



18 Elm Street
OZ-9496

Housing Development
Corporation, London.

PEC July 25, 2022



Site Context

- Vacant school site – now demolished.
- Frontage – 110m
- Depth – 73m
- Area – 0.79 ha

- Zoned: Neighbourhood Facility
- Neighbourhoods Place Type



Proposed Development

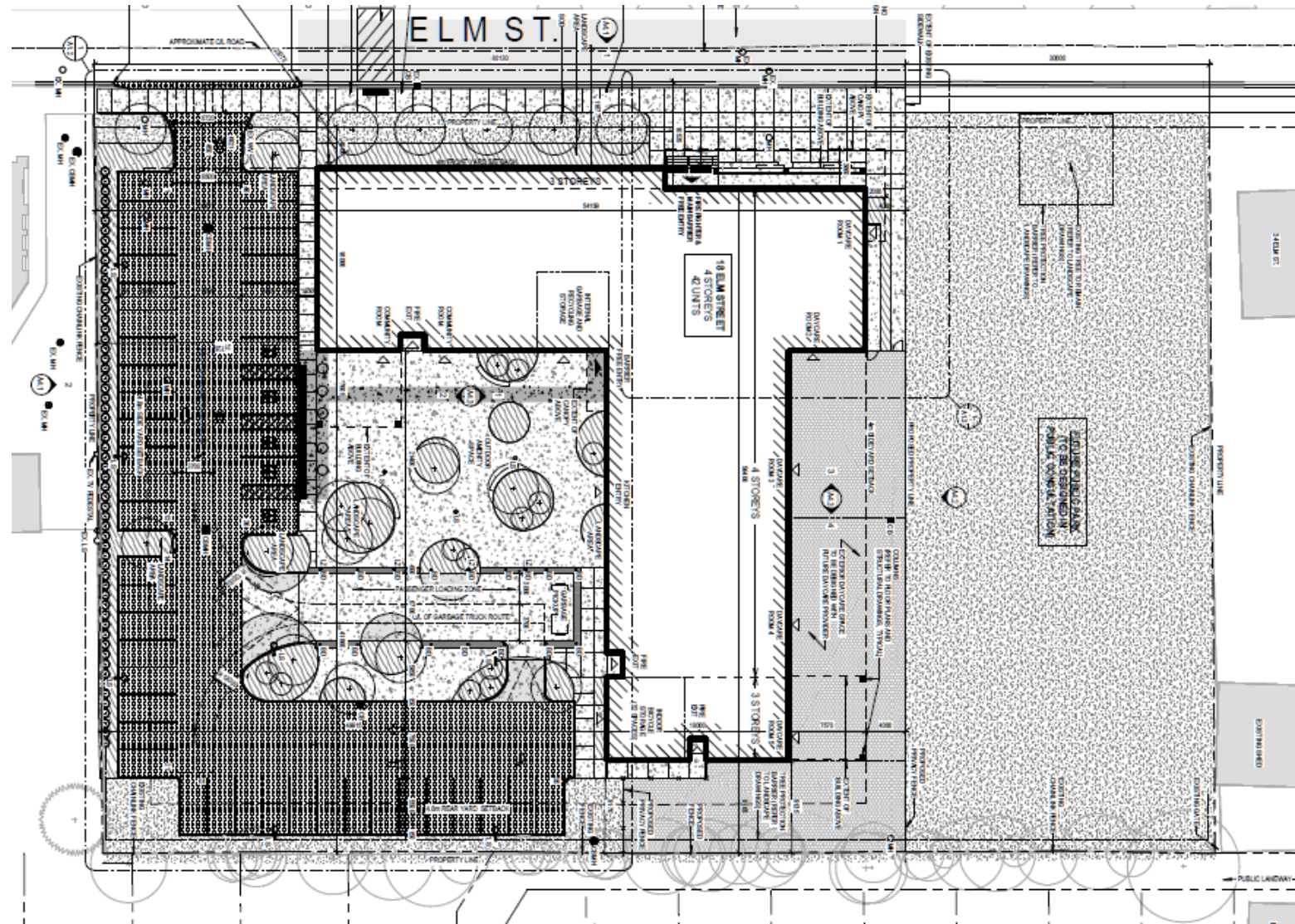
- 42 unit-apartment 4-storey mixed-use to be affordable.
- Housing Development Corporation partnership with Ontario Aboriginal Housing Services (OAHS)
- 1300 sq.m of community facility and day care uses.
- 0.21 ha to be dedicated for a park



London
CANADA



Site Plan





Applications – Official Plan

- Specific Policy Area

In the Neighbourhoods Place Type at 18 Elm Street, a mixed-use apartment building with community uses at grade may be permitted. Subject to the provisions of an established bonus zone, the mixed-use apartment building permitted may be up to 4-storeys in height.



Applications – Zoning By-law

- Residential R8-4 Zone
 - a) Additional Permitted Uses: Day Care Centre, Community Centre
 - b) Gross Floor Area non-residential uses (max): 1400 sq.m.
 - c) Front Yard Setback (min): 4 m
 - d) North Interior Sideyard Setback (min): 4 m
 - e) Parking spaces for all uses in a mixed-use apartment building: 46 spaces



Applications – Zoning By-law

- Bonus Zone

- a) Height (max): 14.5 m
- b) Density (max): 100 uph
- c) Day Care and Community Centre combined GFA (min): 800 sq.m.

- OS Zone

- a) Minimum Lot Area (min): 2000 sq.m.



SPA22-043

- Application accepted May 17, 2022
- Second Submission Received July 12, 2022
- Site Plan and Elevations acceptable at second submission.



Recommendation

- Approval of the Official Plan Amendment to permit the development.
- Approval of the Bonus R8-4 Zone to permit a 42-units mixed use apartment building, 4-storeys in height with community uses at grade.
- Approval of the OS Zone to establish the park.