Site Plan approval stage to address protection of the Coves ESA, Restoration Plan for the area of parking lot removal and installation of chain link fence to prevent encroachment into the ESA.

Detailed internal and agency comments are included in Appendix “D” of this report.

2.4 Community Engagement (see more detail in Appendix B)

On Thursday, January 25, 2023, Notice of Application was sent to property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on Thursday, January 28, 2023. A “Planning Application” sign was also placed on the site.

Eleven (11) responses were received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Concerns expressed by the public relate to:

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

Detailed public comments are included in Appendix “E” of this report.

2.5 Policy Context

2.5.1 The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020* (PPS). The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, *The London Plan*. Through the preparation, adoption, and subsequent Ontario Land Tribunal (OLT) approval of *The London Plan*, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in *The London Plan* analysis

below.

As the application for a Zoning By-law amendment complies with *The London Plan*, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

2.5.2 The London Plan, 2016

The London Plan includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (Policies 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

3.0 Financial and Environmental Impacts and Considerations

3.1 Financial Impact

There are no direct municipal financial expenditures with this application.

3.2 Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. Details on the characteristics of the proposed application related to the City's climate action objectives are included in Appendix "C" of this report.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed residential use is supported by the policies of the *Provincial Policy Statement, 2020 (PPS)* and contemplated in the Neighbourhoods Place Type where a property has frontage onto a Neighbourhood Street in *The London Plan* (Table 10). In *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. Planning and development applications to allow for the adaptive re-use of non-residential buildings will be reviewed based on the Planning and Development Applications section in the Our Tools part of *The London Plan* to assess neighbourhood impacts. It is anticipated that most conversion applications would by definition be apartment buildings, and therefore no amendment to *The London Plan* is required. 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. Therefore, the proposed conversion is located on an appropriate site to support the proposed use with a special provision to allow the proposed unit number and density.

Additionally, the proposed conversion for residential use aligns with the goals of the Neighbourhoods Place Type by contributing to neighbourhoods that allow for a diversity and mix of housing types that are compatible with the existing neighbourhood character

(Policy 918_2 and 13).

4.2 Intensity

The proposal presents a unique situation where the existing residential use of the building will remain; however, the building will be converted from a long-term facility with 100 rooms to accommodate 30 one and two-bedroom units. The proposed residential intensity is consistent with the policies of the PPS that encourage residential intensification, redevelopment, and compact form (1.1.3.4), an efficient use of land (1.1.1 a), and a diversified mix of housing types and densities (1.4.1). 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). The proposed residential intensity will also facilitate the continued use of the existing building which is considered appropriate in scale and achieved an acceptable level of compatibility within the existing neighbourhood character (Policy 918_13). The proposal allows for the intensification of an underutilized property that efficiently uses the land and existing municipal services (Policy 953_2 and 3).). The proposed 2 storey intensity is in conformity with Table 11 in the Neighbourhoods Place Type in *The London Plan* and contributes to the intensification target within the Primary Transit Area and Built Area Boundary (TLP Table 11). Servicing is available for the proposed number of units.

4.3 Form

The proposed apartment within the existing built form is consistent with the Neighbourhoods Place Type policies and the City Design Policies in *The London Plan*. The proposal will allow for the continuation of an appropriate form and scale of development while facilitating residential intensification within the existing building and remain compatible with the existing neighbourhood (Policy 953_2). Specifically, the existing built form supports a positive pedestrian environment, a mix of house types and is compatible within the existing neighbourhood character (Policy 193_). As no significant changes are proposed, the character within the existing neighbourhood, streetscape and relationship to the surrounding area will remain. Additionally, the parking will generally remain in the same areas with the majority located internally to the site shielded from the street to maintain a visually appealing development. Some parking removal will occur in the northeast portion of the site to accommodate additional amenity space and to adhere to the provisions of the Open Space (OS5) Zone where parking is not permitted. An additional space or two will be added to the front parking lot where one of the existing accesses is being removed. The recommended special provisions for yard setback reductions and coverage generally relate only to the existing built form and site layout.

The following form-based issues were raised through the review of the initial site concept plan submitted with the Zoning By-law Amendment application:

- Parking area setbacks
- Walkways
- Fire route design
- Connectivity
- Amenity Space
- Temporary bicycle parking facilities on-site
- Landscaping

These details will be finalized through the future site plan process and are included as recommended considerations to the Site Plan Approval Authority.

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.

4.4 Natural Heritage

The northwest corner of the property is regulated by the Upper Thames Conservation Authority (UTRCA). As some of the parking is proposed to be located in this area, a geotechnical/slope stability study was required as part of a complete application in order

to confirm the development limit. This study was submitted and reviewed by the UTRCA. Follow up comments were provided and the UTRCA has indicated there is no impact to the parking area, and therefore the parking can remain.

Additionally, the proposed site layout also has consideration for the existing Coves ESA adjacent to the subject site. However, an Environmental Management Plan is required during the Site Plan approval stage to address protection of the Coves which will need to include a restoration plan for the area of the parking being removed and installation of chain link fence to prevent encroaching into this ESA. This is consistent with The London Plan policies that encourage the preservation and enhancement of nature heritage features (Policy 1295_)

4.5 Traffic and Parking

Through the review of the application, concerns were raised by the public regarding traffic and parking. The applicant is proposing 18 parking spaces on site. The Zoning By-law requires parking at a rate of 0.5 space per unit for apartment dwellings and, therefore, the proposed parking meets the minimum required.

In terms of traffic and access management, no significant changes to vehicular and pedestrian access will be made, as entrance driveways and sidewalks will be maintained on the westerly and southerly portions of the subject lands. Also, Transportation staff have reviewed the application and have no concerns as the proposed conversion is not anticipated to impact existing traffic conditions in the area.

Conclusion

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject site from a Community Facility (CF3) Zone to a Residential R8 Special Provision (R8-4(_)) Zone. Staff are recommending approval of the requested Zoning Bylaw Amendment with special provisions.

The recommended action is consistent with the *Provincial Policy Statement, 2020 (PPS)*, conforms to *The London Plan* and will permit the conversion of a 2-storey long-term care facility to an apartment building with a total of 30 units (82 uph). The recommended amendment will permit the development of an underutilized site within the Built Area Boundary and Primary Transit Area with an appropriate form of infill development that provides choice and diversity in housing options.

Prepared by: Alanna Riley, MCIP, RPP
Senior Planner, Planning Implementation

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Copy: Britt O'Hagan, Manager, Current Development
Michael Pease, Manager, Site Plans
Ismail Abushehada, Manager, Development Engineering

Bill No. (number to be inserted by Clerk's Office)
2023

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 46 Elmwood Place

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 46 Elmwood Place, as shown on the attached map comprising part of Key Map No. A107, **FROM** a Community Facility (CF3) Zone **TO** a Residential R8 Special Provision (R8-4(_)) Zone.

