

April 11, 2016

City of London
Planning Division
204/206 Dundas Street
London, ON N6A 1G7

Attention: Heather McNeely, Senior Planner
Long Range Planning and Research

Dear Ms. McNeely:

RE: 'The London Plan' (File O-7398) – Second Draft
1699259 Ontario Ltd. / 1279059 Ontario Ltd – 3313 & 3405 Wonderland Rd S
Our File: 1094A

MHBC has been retained by 1699259 Ontario Ltd./ 1279059 Ontario Ltd. to evaluate the policy direction and provisions associated with the proposed Official Plan ('The London Plan'). We wish to provide comments regarding the second draft of the Plan (June 2015) for properties addressed as 3313 and 3405 Wonderland Road South. The site is located in the southwest portion of the City of London and is currently planned to develop for commercial purposes.

Planning Permissions (Existing and Proposed)

The site is designated '**Wonderland Rd. Community Enterprise Corridor**' in the existing Official Plan. The site is also located within the City's Southwest Area Plan (SWAP) and is designated as '**Wonderland Rd. Community Enterprise Corridor**'. Permitted uses within this designation include a broad range of commercial, residential, office and institutional uses are permitted subject to the policies of the SWAP. It is our understanding that mixed-use developments will be particularly encouraged in this area. As per SWAP, total commercial development within the Corridor shall not exceed 100 000 square metres of gross floor area (GFA) and commercial built form shall generally be a low to mid-rise height and will be encouraged to be in a "main street" format where development is oriented to a public street. Further, it is our understanding that SWAP policies will prevail and take precedent where there is conflict or inconsistency as per Policy 1459 of the London Plan.

The subject lands are designated '**Shopping Area**' in the London Plan. The 'Shopping Area' designation permits a broad range of retail, service, office, entertainment, recreational, education, institutional, residential uses. In the Shopping Area designation, mixed-use buildings are encouraged and parking is not permitted to front directly onto streets at grade. Further, Table 13 prescribes that building forms on the subject lands are to have a maximum height of 4 storeys or 6 storeys with Type 2 bonusing.

The 'Shopping Area' designation in the London Plan permits uses and scales similar in nature to those of the existing Official Plan. We would like confirmation that the above permissions are accurate and that SWAP policies will prevail where there is any conflict or inconsistency with the London Plan for the subject property on Wonderland Road South.

We thank you for the opportunity to provide comments on Draft Two of 'The London Plan'. We trust that ongoing discussions and dialogue will be available to discuss the issues noted above. We reserve the right to raise additional issues and provide further comments on the Draft Plan as the review process moves forward.

Yours truly,

MHBC



Carol M. Wiebe
Partner



Scott Allen, MA, RPP
Associate

cc. *Ali Soufan, York Developments*

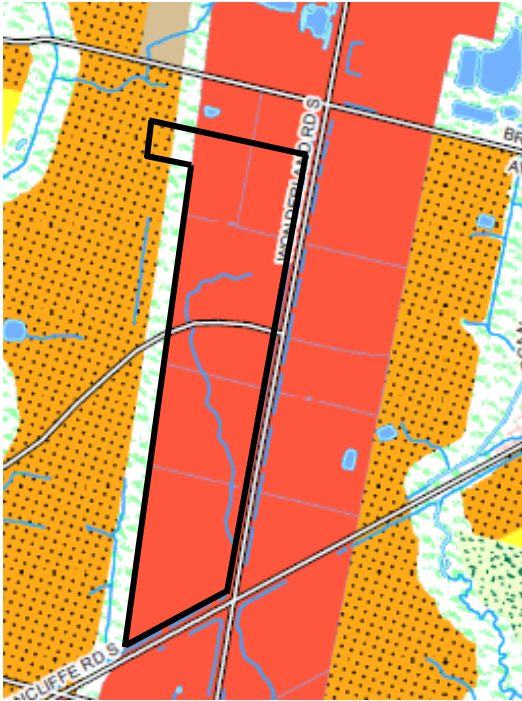
Address: 3313 & 3405 Wonderland Road South

Ownership: 1699259 Ont. Ltd./ 1279059 Ont. Ltd.

Our File No.: 1094'A' (Site 12)

Existing Official Plan Designation:

Wonderland Road Community
Enterprise Corridor

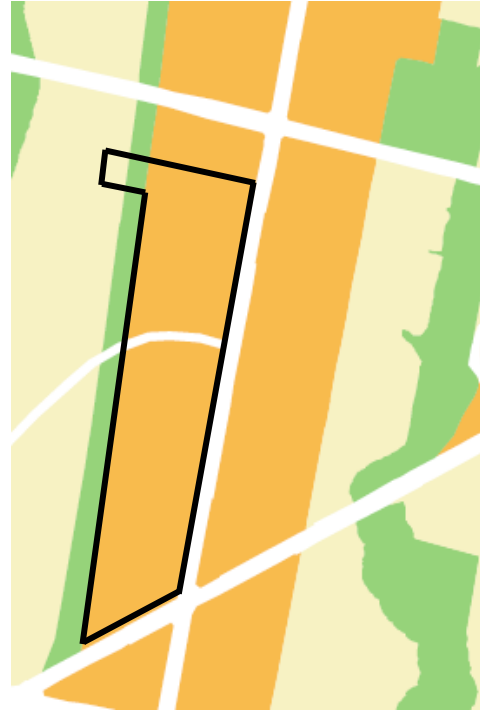


Southwest Area Plan:

Wonderland Road Community Enterprise Corridor
Open Space and Environmental Review
Medium Density Residential

Proposed London Plan Designation:

Shopping Area
Neighbourhoods
Open Space



Subject Lands

