

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  
Westfield Village Estates Inc – 825, 835, 915 Southdale Road West and 3047, 3086, 3111,  
3115, 3119, 3123 Tillmann Road  
Our File: 1094AP**

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MHBC has been retained by Westfield Village 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) as it pertains to **825, 835, 915 Southdale Road West and 3047, 3086, 3111, 3115, 3119, 3123 Tillman Road**. These properties are located in Southwest London.

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

We have organized our comments into four main components, which correspond to:

- 1) 825, 835, 915 Southdale Road West
- 2) 3047 Tillmann Road
- 3) 3086 Tillmann Road
- 4) 3111-3123 Tillmann Road

### **825, 835, 915 Southdale Road**

The subject lands are located along Southdale Road West between Colonel Talbot Road and Pomeroy Lane and contain an existing plaza.

The property is designated '**Community Commercial Node**' on 'Schedule A – Land Use' of the existing Official Plan. This designation permits all types of retail outlets including but not limited to, department stores, home improvement and furnishings stores, supermarkets, food stores and pharmacies, convenience commercial uses, personal services, restaurants, professional and medical/ dental offices;

and commercial and private schools. Commercial development within a Community Commercial Node normally ranges in size from 13,000 m<sup>2</sup> to 50,000 m<sup>2</sup> gross floor area (GFA).

The subject lands are also located within the City's Southwest Area Plan (SWAP) and are designated **'Commercial'** on 'Schedule 4 - Southwest Area Land Use Plan'. It is our understanding that the SWAP policies will prevail over the Official Plan policies where there is any conflict or inconsistency.

The subject lands are designated **'Shopping Area'** in the London Plan and permitted uses include a broad range of retail, service, office, entertainment, recreational, education, institutional, residential uses. Other important policies are the encouragement of mixed use buildings and that parking is not permitted to front directly onto streets at grade. Building forms within the Shopping Area place type are permitted to have a maximum height of 4 storeys or 6 storeys with Type 2 Bonusing.

We are supportive of the 'Shopping Area' place type for 825, 835, 915 Southdale Road West.

### **3047 Tillmann Road**

The subject lands currently contain a commercial plaza and are located at the southwest corner of the intersection of Southdale Road West and Tillmann Road.

The subject lands are designated **'Multi-family High Density Residential'** in the existing Official Plan. This designation permits uses such as low-rise and high-rise apartment buildings, apartment hotels, and multiple-attached dwellings. Excluding bonusing, density up to 150 units per hectare is generally permitted.

The subject lands are also located within the City's Southwest Area Plan (SWAP) and are designated **'High Density Residential'** on 'Schedule 4 - Southwest Area Land Use Plan'. It is our understanding that the SWAP policies will prevail over the Official Plan policies where there is any conflict or inconsistency.

The London Plan designates this parcel as **'Neighbourhoods'** on 'Map 1 – Place Types' with Southdale Road (lot frontage) identified as a 'Civic Boulevard' and Tillmann identified as a 'Neighbourhood Connector' on 'Map 3 – Street Classifications'. As per Table 12, a site with these attributes is permitted to have uses including single detached, semi-detached, duplex, townhouses, stacked townhouses, mixed use buildings and low-rise apartments. The maximum permitted height is 4 storeys or 6 storeys with Type 2 bonusing. Further, Table 14 identifies that up to 200 square metres of retail, service and office is permitted.

### **Commentary**

The proposed 'Neighbourhoods' Place Type removes existing high-density residential permissions and does not reflect existing commercial uses on the site. We are not supportive of the 'Neighbourhoods' designation for this site. The designation should reflect both the existing commercial use and the existing designation, which permits high-density residential uses.

In light of these considerations, we are not supportive of the 'Neighbourhoods' Place Type for 3047 Tillmann, and would propose a Place Type that recognizes both high-density residential uses and commercial uses.

### **3086 Tillmann Road**

The subject lands are designated 'Low Density Residential' on 'Schedule A – Land Use' of the existing Official Plan. The Low Density Residential designation permits single detached, semi-detached and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted. Further, residential intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare. Infill housing may be in the form of single detached dwellings, semidetached dwellings, attached dwellings, cluster housing and low-rise apartments. Development within the Low Density Residential designation normally will not be greater than 4 storeys and the maximum permitted density is 30 units per hectare.

The subject lands are also located within the City's Southwest Area Plan (SWAP) and are designated '**Low Density Residential**' on 'Schedule 4 - Southwest Area Land Use Plan'. It is our understanding that the SWAP policies will prevail over the Official Plan policies where there is any conflict or inconsistency.

The subject lands are designated 'Neighbourhoods' on 'Map 1 – Place Types' of the London Plan. and Southdale Road (lot frontage) is identified as a 'Civic Boulevard' and Tillmann is identified as a 'Neighbourhood Connector' on 'Map 3 – Street Classifications'. As per Table 12, permitted residential uses include single detached, semi-detached, duplex dwellings, townhouses, stacked townhouses, mixed-use buildings and low-rise apartments. The maximum permitted height as per Table 13 permissions is 4 storeys or 6 storeys with bonusing.

We are supportive of the 'Neighbourhoods' designation for the site at 3086 Tillmann. We would like confirmation that the aforementioned permissions apply to the subject site.