2. Section Number 9.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provisions:

R8-4(_) 46 Elmwood Place

a. Permitted Use

i) Apartment building

b. Regulations

- i) Parking Area setback from front lot line (Minimum): 0.0 metres
- ii) Front Yard Depth (Minimum): 4.71 metres
- iii) Rear Yard Depth (Minimum): 1.82 metres
- iv) East Interior Side Yard Depth (Minimum): 4.17 metres
- v) Parking Area Setback (Minimum): 0.81 metres
- vi) Lot Coverage (Maximum): 32.7%
- vii) Density (Maximum): 82 units per hectare

3. This Amendment shall come into effect 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.

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 comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

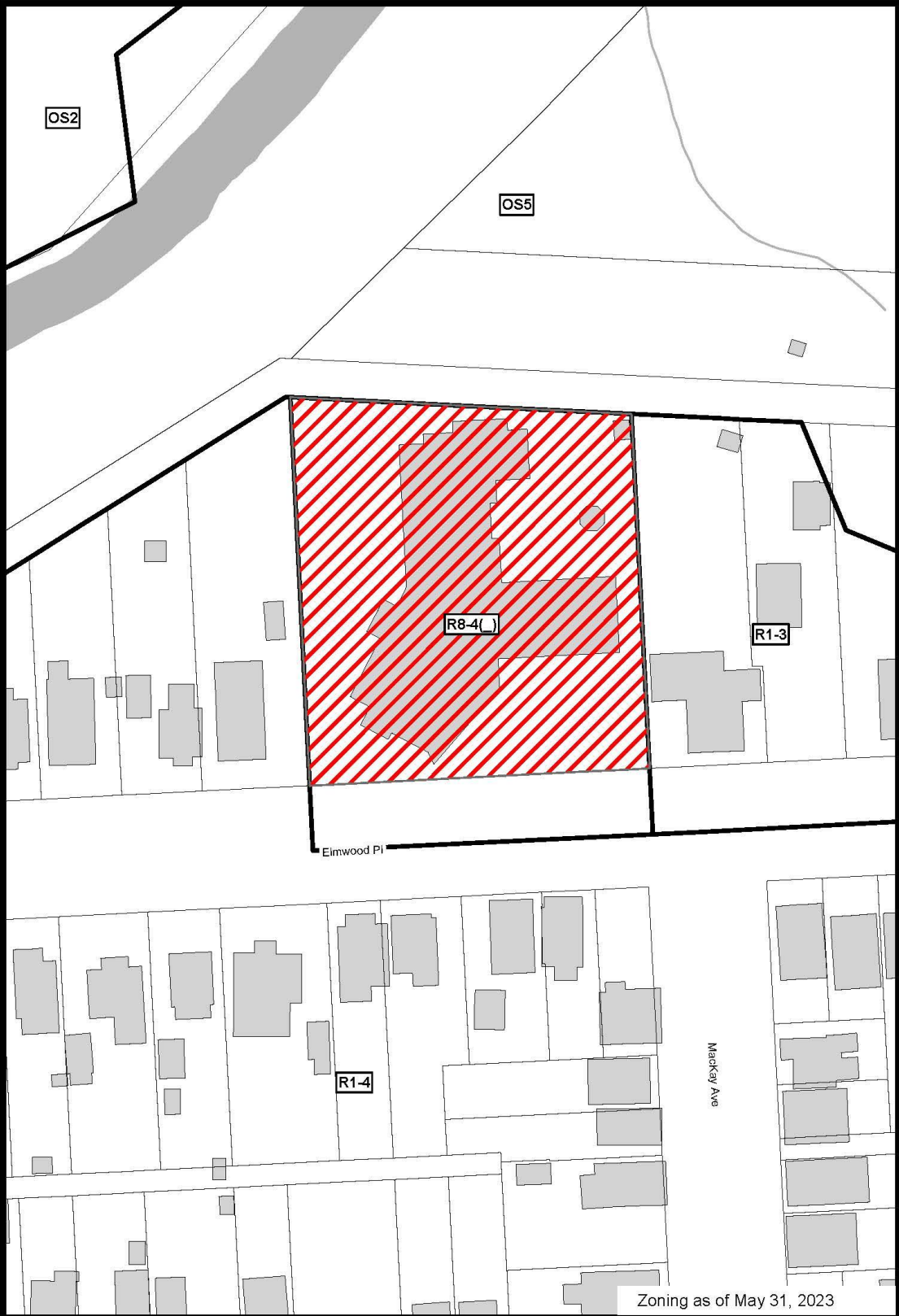
PASSED in Open Council on July 25, 2023 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.




Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – July 25, 2023
Second Reading – July 25, 2023
Third Reading – July 25, 2023

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



<p>File Number: Z-9583 Planner: AR Date Prepared: 2023/06/15 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p>0 4 8 16 24 32  Meters</p> <p></p>
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Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Vacant(former long term care facility)
Frontage	57.91 metres
Depth	n/a
Area	0.37 hectares
Shape	Regular (rectangle)
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

Surrounding Land Uses

North	Coves ESA
East	Residential
South	Residential
West	Residential

Proximity to Nearest Amenities

Major Intersection	Wharnccliffe Road South/Elmwood Place, approximately 235
Dedicated cycling infrastructure	Elmwood Ave, 0 metres
London Transit stop	Wharnccliffe Road South, approximately 400 metres
Public open space	Coves ESA, 0 metres
Commercial area/use	Retail, office, service, clothing, cinema and restaurants, approximately 400 metres
Food store	Approximately 1,300 metres
Primary school	Victoria Public School, approximately 3,440 metres
Community/recreation amenity	Landon Public Library, approximately 1,150 metres

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods fronting a Neighbourhood Street
Current Special Policies	N/A
Current Zoning	Community Facility (CF3) Zone

Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	N/A
Requested Zoning	Residential R8 Special Provision (R8-4(_))

Requested Special Provisions

Regulation (R5-4)	Required	Proposed
Front Yard Depth (minimum)	4.5 metres	4.71 metres(existing)
Rear Side Yard Depth (minimum)	6.0 metres	1.81 metres(existing)
East Interior Side Yard Depth (minimum)	4.5 metres	4.17 metres(existing)
Lot Coverage (maximum)	30.0 percent	32.7 percent(existing)
Parking Setback (minimum)	3.0 metres	0.81 metres
Density	75uph	82uph
Number of Units	27	30

C. Development Proposal Summary

Development Overview

The proposed conversion of an existing 2-storey building formerly used as a long term care facility consists of 30 units.

Proposal Statistics

Land use	Residential
Form	Existing building
Height	2-storeys (9.0 metres)
Residential units	30
Density	82 units per hectare
Gross floor area	Unknown
Building coverage	32.7%
Landscape open space	42.2%
Functional amenity space	Unknown
New use being added to the local community	Yes

