

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
1767306 Ontario Ltd – 677 Wharncliffe Road South
Our File: 1094AM**

MHBC has been retained by 1767306 Ontario Ltd 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 **677 Wharncliffe Road South**. The site is located in the south part of London and it integrates a self-storage facility.

Planning Permissions (Existing and Proposed)

The subject lands are designated '**Auto-Oriented Commercial Corridor**' and '**Multi-family Medium Density Residential**' in the existing Official Plan. The Auto-Oriented Commercial designation 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 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.

An application was made in 2008 to permit the self-storage complex as a permitted use within the 'Multi-family Medium Density' designation. The subject lands are zoned Restricted Service Commercial (RSC-1, RSC-3, RSC-4, RSC-5) and Restricted Office (RO), which permit a range of commercial uses including a self-storage complex use.

The subject lands are designated '**Urban Corridor**' Place Type on 'Map 1 – Place Types' in the London Plan. The 'Urban Corridor' Place Type permits a range of residential, retail, service, cultural, recreation and institutional uses. Additional policies to note include the encouragement of mixed use buildings and the discouragement of large floor single plate uses. Further, Table 11, prescribe that building forms on the subject lands are to have a maximum height of 6 storeys or 8 storeys with Type 2 bonusing.

It is our opinion that the existing self-storage complex that is currently permitted in the existing Official Plan should be carried over and permitted in the London Plan.

In summary, we would like confirmation that the existing storage complex use will be permitted to exist, expand or redevelop within the 'Urban Corridor' Place Type and specifically on the site located at 677 Wharncliffe Road South. If this use is permitted to continue to exist, expand and redevelop we are supportive of the 'Urban 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

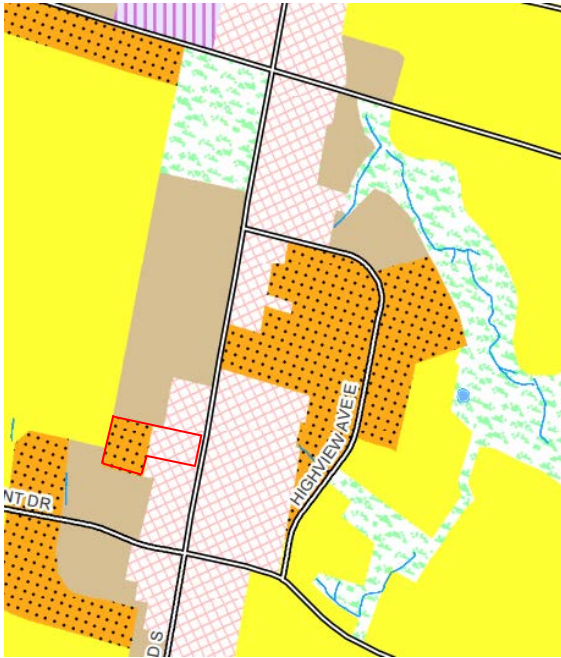
cc. *Ali Soufan, York Developments*

Address: 677 Wharncliffe Road South

Ownership: 1767306 Ont. Ltd.
Our File No.: 1094 'AM' (Site 14)

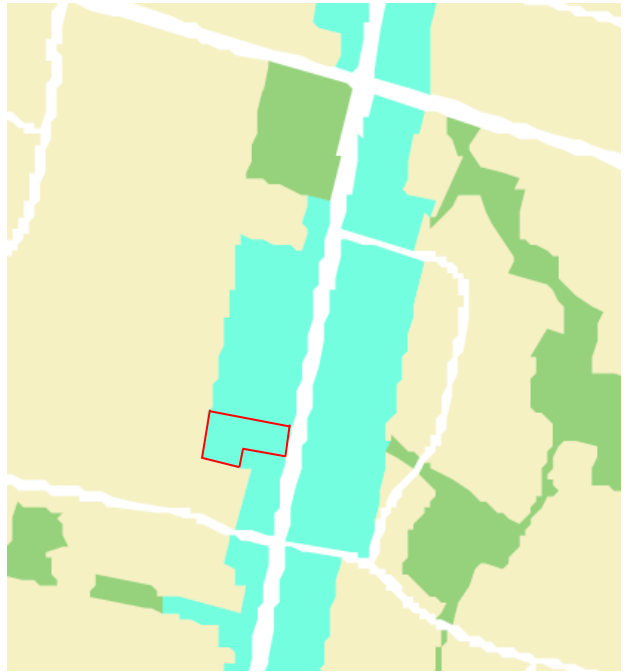
Existing Official Plan Designation:

Auto-Oriented Commercial Corridor,
Multi-family Medium Density
Residential



Proposed London Plan Designation:

Urban Corridor



 Subject Lands