

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
Amiraco - 1413 Adelaide Street North
Our File: 1094AA

MHBC has been retained by Amiraco 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 the property addressed as **1413 Adelaide Street North**. The site is located in the north part of London and currently contains a dwelling unit.

Planning Permissions (Existing and Proposed)

The subject lands are designated '**Low Density Residential**' in the existing Official Plan which permits primarily low density uses such as single detached, semi-detached and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted and residential intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare. Infill housing may be in the form of single detached dwellings, semidetached dwellings, attached dwellings, cluster housing and low rise apartments. Within the 'Low Density Residential' designation development will normally not be greater than 4 storeys and will be a maximum of 30 units/hectare. The subject lands are zoned Restricted Service Commercial (RSC-4) which allows a self-storage complex use.

The second draft of the London Plan designates the property as '**Neighbourhoods**' Place Type on 'Map 1 – Place Types' with Adelaide Street (lot frontage) classified as a 'Civic Boulevard' on 'Map 3 – Street Classifications'. Table 12 of the draft London Plan specifies that a range of residential uses are permitted on sites with these attributes, including single detached, semi-detached, duplex, townhouses, stacked townhouses and low-rise apartments. Further, Table 13 prescribes that the maximum height for building forms on the subject property will be 4 storeys or 6 storeys with bonusing.

In light of these considerations, we are supportive of the 'Neighbourhoods' Place Type being applied to the subject site. However, we would like confirmation that the above permissions apply to the specific property at 1413 Adelaide Street North.

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 address 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. *Mike Meddaoui, York Property Management*

Address: 1413 Adelaide Street North

Ownership: 1659958 Ont. Ltd. c/o York Property 470 Dundas
Our File No.: 1094 'AA' (Site 34)

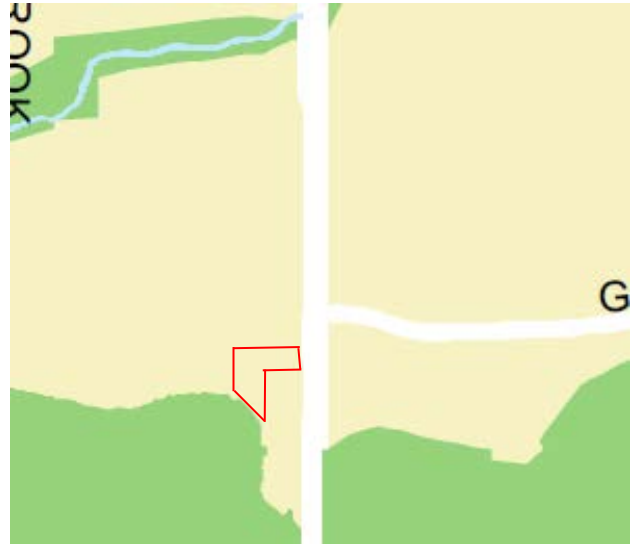
Existing Official Plan Designation:

Low Density Residential



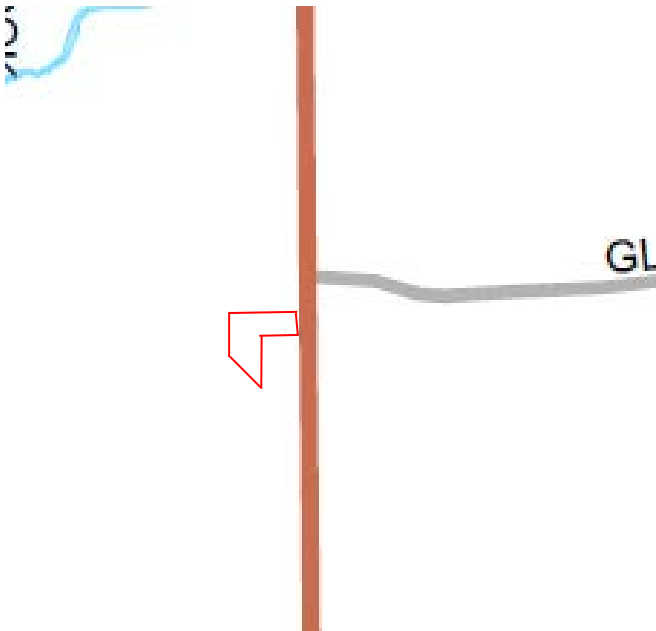
Proposed London Plan Designation:

Neighbourhoods



Street Classification:

Adelaide = Civic Boulevard



 Subject Lands