Mobility

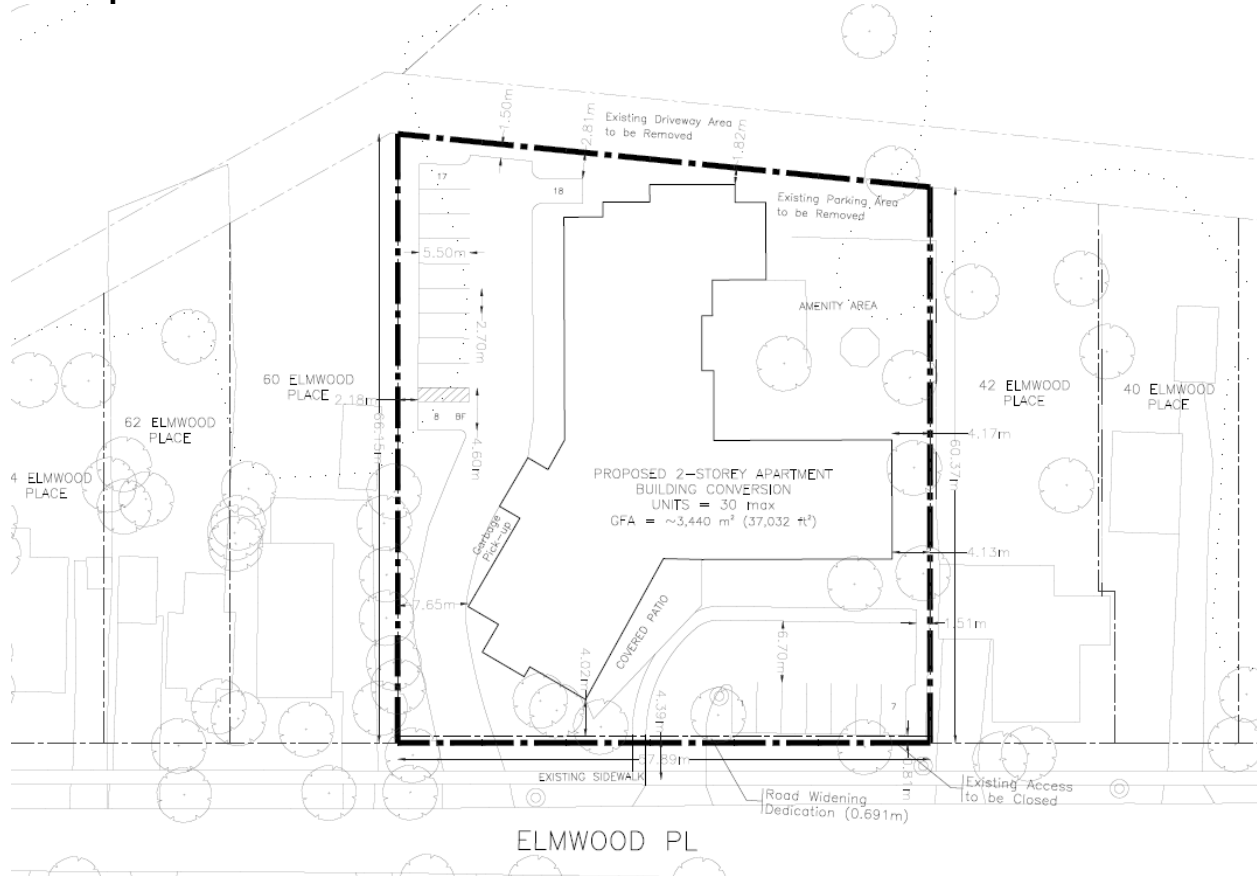
Parking spaces	18 surface parking spaces
Vehicle parking ratio	0.5 spaces per unit
New electric vehicles charging stations	Unknown
Secured bike parking spaces	Unknown
Secured bike parking ratio	Unknown
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	N/A

Environmental Impact

Tree removals	No
Tree plantings	No
Tree Protection Area	No
Loss of natural heritage features	No
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	Yes
Green building features	Unknown

Appendix C – Additional Plans and Drawings

Conceptual Site Plan



Appendix D – Internal and Agency Comments

February 6, 2023: Landscape Architect

The Planning Notification does not indicate that any exterior works are proposed. I therefore do not have any comments to provide on this ZBA.

January 30, 2023: Parks Planning

Parkland dedication is required in the form of cash in lieu, pursuant to By-law CP-25 and will be finalized at the time of site plan approval.

May 4, 2023: Ecology

Notice of Application (Z-9583) – 46 Elmwood Place

Zoning amendment to allow the change is to permit an existing building to convert from a 2-storey long-term care facility

This e-mail is to confirm that there are currently no ecological planning issues related to this property and/or associated study requirements.

Major issues identified

- Natural Heritage Features on, or adjacent to the site have been identified on Map 5 of the London Plan or based on current aerial photo interpretation, including, but not limited to, The Coves ESA and Fish Habitat.

Ecology – complete application requirements

- None required for this rezoning application. Environmental Management Plan required at Site Plan approval stage to address protection of the Coves ESA, Restoration Plan for the area of parking lot removal and installation of chain link fence to prevent encroachment into the ESA.

Notes

- None.

March 2, 2023: Site Plan

The use and site design are no longer considered existing, so it needs to meet the current minimum standards of the zoning and site plan control by-laws, including things like parking area setbacks, walkways, and fire route design.

February 14, 2023: London Hydro

- Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. Note: Transportation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.
- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

March 16, 2023: Engineering

- A holding provision to demonstrate adequate water and sanitary servicing (h-17) will be required.
- A site plan application will be required to remove the holding provision.

June 12, 2023: Additional Engineering Comments

The sanitary and water servicing memos are acceptable and that engineering has no further comments.

February 16, 2023: Urban Design

Major Comments

General Zoning Comment:

- Since there are no changes to the existing exterior building, there are no major Urban Design comments related to the building's use conversion.

Items to be addressed at Site Plan

- To promote connectivity, provide direct pedestrian connections to Elmwood Place and the Coves Open Space. Refer to the London Plan, Policy 255.
- Ensure that there is an adequate amount of amenity space for the anticipated number of residents. Refer to the London Plan, Policy 295.
- Ensure that the primary residential entrance into the building is located to face the public right-of-way. Refer to the London Plan, Policy 291
- Provide easily accessible temporary bicycle parking facilities on-site. Refer to the London Plan, Policy 280.
- Incorporate landscape areas for screening, visual amenity, and to assist with stormwater management and reduce the heat island effect throughout the parking lot. Refer to the London Plan, Policies 282 & 277.
- Provide a full set of dimensioned elevations, floor plans, and a landscape plan for the subject site. Urban Design comments to follow upon receipt.

February 14, 2023: Upper Thames Conservation Authority (UTRCA)

The north-west corner of the property is regulated by the UTRCA. Based on the circulated Site Concept, it appears that some of the required parking spaces are proposed to be located within the natural hazard lands. Accordingly, the UTRCA had advised that a Geotechnical/Slope Stability Report was required as part of a complete application in order to confirm the extent of the slope hazard as well as the development limit. Parking is considered to be development and must be located outside of the natural hazard including the 6 metre erosion access allowance. We therefore request that the application be deferred until such time as the required study has been submitted, reviewed and accepted. Furthermore, written approval must be obtained from the Authority prior to undertaking any site alteration or development within the regulated area. We encourage the applicant to contact our Land Use Regulations Officers regarding the Section 28 permit process and submission requirements.

Revised Comments: May 12, 2023: Upper Thames Conservation Authority (UTRCA)

Further to our February 14, 2023 correspondence, please be advised that the Upper Thames River Conservation Authority (UTRCA) has received and reviewed the following information:

i. **Slope Comment Letter – 46 Elmwood Place, London, Ontario** prepared by MTE dated May 8, 2023; and

ii. **Slope Comment Letter – 46 Elmwood Place, London, Ontario** prepared by MTE REVISED May 11, 2023

We are satisfied with the provided information.

As part of the Section 28 permit submission, an Erosion and Sediment Control (ESC) Drawing signed, sealed, and dated by P.Eng will be required. The drawing shall show how the sediment and soil will be managed to ensure that the proposed site works will not cause any ESC issues.

