

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
Highland Green London Inc – 185 and 199 Commissioners Road
Our File: 1094AJ**

MHBC has been retained by Highland Green London 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 properties addressed as **185 and 199 Commissioners Road**. The subject site is currently draft approved for a subdivision development.

Planning Permissions (Existing and Proposed)

The site is currently designated '**Low Density Residential**', which permits uses including single detached, semi-detached and duplex dwellings. Heights generally do not exceed four storeys and the maximum density is 30 units per hectare. Residential intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare. Infill housing is permitted in the form of single detached dwellings, semidetached dwellings, attached dwellings, cluster housing and low rise apartments.

The second draft of The London Plan designates the subject lands as '**Neighbourhoods**' on 'Map 1 – Place Types' with Commissioners Road (lot frontage) classified as a 'Civic Boulevard' on 'Map 3 – Street Classifications'. Table 12 specifies that a range of residential dwelling types are permitted on sites with these attributes, including single detached, semi-detached, duplexes, triplexes, townhouses, stacked townhouses and low rise apartments. Further, Table 13 prescribes that building forms are to have a maximum height of 4 storeys or 6 storeys with bonusing.

In light of these considerations, we are supportive of the 'Neighbourhoods' Place Type for the subject lands located at 185 and 199 Commissioners Road West. We would like confirmation that the above policies and permissions apply to the site in its entirety.

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

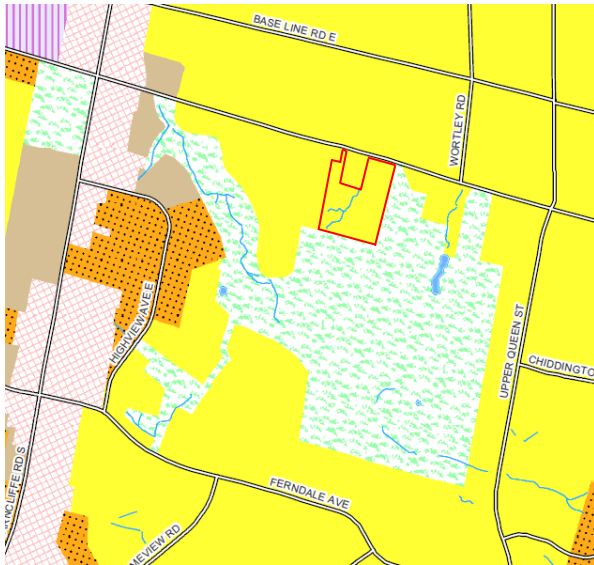
cc. *Ali Soufan, York Developments*

Address: 185 & 199 Commissioners

Ownership: Highland Green London Inc.
Our File No.: 1094 'AJ' (Site 17)

Existing Official Plan Designation:

Low Density Residential



Proposed London Plan Designation:

Neighbourhoods



 Subject Lands

Street Classification:

Commissioners = Civic Boulevard

