

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 –Southwest corner of Bostwick Road and Pack Road
Our File: 1094AB**

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 located on the southwest corner of Bostwick Road and Pack Road. The site is located in the southwest portion of the City of London and is planned for future residential development.

Planning Permissions (Existing and Proposed)

The site is designated '**Low Density Residential**', '**Multi-family Medium Density Residential**' and '**Environmental Review**' on 'Schedule A – Land Use' of the existing Official Plan.

The Low Density Residential designation permits single detached, semi-detached and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted. Further, 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. Development within the Low Density Residential designation normally will not be greater than 4 storeys and the maximum permitted density is 30 units per hectare.

The Medium Density designation permits a range of multiple-attached dwellings such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings and small-scale nursing homes, rest homes and homes for the aged in addition to the uses permitted in the Low Density Residential designation. The scale of development will normally not exceed 4 storeys in height or densities greater than 75 units per hectare. Intensification may be permitted up to 100 units per hectare.

The subject lands are also located within the City's Southwest Area Plan (SWAP) and are designated '**Open Space and Environmental Review**', '**Low Density Residential**' and '**Medium Density Residential**' on 'Schedule 4 - Southwest Area Land Use Plan'. It is our understanding that the SWAP policies will prevail over the Official Plan policies where there is any conflict or inconsistency.

The subject lands are designated '**Neighbourhoods**,' and '**Environmental Review**' on 'Map 1 – Place Types' in the London Plan and Bostwick Road and Pack Road are both classified as 'Civic Boulevards' on 'Map 3 – Street Typologies. Table 12 of the London Plan identifies a range of permitted uses for a site with these attributes including single-detached dwellings, semi-detached dwellings, townhouses, stacked townhouses, low-rise apartments, mixed-use buildings as well as stand alone retail, service and office buildings. As per Table, the maximum permitted height is 4 storeys or 6 storeys with bonusing. Table 14 identifies that the site is also permitted to have up to 2000 square metres of retail, service and office at the intersections of these roads.

For the portion of the subject lands designated as Environmental Review, existing uses are permitted and pending the evaluation of the site, permitted uses will include agriculture, woodlot management, horticulture, conservation and recreational uses. Essential public utilities and municipal services that have been the subject of an Environmental Assessment (EA) or Environmental Impact Statement (EIS) may also be permitted.

It is important to note that the development of this site will provide for the development of new roads through the site which may alter development permissions. Local streets, known as 'Neighbourhood Streets' in the London Plan will permit typical low density residential uses with heights permitted up to 2.5 storeys.

The designations of the subject lands in the London Plan are similar in nature to those of the existing Official Plan. However, we would like confirmation about whether or not the aforementioned permissions would apply to the entire site or just to the portions of the land fronting onto Bostwick and/or Pack Road. We would like confirmation that the permissions and policies discussed above are accurate and apply to the site in its entirety, with the exception of the portion of the site designated 'Environmental Review'. We would also like confirmation that the SWAP policies will prevail where there is any conflict or inconsistency with the London Plan for the subject property.

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

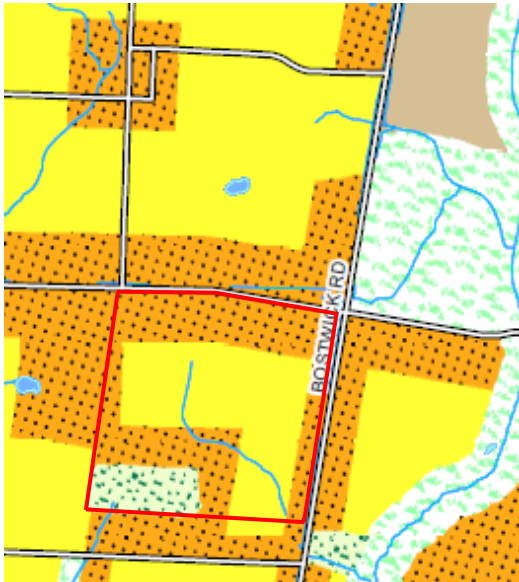
cc. *Mike Meddaoui, York Property Management*

Address: Southwest corner of Bostwick Road and Pack Road

Ownership: Amiraco
Our File No.: 1094 'AB' (Site 33)

Existing Official Plan Designation:

Low Density Residential, Multi-family
Medium Density Residential,
Environmental Review



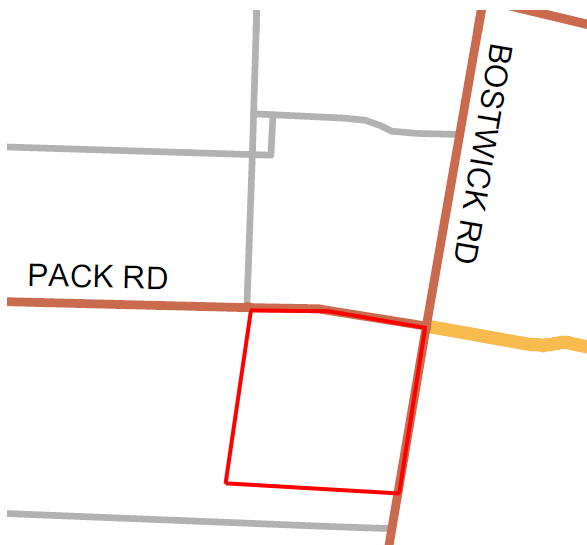
Proposed London Plan Designation:

Neighbourhoods
Environmental Review



Street Classification:

Bostwick = Civic Boulevard
Pack Road = Civic Boulevard



Southwest Area Plan:

Open Space and Environmental Review
Low Density Residential, Medium Density
Residential



 Subject Lands