

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  
Highbury North Centre Inc. – 1192 Highbury Avenue North  
Our File: 1094AG**

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MHBC has been retained by Highbury North 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 **1192 Highbury Avenue North**. The site is located in the northeast part of London and is proposed to develop as a commercial plaza.

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

The site is designated '**Auto-Oriented Commercial Corridor**' in the existing Official Plan. This designation permits a range 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. Developments within this designation are typically low rise in nature.

The subject lands are designated '**Neighbourhoods**' on 'Map 1 – Place Types' of the London Plan, with Highbury Avenue (lot frontage) identified as an Urban Thoroughfare on 'Map 3 – Street Classifications'. Table 12 of the draft Plan specifies that permitted uses include a range of residential uses including single detached, semi-detached, duplexes, triplexes, fourplexes, townhouses, stacked townhouses, and low-rise apartments. Further, Table 13 prescribes a maximum height of 4 storeys or 6 storeys with bonus. Additionally, as per Table 14, up to 200 square metres of office space is permitted because of the site's location along an Urban Thoroughfare. Other commercial uses such as retail or service uses are not permitted.

### **Commentary**

1. The existing Official Plan designation 'Auto-Oriented Commercial Corridor' permits a range of commercial uses, including the uses that are being proposed for the commercial plaza. The permissions under the 'Neighbourhoods' designation do not support commercial uses. While

we are supportive of the site having residential permissions, it should also have commercial permissions beyond just office space, to support the proposed development. The site location is along a busy arterial road in proximity to other commercial areas as well as institutional areas such as Fanshawe College and in our opinion it is well suited for commercial uses. **No rationale has been provided for removing the commercial/office permissions benefitting this property.**

2. We recommend that the site be designated 'Shopping Area'. The subject lands are in close proximity to a large 'Shopping Area' designation to the north surrounding the Adelaide Street North and Huron Street intersection. This designation would permit commercial uses as well as residential uses and a range of other uses. It would also permit more intensification opportunities on the site with the provision of mixed-use opportunities.

In light of these considerations, we are not supportive of the 'Neighbourhoods' Place Type being applied to 1192 Highbury Avenue North as it will result in a loss of development permissions and would not be supportive of the proposed commercial plaza. As an alternative, we propose that the site be included in the 'Shopping Area' Place Type to support commercial development.

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*

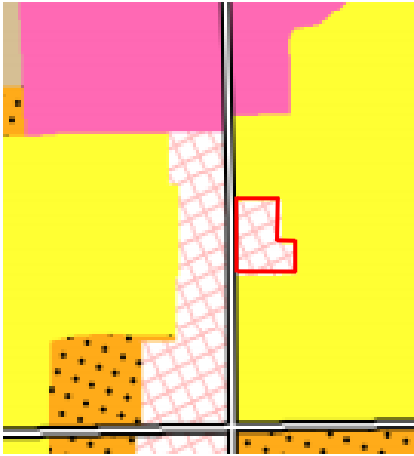
**Address: 1192 Highbury Ave N. And Lot on Mark Street**

Ownership: Highbury North Center Inc.

Our File No.: 1094 'AG' (Site 23)

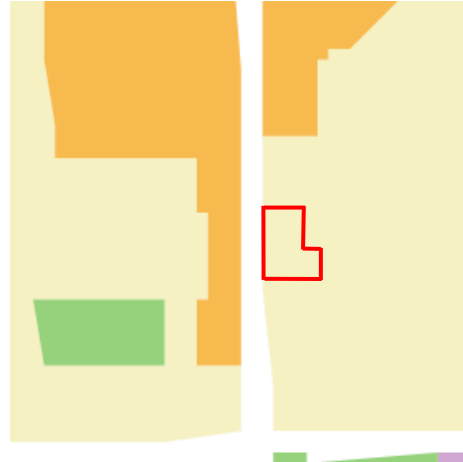
Existing Official Plan Designation:

Auto-Oriented Commercial Corridor



Proposed London Plan Designation:

Neighbourhoods



 Subject Lands

Street Classification:

Highbury = Urban Thoroughfare

