

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
1705820 Ontario Ltd.– 2118 Richmond Street
Our File: 10940

MHBC has been retained by 1705820 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 **2118 Richmond Street**. The site is located on the northeast corner of Sunningdale Road and Richmond Street and is proposed to develop as a high-rise apartment building.

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 second draft of the London Plan designates the project site '**Neighbourhoods**' on 'Map 1 – Place Types' with Sunningdale Road (lot frontage) identified as a 'Civic Boulevard' and Richmond Street classified as an 'Urban Thoroughfare' 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.

Policy 996 in the London Plan identifies a special provision for the subject site at 2118 Richmond Street. This special provision permits a development up to 10 storeys in height with a density of up to 123 units

per hectare. The proposed development shall be an apartment building with three storey townhouse forms integrated into the based of the building facing Sunningdale Road East. The apartment form shall be located on the north portion of the property.

In light of these considerations, we are not supportive of the 'Neighbourhoods' designation for the aforementioned property. However, we would like confirmation that the special provision to permit 10 storeys and a density of 123 units per hectare will prevail over the Neighbourhood Place Type.

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

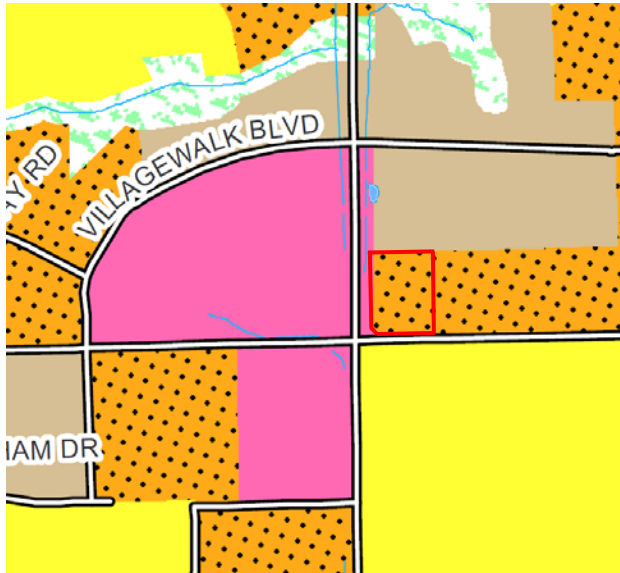
cc. *Ali Soufan, York Developments*

Address: 2118 Richmond

Ownership: 1705820 Ont. Ltd.
Our File No.: 1094 'O' (Site 26)

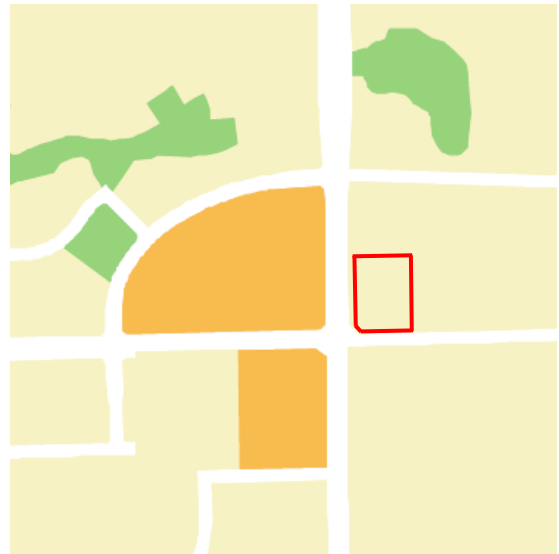
Existing Official Plan Designation:

Multi-family Medium Density Residential



Proposed London Plan Designation:

Neighbourhoods



Street Classification:

Richmond = Urban Thoroughfare
Sunningdale = Civic Boulevard

 Subject Lands

