

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**  
**1739626 Ontario Ltd – 952 Southdale Road W**  
**Our File: 1094K**

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MHBC has been retained by 1739626 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 **952 Southdale Road West**. The site is located on the northeast corner of the Southdale Road West and Colonel Talbot Road intersection and is planned to development as a commercial plaza.

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

The subject lands are designated '**Multi-family Medium Density Residential**' in the existing London Official Plan. This permits multiple-attached dwellings, such as row houses or cluster houses and low-rise apartment buildings. Under the 'Multi-family Medium Density' designation the permitted height will normally will not exceed 4 storeys or density of 75 units per hectare. Intensification may be permitted up to 100 units per hectare. The westerly portion of the subject lands are designated '**Open Space**' which permits uses such as parks, cemeteries, golf courses and agriculture.

The second draft of the London Plan designates the project site '**Neighbourhoods**' on 'Map 1 – Place Types' with Southdale Road (lot frontage) identified as a 'Civic Boulevard' and Colonel Talbot Road classified as a 'Civic Boulevard' on 'Map 3 – Street Classifications'. Table 13 identifies a range of permitted residential uses for a site with these attributes including single detached, semi detached, townhouses, stacked townhouses, low rise apartments, mixed use buildings and stand alone retail service or office. As per Table 13, the maximum permitted height is 4 storeys or 6 storeys with bonusing. Further, Table 14 outlines that the site is permitted to have up to 2000 square metres of retail, service and office because of its location at a major intersection. A portion of the subject lands is also designated '**Green Space**' which permits similar uses to the existing 'Green Space' designation including parks, cemeteries, urban gardens and golf courses.

In light of these considerations, we are not supportive of the 'Neighbourhoods' designation for the aforementioned property. While we recognize that the aforementioned uses, particularly the 2000 square metres of retail, service and office are permitted on the subject property at 952 Southdale Road West, the site is located at a major arterial immediately adjacent to a 'Shopping Area' Place Type. It is our opinion that this site is appropriate for commercial development and we would propose the 'Shopping Area' Place Type for this site.

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

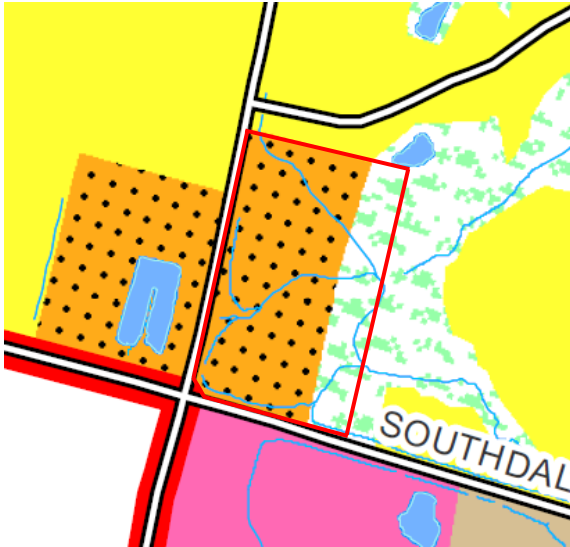
cc. *Ali Soufan, York Developments*

**Address: 952 Southdale/ Colonel Talbot**

Ownership: 1739626 Ont. Ltd.  
Our File No.: 1094 'K' (Site 27)

Existing Official Plan Designation:

Multi-family Medium Density Residential,  
Open Space



Proposed London Plan Designation:

Neighbourhoods, Green Space



Street Classification:

Southdale = Civic Boulevard (frontage)  
Colonel Talbot = Civic Boulevard

 Subject Lands