RECOMMENDATION

Based on the foregoing, the UTRCA has no objections to this application. We encourage the applicant to contact our Land Use Regulations staff regarding the Section 28 permit submission requirements and the associated fee.

Appendix E – Public Engagement

Community Engagement

Public liaison: On Thursday, January 25, 2023, Notice of Application was sent to property owners and tenants in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on January 25, 2023. A “Planning Application” sign was also placed on the site.

Nature of Liaison: The purpose and effect of this zoning change is to permit an existing building to convert a 2-storey long-term care facility to a 2-storey residential apartment building with 30 units. Special provisions would permit a density of 82 units per hectare whereas 75 units per hectare are permitted, and to permit 30 residential units whereas 27 units are permitted. Additional special provisions are required to recognize the existing lot coverage and existing setbacks of the building which include lot coverage of 32.7% whereas 30% maximum is required, a front yard setback of 4.71m whereas 6.0m is required, a setback of 0.81 from the parking area to the lot line whereas 3.0m is required, a rear yard setback of 1.82m whereas 4.5m is required, and an interior yard setback of 4.17m whereas 4.5m is required.

Possible change to Zoning By-law Z.-1 **FROM** a Community Facility (CF3) Zone **TO** a Residential R8 Special Provision (R8-4(_)) Zone.

Public Responses: 11 replies received.

Juldy and Robert Caley
March 5, 2023

I am excited about the possibility of the zoning amendment to allow for the Infill Development. We are desperate for housing and it is simply common sense to make use of existing buildings. My concern is the hope that the apartments would be geared to income. The word affordable is not good enough for me. We are not a rich neighbourhood. I'm sure you are aware of the homes that have been constructed on Tecumseh Ave. at the former public school location. Good luck tomorrow in case I do not get there.

Kindest Regards,

Judy and Robert Caley

From: Helebn Jevnikar
Sent: Wednesday, February 22, 2023 7:50 PM
To: ariley@london.ca
Subject: Zoning By-law Amendment for 46 Elmwood Place

Dear Ms. Skylar Franke.

I am sharing my concerns with you regarding the property at 46 Elmwood Place and the proposed zoning changes. I am a second generation resident of Elmwood Place and my family has, both in the past and currently continue to appreciate the qualities of this neighbourhood. Over the decades Elmwood Place matured into a desirable location for those seeking a peaceful community.

Many years ago there was a proposal to build a Long Term Care Home (LTC) Home on the street. It was met with trepidation by myself and residents of the street. Although change is difficult, people were more in favour of having a smaller LTC Home built on what was the Connelly property. At the time, it seemed and was innovative having a 78 bed facility erected compared to the 120+ bed facilities being built. There is a great deal of evidence supporting smaller facilities versus larger facilities for the wellbeing of people living in LTC Homes. The attraction to this facility was the quiet neighbourhood and the dead end street thereby resulting in less traffic and noise. By far the most important feature was the surrounding area of nature. As you know “The Coves” has become a popular area in London and the Home had wonderful views of The Coves.

The residents and staff on their outings would engage with the people living on the street. Our children, and especially our pets, would often bring a smile to the residents and staff. There were opportunities for the residents to reminisce in a positive manner. There were many joyful moments for everyone involved. These qualities still exist. The new "Elmwood Place" is in an area where none of the attractions mentioned seemingly exist. They also choose to become a "For Profit" facility which is unfortunately not what most people can afford. Additionally they built a 128 bed facility which would likely feel much more institutional than the original Elmwood Place Home. The waiting lists for LTC continues to grow and our provincial government seemingly is giving more opportunities to the For Profit businesses in favour of the Not For Profit. This city needs more Not For Profit LTC Homes. Unfortunately for an Investment Company trying to make money for their clients, a Not For Profit Home would likely not be viewed as a profitable investment. The profitability of an apartment complex seems to be the key reason for a zoning change.

As for this current proposed zoning changes, there would be disruption on the street which would include increased noise levels. 78 older adults living in LTC are not very noisy as you can well imagine. There would be an increase in traffic and a lack of parking. In whose world would 18 parking spaces be adequate for a 30 unit complex? With the former Home, residents did not have vehicles and the staffing for the Home was small so there was very little vehicular traffic and not many cars parked on the street. Big holidays like Christmas and Thanksgiving saw more cars but it wasn't a significant impact to us because it was short term and by the next day those cars would be gone. It is still safe for supervised children and pets to be walking or playing at the far end of the road. This will likely cease with having the zoning changes to accommodate a 30 unit apartment building.

Can our infrastructure sustain this project? The LTC Home had one kitchen with 3 or 4 serveries for all 78 residents. Also, there was one "tub room" per 30 residents and significantly less bathrooms in the building. The 30 units will each need kitchens and bathrooms. Will our street need to be dug up again only a few years after it was upgraded? Each time we do things like that we cause an environmental impact. Even doing an environmental impact assessment doesn't have the importance it once had as can be seen with the current disregard for the Green Belt. We seem to have very little power to veto projects like this one at 46 Elmwood Place and change the flavour of our neighborhood. I fear the "Almighty Dollar" will likely prevail.

I do understand London has a homeless problem but I seriously doubt the proposed building will be geared to income. Will this complex be strictly rental or will it be more along the line of purchased condos? Even with the zoning changes requested, it is apparent the plans do not indicate the developers will remain within the scope of what is set out in the zoning requirements. For example, the zoning bylaw states 27 units per 75 hectares and the developer is asking for a special provision to increase the density to 30 units per 75 hectares. It is these "special provisions" that cause concern and lack of faith for the average citizen. We have voted for and elected you Ms. Franke to preserve our community. It is obvious in your Bio you care deeply about maintaining the integrity of the community and the potential environmental impact on the Coves from construction.

It is my hope I am not alone in my concerns and that you will stand with myself and the residents of Elmwood Place in opposing this request for a zoning change. I truly appreciate and value the tranquility of our street. Ideally it would be nice to have 46 Elmwood Place renovated to remain a LTC Home and to be a Not For Profit facility. Really – why not?

I am opposed to the zoning changes proposed and in favour of the current zoning for a Community Facility to remain in place.

Sincerely,
H. Jevnikar

From: Cindy Wrona
Sent: Monday, February 16, 2023 8:52 AM
To: ariley@london.ca
Subject: Elmwood Place Proposal

Hello,

I am writing about the proposed zoning by-law amendment to 46 Elmwood Place. As a resident and business owner in the area, I am opposed to this zoning change for several reasons.

This is a quiet, dead end street which was a large part of the appeal when I purchased my home on Elmwood late in 2021. Having a residential apartment building just a few houses down will change the entire dynamic of this street. It is currently zoned for 27 units of long term care which I would be in agreeance for, but not increasing that to 30 residential units...more then what is permitted for the space.

Also, the proposed amendment states that there will only be 18 parking spaces. With not even a parking space for every unit OR any visitor parking, our street will be lined with cars which leaves absolutely no where for our own guests to park and again adds to the traffic of this quiet dead end street.

For these reasons, I am 100% opposed to this change in zoning. I think keeping it as a long term care facility or nursing home is a much better option.

