

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  
Adelaide and Phillbrook Inc. – 1880 Phillbrook Drive  
Our File: 1094AF**

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MHBC has been retained by Adelaide and Phillbrook 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 properties addressed as **1880 Phillbrook Drive**. The site is located on the southwest corner of the Phillbrook Drive and Adelaide Street North intersection and is planned to develop as a mixed use office development.

### **Planning Permissions (Existing and Proposed)**

The subject lands are designated '**Multi-family Medium Density Residential**' in the existing London Official Plan. This permits multiple-attached dwellings, such as row houses or cluster houses and low-rise apartment buildings. Under the 'Multi-family Medium Density' designation the permitted height will normally will not exceed 4 storeys or density of 75 units per hectare. Intensification may be permitted up to 100 units per hectare.

The second draft of the London Plan designates the project site '**Neighbourhoods**' on 'Map 1 – Place Types' with Adelaide Street (lot frontage) identified as a 'Civic Boulevard' and Phillbrook Drive as a 'Neighbourhood Connector' on 'Map 3 – Street Classifications'. Table 13 identifies a range of permitted residential uses for a site with these attributes including single detached, semi detached, townhouses, stacked townhouses, low rise apartments and mixed use buildings. As per Table 13, the maximum permitted height is 4 storeys or 6 storeys with bonusing. Further, Table 14 outlines that the site is permitted to have up to 200 square metres of retail, service and office because of its location at a major intersection.

In light of these considerations, we are supportive of the 'Neighbourhoods' designation for the aforementioned property regarding permitted uses. However, it is our opinion that the site is appropriate

for more than 200 square metres of commercial space because of its location at the intersection of a major arterial (Adelaide Street). **There is no planning rationale provided in the London Plan as to why 200 square metres is the maximum permitted GFA for commercial space for sites with these attributes.**

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

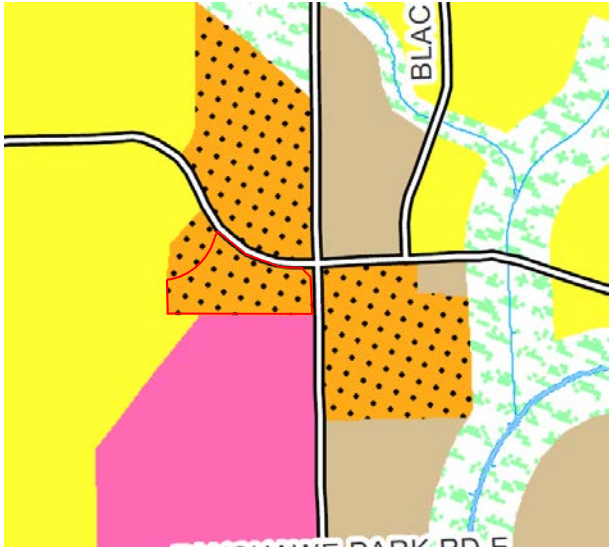
cc. *Ali Soufan, York Developments*

**Address: 1880 Phillbrook**

Ownership: Adelaide and Phillbrook Center Inc.  
Our File No.: 1094 'AF' (Site 24)

Existing Official Plan Designation:

Multi-family Medium Density Residential



Proposed London Plan Designation:

Neighbourhoods



Street Classification:

Phillbrook = Neighbourhood Connector  
Adelaide = Civic Boulevard (Frontage)

 Subject Lands