### **3111-3123 Tillmann Road**

The subject lands are designated 'Low Density Residential' on 'Schedule A – Land Use' of the existing Official Plan. The Low Density Residential designation permits single detached, semi-detached and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted. Further, residential intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare. Infill housing may be in the form of single detached dwellings, semidetached dwellings, attached dwellings, cluster housing and low-rise apartments. Development within the Low Density Residential designation normally will not be greater than 4 storeys and the maximum permitted density is 30 units per hectare.

The subject lands are also located within the City's Southwest Area Plan (SWAP) and are designated '**Low Density Residential**' on 'Schedule 4 - Southwest Area Land Use Plan'. It is our understanding that the SWAP policies will prevail over the Official Plan policies where there is any conflict or inconsistency.

The subject lands are designated 'Neighbourhoods' on 'Map 1 – Place Types' of the London Plan. and Tillmann Road (lot frontage) is identified as a 'Neighbourhood Connector' on 'Map 3 – Street Classifications'. As per Table 12, permitted residential uses include single detached, semi-detached, duplex dwellings and townhouses. The maximum permitted height as per Table 13 permissions is 2.5storeys.

We are supportive of the 'Neighbourhoods' designation for 3111-3123 Tillmann.

Further, we would like confirmation that the SWAP policies will prevail where there is any conflict or inconsistency with the London Plan for any of the subject properties mentioned above.

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: 825, 835, 915 Southdale and 3047, 3086, 3111, 3115, 3119, 3123 Tillman**

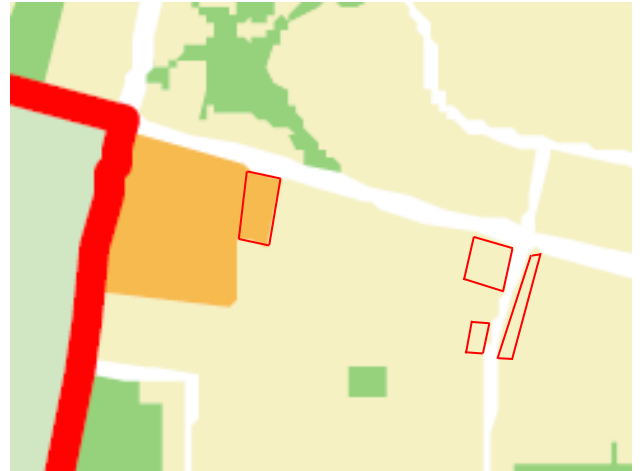
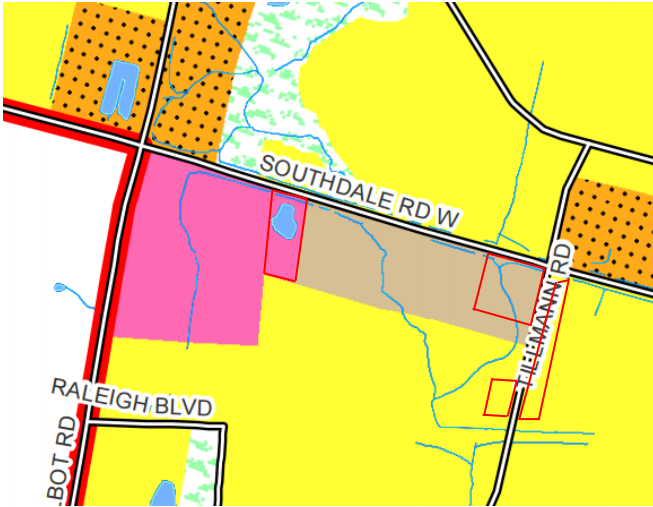
Ownership: Westfield Village Estates Inc.  
Our File No.: 1094 'AP' (Site 5)

Existing Official Plan Designation:

Multi-family High Density Residential  
Community Commercial Node, Low  
Density Residential

Proposed London Plan Designation:

915 Southdale: Shopping Area  
All other properties: Neighbourhoods

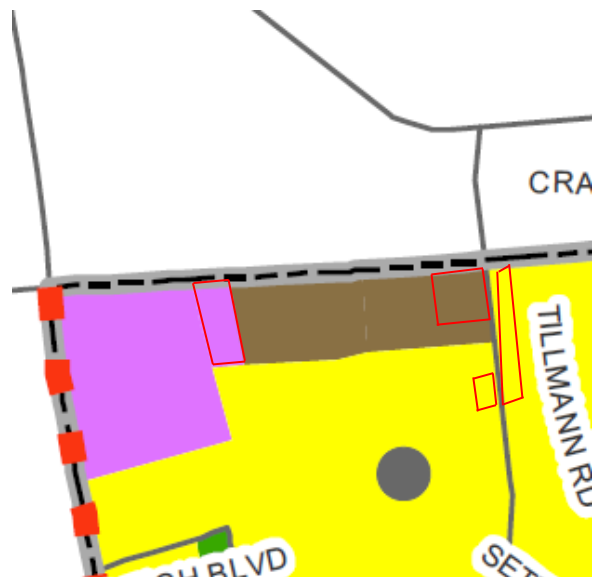


Street Classification:

Southdale = Civic Boulevard  
Tillmann = Neighbourhood Connector

Southwest Area Plan:

915 Southdale: Commercial  
Other properties: High Density  
Residential, Low Density Residential



 Subject Lands