Thanks for your time,
Cindy Wrona

From: Ray Sandison
Sent: Monday, February 63, 2023 1:25 PM
To: ariley@london.ca
Subject: [EXTERNAL] Notice of Planning Application - Zoning By-Law Amendment - 46 Elmwood Place (CF3 to R8)

Good day folks,

I appreciate the timeliness of your responses, and recognition that the City of London does indeed have a chronic shortage of LTC beds, a necessary first step towards solutions. I also realize that Zoning applications are never straightforward, as there are often many divergent, competing interests in such applications.

Some of your feedback (see Deputy Mayor Shawn Lewis's response attached) seems to incorrectly assert that the City of London has no responsibility at all to support or develop solutions for the LTC bed shortage in London, when LTC is clearly a shared responsibility between the provinces and local municipalities. In fact, municipalities across Ontario operate over 100 LTC homes, well over 20% of all LTC beds in Ontario. Municipalities have a responsibility and duty to adequately care for all constituents, perhaps especially the most vulnerable senior community. I encourage you to read the article in the Feb 14, 2023 edition of the London Free Press (['Avoidable tragedy': Fire deaths expose gaps in care system, critics say | London Free Press \(lfpres.com\)](#)), which only begins to illustrate our collective failings in delivering LTC, and providing LTC beds. If the City of London does not currently have a strategy to advocate and collaborate with the province to address our LTC bed requirements, we should be developing one (with private and provincial partners as necessary), and I would gladly offer my assistance towards such an effort.

Veranda Property Investment Inc purchased 46 Elmwood Place with the full understanding of the existing zoning for this property. They would have known what types of businesses the existing CF3 Zoning permitted (i.e., Rest Homes and Retirement Lodges), as well as those it did not permit (i.e., residential development). If Veranda Property Investment Inc. chose to ignore existing zoning with the intent to diminish the City of London's existing CF3 Zoned properties, they alone bear all responsibility for their success, or failure regarding the property at 46 Elmwood Place.

Obviously, the City of London cannot dictate to a private company it's business, an absurd notion. However, the City of London can enforce and protect existing zoning to ensure this site at 46 Elmwood Place is used for the existing zoning purposes in support of our senior community. To dismiss this responsibility would be a grave disservice to the elderly constituents living in the City of London. Additionally, a "pass the buck to the province" mentality further diminishes advocacy for our aging population and is

inconsistent with the Values and Vision in the City of London's most recent Official Plan ("The London Plan") regarding development planning.

"Avoid current and future land use conflicts – mitigate conflicts where they cannot be avoided."

"Ensure new development is a good fit within the context of an existing neighbourhood."

We need to look at the "big picture" as our aging population increases, while the availability of Rest Homes and Retirement Homes is not keeping pace with our requirements as a city. As municipally elected officials, you have a responsibility and duty of care to act on behalf of our elderly.

With respect to the Planning considerations associated to this application for a Zoning By-Law Amendment: I find it difficult to rationalize why our municipality would consider waiving the minimum parking requirements to permit residential development that provides only half of the units with a parking spot (i.e., 0.5 spaces per unit – see Councillor Skylar Franke's feedback below, yet unconfirmed by Ms. Riley). When I examine the City of London Zoning By-laws on the City of London website, here is what I found:

Zoning By-Law, Section 12 – Residential R8 Zone (R8-4):

- R8-4(3)
 - a.) Regulations
 - i.) Apartment buildings may have a minimum parking requirement of:
 - Bachelor, one bedroom apartment - 1 space per unit;
 - Two bedroom or larger apartment - 1.25 spaces per unit (Z.-1-92091)

If this "minimum parking requirement" interpretation of the posted Zoning By-Law is incorrect for the Planning Application at 46 Elmwood Place, please direct me to the correct, applicable Zoning By-Law.

[Zoning By-law Z.-1 - Section 12 \(london.ca\)](#)

Further, within the Official Plan ("The London Plan"), the area around Elmwood Place is not earmarked for high density residential development, it is "status quo" - that is, single-family residential homes, plus one property zoned CF3 ("Rest Homes and Retirement Lodges"). It is important that the current zoning be preserved to maintain the integrity of the existing neighbourhood. A multi-residential development would be incompatible with the existing neighbourhood.

I would like to understand what prior communication (i.e., meetings, correspondence, telephone calls) has occurred between Veranda Property Investment Inc. and their representatives, and City staff/City Council regarding the property at 46 Elmwood Place, and what commitments have been made between the parties.

I have included the other members of the Planning Committee and the Mayor in my response in the hope that they will take a pragmatic and forward-looking approach towards our urgent, growing need for Rest Homes and Retirement Lodges in the City of London, and act accordingly to protect the existing CF3 Zoning at 46 Elmwood Place, and the surrounding neighbourhood.

Thank you for your consideration regarding this application.

Kind regards,

Ray Sandison

From: Ray Sandison
Sent: Monday, February 13, 2023 10:58 AM
To: Doc Services <DocServices@london.ca>
Subject: [EXTERNAL] Notice of Planning Application - Zoning By-Law Amendment - 46 Elmwood Place (CF3 to R8)

To the City Clerk,

Please be advised that as the homeowner of [REDACTED] I wish to be notified of the City of London's decision on the proposed zoning by-law amendment with respect to the property at 46 Elmwood Place, as is my legal right.

Kind regard, Ray Sandison

From: Margaret Balch
Sent: February 10, 2023 12:21 PM
To: Riley, Alanna <ariley@London.ca>
Cc: Franke, Skylar <sfranke@london.ca>
Subject: [EXTERNAL] Concerns and questions re: planning application for 46 Elmwood Place

Good morning Alanna,

We spoke earlier this week regarding the Notice of Planning Application for 46 Elmwood Place. I live at [REDACTED] which is one property immediately west so we share a property line.

I would like to express my concerns and have a few questions as well.

1. Zoning is listed as Residential R8-4 which includes "lodging house class 2". This is of particular concern to me as it implies a rooming house or halfway house situation. Elmwood Place dead ends just west of the intended site, at the Coves...a natural woodland. This woodland also borders the north side of the property. From time to time it seems to attract unwelcome activity. So...my concern is (and I acknowledge this may be an unfair assumption)that increasing the density of people who are in need of a rooming house or lodging may invite unwanted activity in the surrounding greenspace making it feel unsafe.

With this particular designation in place,.. "lodging house class 2", I am very concerned that approval for "apartment building" will be granted, but at a later date, the lodging house designation could be implemented.

I am hoping the lodging house designation may be eliminated from this zoning application to prevent that from happening. Could this be considered as a "Special Provision"?

2. The site plan shows the building is 37000 sq ft with 30 units. Would they be one or two bedroom units? What is the occupancy limit?

Under the current zoning the CF3 allows a maximum height of 15 meters with a special provision for an increase in height to 21 meters. Does this mean that there will be an additional floor added now or would this be for a future plan...ie building could be added to if it's resold. I don't understand the reference of 75-82 units per hectare and how this relates to the 30 units referenced in the special provisions? Could the number of units be capped at 30?...as a "Special Provision"?

