

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
Wellington Harlech Centre Inc. – 867, 875, 879 Wellington Road South
Our File: 1094AD**

MHBC has been retained by Wellington Harlech Centre Inc. 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 **867, 875, 879 Wellington Road South**. The site is located in the south part of London and is being developed as a commercial plaza.

Planning Permissions (Existing and Proposed)

The subject lands are designated '**Auto-Oriented Commercial Corridor**' in the existing Official Plan which permits a variety of uses including hotels and motels, automotive uses and services, restaurants, retail outlets and other types of commercial uses that offer a service to the traveling public. Development within this designation is generally low-rise in nature.

The subject lands are designated '**Rapid Transit Corridor**' Place Type on 'Map 1 – Place Types' in the London Plan. The 'Rapid Transit Corridor' Place Type permits a broad range of retail, service, office, entertainment, recreational, education, institutional, residential uses. Further, Table 11 prescribes that building forms on the subject lands are to have a maximum height of 8 storeys or 12 storeys with Type 2 bonusing. It is our understanding that a range of mixed use buildings are encouraged within the 'Rapid Transit Corridor' Place Type.

In summary, we would like confirmation that the aforementioned permissions of the 'Rapid Transit Corridor' Place Type apply specifically to the site located at 867, 875, 879 Wellington Road South. If these permissions apply to the subject lands, we are supportive of the 'Rapid Transit Corridor' designation for the subject lands.

We thank you for the opportunity to provide comments on Draft Two of 'The London Plan'. 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*

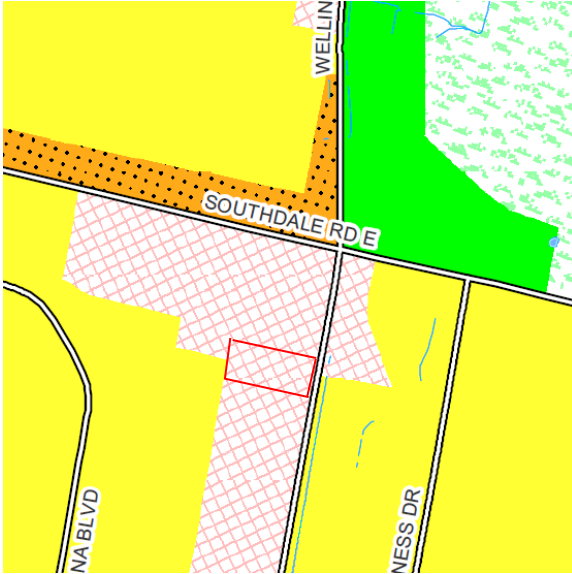
Address: 867, 875, 879 Wellington Road South

Ownership: Wellington Harlech Center Inc.

Our File No.: 1094'AD' (Site 31)

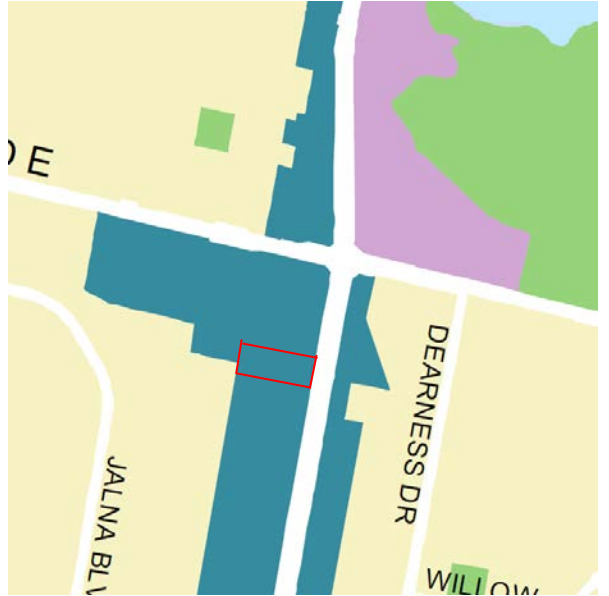
Existing Official Plan Designation:

Auto-Oriented Commercial Corridor



Proposed London Plan Designation:

Rapid Transit Corridor



 Subject Lands