

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
2261531 Ontario Ltd -276-280 Wharncliffe Road North
Our File: 1094AO**

MHBC has been retained by 2261531 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 properties addressed as **276-280 Wharncliffe Road North**. The subject lands are located west of the downtown, just north of Oxford Street West. The site currently contains a commercial plaza.

Planning Permissions (Existing and Proposed)

The subject lands are designated '**Neighbourhood Commercial Node**' which permits a range of commercial uses including small retail stores, food stores, pharmacies, convenience commercial uses; personal services, financial institutions, community facilities, professional and medical/ dental offices and small-scale restaurants as well as similar uses that draw customers from a neighbourhood-scale trade area. Residential units above ground floor commercial uses may be allowed. Multi-family high or medium density residential uses may also be permitted. Commercial developments within the Neighbourhood Commercial Node designation usually range from 1,000 square metres to 13,000 square metres in Gross Floor Area (GFA).

The London Plan designates the subject lands as '**Rapid Transit Corridor**'. This designation permits a range of retail, service, office, entertainment, recreational, education, institutional, residential uses. The minimum permitted height is 2 storeys, the maximum is 8 storeys or 12 storeys with Type 2 bonusing. We would like confirmation that these permissions apply to the site at 276-280 Wharncliffe Road North

The proposed 'Rapid Transit Corridor' designation expands upon the existing permitted uses in the current Official Plan. This designation promotes intensification on this site. It allows for the continuation

of existing uses, permits a wide range of additional uses and provides greater opportunities for height and density.

In summary, we are supportive of the 'Rapid Transit Corridor' Place Type for the site for the reasons discussed above and would like confirmation that the aforementioned permissions apply.

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

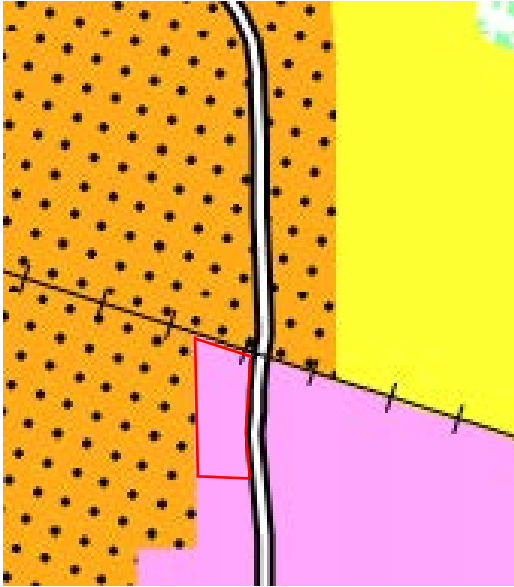
cc. *Ali Soufan, York Developments*

Address: 276-280 Wharncliffe

Ownership: 1659960 Ont. Ltd.
Our File No.: 1094 'AO' (Site 6)

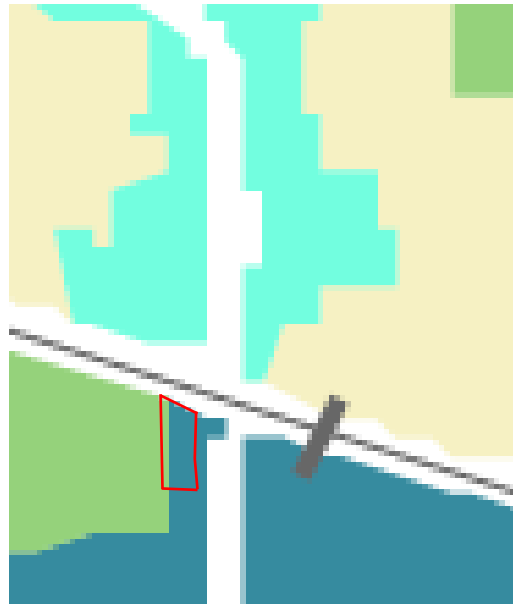
Existing Official Plan Designation:

Neighbourhood Commercial Node



Proposed London Plan Designation:

Rapid Transit Corridor



 Subject Lands