3. Who will the end user be? Are these units for homeless or low income, subsidised or regular rentals?

4. What is the process and timeline for this project? ie...start and completion date expected?

5. Last year, I fenced the length of my property (adjoining 46 Elmwood) in order to have a known boundary and privacy...previously there had been just a line of trees dividing our properties. The survey I had done showed the trees are actually located on 46 Elmwood Place, however, they are beautiful mature cedars and spruce and provide a lovely soft privacy feature (for both properties) and I would like to respectfully request

that any trees that are up against the fence line on the 46 Elmwood side be retained. (These trees are not shown on the site plan). I see on the site plan that 2.19 meters is provided between the fence and the front of the parking area...hopefully with a curb. This space allowance should easily accommodate the existing tree line. Would this be considered a "Special Provision"?

6. I understand from our conversation there are to be few changes to the site...just the parking, I believe? The site plan shows an area beside my fence line that is hatched. Is that to be a bicycle rack...or?

7. Garbage provisions as located on the site plan are of concern. Could you confirm if the labelled "Garbage pick up" area will be for recycling only as it was when it was the nursing home. The garbage was kept in a room and was collected weekly. It was never kept outside where it would smell and attract unwanted visitors. The ravine at the back of the property creates an opportunity for transient people to access garbage bins and strew garbage around, then attracting rats and other creatures. Could this fall under a "Special Provision"?

8. My final concern is the flow of traffic in and out of the building in relation to the number of senior people and dog walkers who live on this street. I hate to think of the risk to them as vehicles come and go from the site. This is a very quiet street with many older people. Also, the elimination of the semi circular drive at the front of the building will limit delivery trucks, fire trucks, taxis, moving vans, ambulances etc, to backing out onto the street as opposed to driving through. It seems a significant safety issue.

Thank you in advance for your consideration. I look forward to your response.
Margaret Balch

From: Gary Noddle
Sent: Saturday, February 11, 2023 12:31 PM
To: Planning and Development <PlanDev@london.ca>; Riley, Alanna <ariley@London.ca>
Subject: [EXTERNAL] Elmwood Place zoning

I'm responding to the notice I received about a possible rezoning of 46 Elmwood Place. Or am I just being notified that it will happen.

46 Elmwood Place was a nursing home to many people until a new one was built. This building is zoned as a nursing or care facility. With a major shortage of beds for people who are on waiting list in desperate need of these beds for years why are you changing the zoning? Is it because the city of London zoning it to residential units will benefit the city as well as Veranda Property owners? I for one am against this rezoning for residential. This should be kept a nursing home for people that need it more. This would cause some flake in my neighborhood. For one parking..with 30 units at 46 Elmwood Place and only 18 parking spaces ..parking I'm sure would be at a premium cost to the residents at this place. So I'm sure people visitors ,residents alike would be parking all up and down Elmwood Place and Mackay Ave. With not enough parking spaces I'm sure there will be some arguments or fighting going on. I'm sure London Parking authorities will rarely come by as they rarely do now unless I notify them that some vehicles are parking illegal.

I would think if there are 30 units than there should be at least 50 parking spaces to accommodate the so called residents and their visitors.

Like I said I am against the rezoning...keep it as a nursing home and lesson the waiting list for people in desperate need of one.

We have lived here at [REDACTED] for 20 years and while the nursing home was there I and my wife enjoyed conversations with the patients and workers at the home. My name is Gary Noddle

From: Ray Sandison
Sent: February 10, 2023 2:11 PM
To: Riley, Alanna <ariley@London.ca>; Franke, Skylar <sfranke@london.ca>; City of London, Mayor <mayor@london.ca>; Lewis, Shawn <slewis@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Hillier, Steven <shillier@london.ca>; Lehman, Steve

<slehman@london.ca>

Subject: [EXTERNAL] Notice of Planning Application - Zoning By-Law Amendment - 46 Elmwood Place (CF3 to R8)

To A. Riley, S. Franke, S. Lehman, S. Lewis, A. Hopkins, S. Hillier & J. Morgan,

As the homeowner of [REDACTED] I recently received notification of a planning application made by Veranda Property Investments Inc. for the property at 46 Elmwood Place, previously a Long-Term Care facility. The proposal for this site aims to rezone this property for use as residential apartments. I am firmly opposed to this rezoning application for several reasons.

First and foremost is the critical shortage that the City of London currently has for Long-Term Care spaces. Wait times for our beloved senior community to obtain access to a Long-Term Care facility in London is well over four years on average, an unacceptable situation for any caring society that values and respects our elderly residents. Just this week we read, in the London Free Press, about the loss of Ms. Linda St. Denis, age 75, a stroke survivor killed in a mobile home fire who had spent two years waiting to get a Long-Term Care bed, the second Londoner in 10 days to die in a blaze while hoping to move into a Long-Term Care facility. It is heartbreaking and an indictment of our great city that we are unable to provide the essential health care to our elderly residents. These folks have contributed so much to their respective communities throughout their lives and deserve better when they move into their twilight years.

The Long-Term Care bed shortage has a detrimental ripple effect throughout our local health care system. Long-Term Care bed shortages result in our aged, loved ones staying in short-term hospital beds longer than necessary, adversely affecting our hospital staff's ability to meet the health care needs of the London community at large. The chronic backlog of Long-Term Care beds drives a shortage of short-term care hospital beds, which contributes to the patient offloading backlog by paramedics at local hospital Emergency wards. If we had the will and compassion to resolve London's Long-Term Care bed shortage, we might be able to alleviate many other societal pressures that result from this shortage. This would afford our treasured seniors with the respect, care, and dignity they deserve.

All too often this segment of our community seems to be neglected by government officials and community leaders. As members of our elected Council and the Planning Committee, you have a responsibility and duty to serve our local aging population by doing everything we can to maintain and further increase the number of Long-Term Care beds available in the City of London. It is vital to our health care system that 46 Elmwood Place remains zoned for Rest Homes and Retirement Lodges. This application, if approved, would exacerbate the critical Long-Term Care bed shortage in our city and therefore should be denied by the Planning Committee and by City Council.

In addition, consideration to rezone the property and reduce the available properties designated as Rest Homes and Retirement Lodges should be denied as the application conflicts with existing planning policies within the city:

1. This re-zoning application clearly states that the intended use for this request is to develop a residential apartment building with 30 units and 18 parking spaces. From what I have been able to ascertain, the City of London requires 1.5 parking spaces per unit for all residential development. There are 18 parking spaces identified for 30 units which is far short of the City of London requirements of 1.5 parking spaces per unit (i.e., 45 parking spaces would be required for 30 units).
2. This rezoning application is also requesting an exception to the current unit-density per hectare limits when the proposed site use is insufficient to meet the current density requirements (i.e., far short of the required 41 parking spaces for 27 units, and the 45 spaces required for 30 units).

While there is a general housing shortage and Long-Term Care bed shortage across many Ontario communities, it would be detrimental to our elderly residents and the baby boomers who are just behind them, to essentially "Rob Peter to Pay Paul" with one of

the few properties designated Rest Homes and Retirement Lodges. This rezoning application should be denied.

Thank you for your consideration of my opposition as outlined above, and I encourage you to protect the current zoning. I trust you will act pragmatically with care and compassion in support of our senior citizens and the need for Long-Term Care beds.

Kind regards,

Ray Sandison

Nancy Noddle
February 11, 2023

We have received a letter for 46 Elmwood Place London stating a company has requested a zone change from nursing home/ medical building to be a residential rental units.

We have lived here 20 years on Elmwood Place many other home owners have been on this street for a lot longer. Over the years people say living here is not like we are actually living in this city. There is so much nature to our quiet deadend street.

