

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
King West (London)/ Market West (London)/ 91 King West London (2415120 Ontario Ltd)
– 89, 91, 93, 95 & 97 King, 88 & 90 York - Our File: 1094P**

MHBC has been retained by King West (London)/ Market West (London)/ 91 King West London (2415120 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 properties addressed 89-91 King Street, 93 King Street, 95-97 King Street and 90 York Street. The site is located within the Downtown, on the south side of King Street midblock between Ridout Street and Talbot Street.

Planning Permissions (Existing and Proposed)

The site is designated '**Downtown Area**' on 'Schedule A – Land Use' of the existing Official Plan. This designation aims to establish a multi-functional regional centre containing a broad range of retail, service, office, institutional, entertainment, cultural, and high-density residential uses. The maximum permitted floor area ratio is 10:1 for commercial uses and density will normally not exceed 350 units per hectare for residential uses.

The subject lands are designated '**Downtown**' in the London Plan. The designation permits a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses. The minimum permitted height within this designation is 3 storeys or 12 metres, and the maximum is 20 storeys or 30 storeys with bonusing, which may be permitted. Policy 745 of the London Plan also identifies that there is no minimum parking required for residential development for properties designated as 'Downtown' in the London Plan.

The 'Downtown' designation in the London Plan and its associated policies permit existing uses and permit uses previously permitted in the Official Plan as well as some additional uses. We would like

confirmation that the permissions discussed above would be permitted on the subject property on King Street.

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*

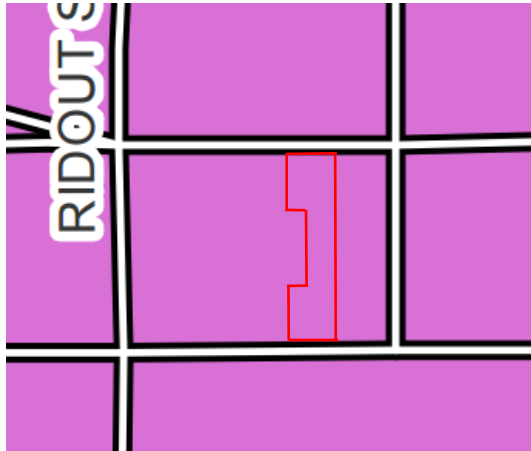
Address: 89,91,93,95 & 97 King, 88 & 90 York

Ownership: King West/ Market West/ 91 King West

Our File No.:1094 'P' (Site 7)

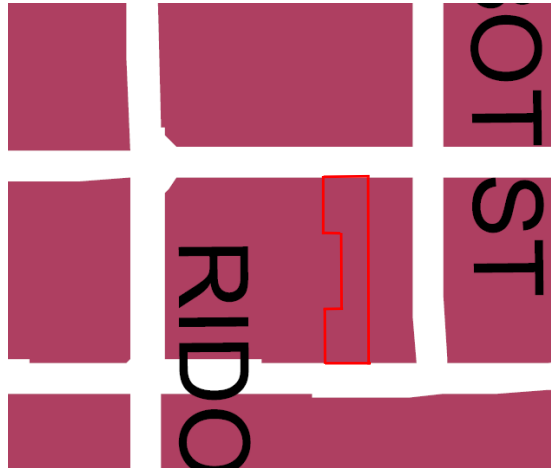
Existing Official Plan Designation:

Downtown Area



Proposed London Plan Designation:

Downtown



 Subject Lands