When the nursing home was at 46 Elmwood Place we got to know the staff and their clients as they walked rolled or wheeled past our home . Our dog put smiles on many faces. We had a bench out front some people would sit there under our maple tree with their family or friend they came to visit or sit and read in the shade (some might even nap). They are missed very much but we understand the building was in need of alot of things and the residents deserve to have the best accommodations and they now have a new home.

I do not agree with the changes for 46 Elmwood Place at all if anything it should stay as a health care facility whether for convalescent or rehabilitation or medical building is much more needed and fitting for our neighborhood.

It makes no sense for a 30 unit rental apartment building with 18 parking spaces. This day and age most people have vehicles one to 3 in a household never mind visitors. I just can't imagine what would become of our little deadend street if this change would be allowed or even the nature of this little spot which we enjoy even more now that alot of us are retired.

Very much against the request for zone change of 46 Elmwood Place!

Resident,home owner 20 years
Nancy

Becky Dixon
February 5, 2023

Hi there,

I am a homeowner in the neighbourhood of the 46 Elmwood PI development. I understand that by the time residents receive a notice that the deal is done and we can only make questions and concerns at this point. 46 Elmwood PI is in the middle of a neighborhood of detached homes. We are a neighbourhood that has been attracting more young families to settle here as well as just as many single people living out their lives in the homes they purchased many years ago.

I am happy more housing is coming into the city and it will be a nice area for the people renting in the future

My concern is the parking. With 30 units going in and only 18 parking spots this will be an issue. Even if a resident doesn't drive themselves they will have visitors.

When the building was a long term care facility of course the residents didn't have a vehicle to park and it was the staff and visitors that filled the parking lot. I remember staff and visitors' vehicles overflowing into the streets and parked along our streets going up and down Elmwood Pl as well as Mackay ave. This would cause blocked driveways and because parking is open on either side of the street backing out of your driveway is very tight.

I would ask to relook at the area and plans. If you look at how the company that turned our old Manor Park school into a nice low income apartment building and how they built the parking lot you may find them a good resource. They made the building aesthetically pleasing and allowed parking for residents.

I also would assume the plumbing will need upgrading and structure in general improved.

Anyway that is my thoughts on 46 Elmwood, a local resident for 15 years.

Becky Dixon CNC, RMT

(Certified Nutrition Counsellor), (Reiki Master Teacher)

Joan Balch

February 2, 2023

Re Z9583 Planning Application Zoning Bylaw Amendment to 46 Elmwood Place.

-The description is not clear regarding the application

CF3 to R-8-4 with Special Provisions in a R-1-4 neighbourhood?

It shows as if in two parts. The Requested Zoning on second page indicates a different proposition. What is the intention of the Special provisions ?

The Planner in phone call indicated the Height of the Existing Building now is 9 m and the notation on the Application was not correct.: that the building to remain as is. Height might go to 13 m. but not contemplated. No parking spaces showed re existing amount.

Existing Building now Vacant – [approx 70 plus residents occupancy] is to remain as is existing footprint and height .The existing building has been unoccupied for approx one year and half and during that time with minimum maintenance of the building Conversion will necessarily have to include changes to match recent Residential and Property and Noise Standards. ,

3 extra units are requested for the existing Building Conversion. Existing height should remain. if 30 units assuming Units are Apartments. - - If the existing building height is less than the 13m [9 m] -this existing height should remain-- the existing two floor building said converted into an apartment building is requesting 18 parking spaces is the Request for 3 additional units [27 permitted] via Special Provisions? Plus parking for more than 1./2 units ie 15 spaces

Planner said that .5 per unit is required ie 15 spaces. 3 extra are requested.

A future indication that the existing building conversion shown in original request of 82 units may at a future date not stated become a New building with 18 parking spaces and a NEW structure of 82 units would already be permitted by these Special Provisions That is New build of 82 units 18 parking spaces different design without new application.

Is this the intention of the zoning bylaw?

According to the Planner this item would have to be brought back for a new Zoning provision at a future date. Only the building as exists is in this Zoning application and 30 units noted as Planning only deals with Zoning now. Site Plan is different department.

Elmwood Place is a dead ended street no turn around On street Parking is restricted to the north side only. 30 units would approximate the former occupancy of LTC home. 15 only parking spaces means 15 cars on the street. Most of the former building vehicle parking was used for staff.

The permitted uses of the existing property is more in keeping with a seniors citizens apartment building 30 units and by maintaining the existing height and structure in relation with the character and visage of the street.

3 additional units or equivalent sq ft. could be requested by City for rent bank applications if accommodation is a priority.

[Additional to the Site Plan and Conversion of the Existing Building \[re Site plan provided\]](#)

1 the circular or looped Main Front door driveway should remain as is for entrance and exit of vehicles to the front door. Otherwise passenger vehicles, taxis, and larger trucks say Moving Van would have to back out to Elmwood Place. This would remove 2 parking spaces 6/7 shown on the site plan and remain 5 spaces with entrance and exit to remain.

2 The existing HVAC/exhaust etc. on roof is sometimes noisy at times and should be baffled/silenced/ or reduced on the West side. Sound Levels should equal residential levels

3 The Existing west side Garbage/Rubbish room or rooms.. should remain as there is no place for outdoor collection to property standards. The recycling and paper waste individual bins only, were on the existing driveway...and area shown outside is actually grass and small. Both Garbage and Recycling were picked up, separately and weekly==. and usually had to back out. If the new food waste is included it may need a separate indoor area.

4 West side outdoor lighting should be pointed downward in keeping with residential street.

5 Bike rack on west side could be relocated behind the front fence at building front line. and into the Amenity area on the East side to discourage theft.

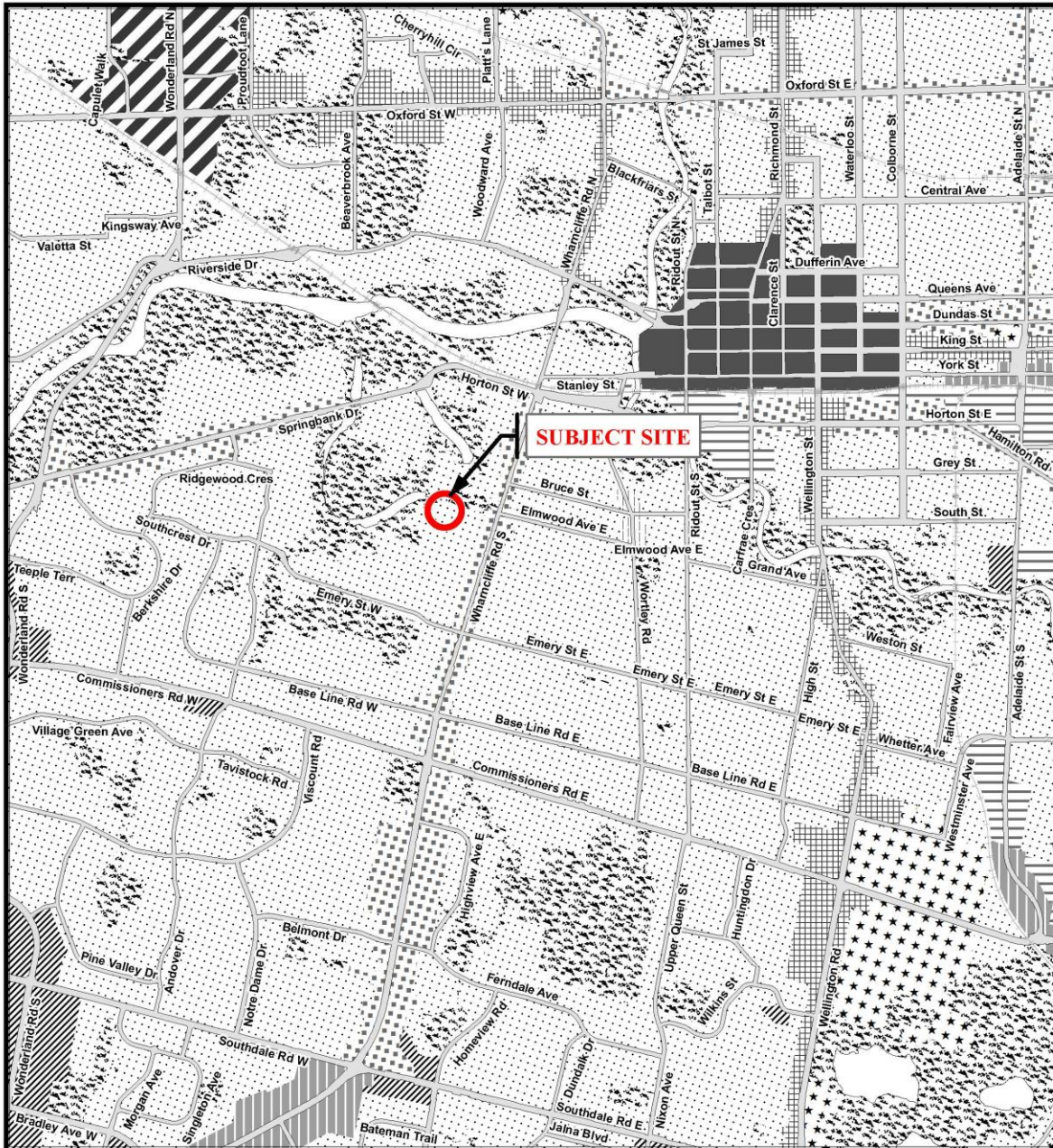
6 Bumper posts at the corner of SW building at West driveway and at The electrical box on west side plus one at the swale at end of NW corner building west side to protect backouts.

7 The last two noted 16,17 parking spaces NW side are inside the Conservation zone and could remain empty reducing the parking shown 18 to 14. and give a small turnaround as any large vehicle parked in the driveway past the west side door might require vehicles a long back out--ie moving van

9 the emergency/exit ramp at the front SW side should turn/curve east and south to parallel the driveway to sidewalk,. as it exits primarily on the driveway and a hazard if this is now an apartment building unless this stairwell door is only opened from inside.

Appendix F – Relevant Background

The London Plan – Map 1 – Place Types



Legend

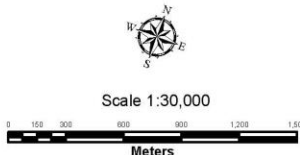
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| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON Official Plan

LONDON PLAN MAP 1 - PLACE TYPES -

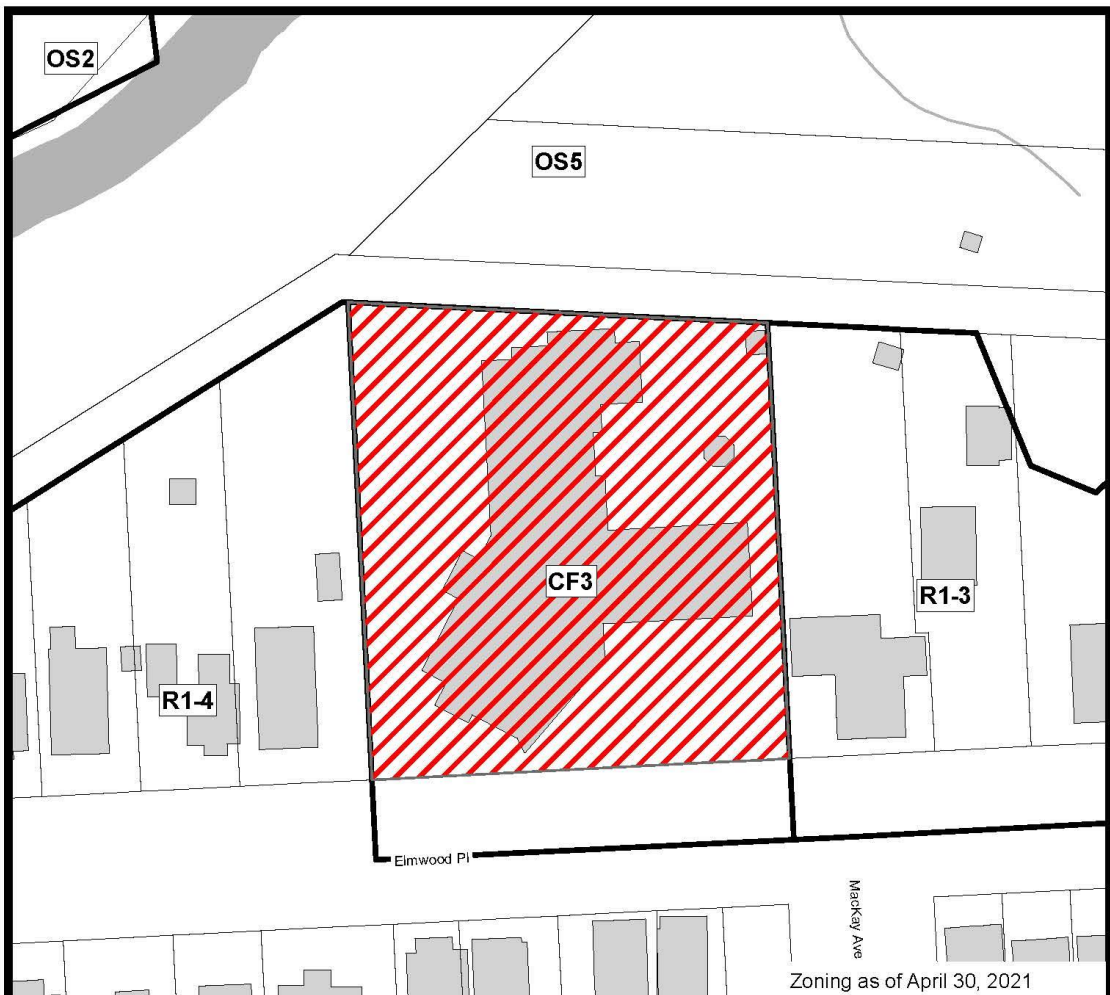
PREPARED BY: Planning & Development



File Number: Z-9583
Planner: AR
Technician: JI
Date: 2023/1/19

Project Location: \\cfile1\giswork\Planning\Projects\p_officialplan\workconsol\00\excerpts_LondonPlan\mxds\Z-9583_Map1_PlaceTypes.mxd

Zoning By-law Z-1 – Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: CF3

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
Z-9583 **AR**

MAP PREPARED:
2023/1/19 **JL**

