

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
W3 - Lambeth Farms Inc. – 3700 Colonel Talbot Road and 3645 Bostwick Road
Our File: 1094U

MHBC has been retained by W3 – Lambeth Farms 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) for the properties addressed as **3700 Colonel Talbot Road and 3645 Bostwick Road**. The site is located in the southwest portion of the City of London and is proposed for residential development.

Planning Permissions (Existing and Proposed)

The site is designated '**Low Density Residential**', '**Multi-family Medium Density Residential**' and '**Open Space**' 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 Medium Density designation permits a range of multiple-attached dwellings such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings and small-scale nursing homes, rest homes and homes for the aged in addition to the uses permitted in the Low Density Residential designation. The scale of development will normally not exceed 4 storeys in height or densities greater than 75 units per hectare. Intensification may be permitted up to 100 units per hectare.

The Open Space designation may permit parks, cemeteries, golf courses, agriculture, woodlot management, horticulture, conservation, essential public utilities and municipal services, recreational and community facilities.

The subject lands are also located within the City's Southwest Area Plan (SWAP) and are designated '**Low Density Residential**' and '**Medium Density Residential,**' '**Open Space and Environmental Review**', on 'Schedule 4 - Southwest Area Land Use Plan'. The site also contains a 'Neighbourhood Central Activity Node' as identified on Schedule 4. 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,**' '**Green Space**' and '**Environmental Review**' on 'Map 1 – Place Types' in the London Plan.

The Neighbourhoods designation permits a range of uses dependent upon street typologies identified on 'Map 3 – Street Classifications'. Colonel Talbot Road and Bostwick Road are both identified as Civic Boulevards. It is important to note that the development of this site will provide for the development of new roads, including a Neighbourhood Connector which may alter development permissions, discussed below. Permitted uses for a property with frontage onto a Civic Boulevard as per Table 12 include single detached, semi-detached, townhouses, stacked townhouses and low-rise apartments. The maximum permitted height for a site with these attributes is 4 storeys or 6 storeys with bonusing.

If a Neighbourhood Connector is established through the site as proposed, then it is our understanding that the aforementioned permissions would be increased. As per Table 12-14, at the intersections of the Civic Boulevards (Colonel Talbot and Bostwick) with the proposed Neighbourhood Connector would include permissions for mixed use buildings, stand alone retail, service and office uses and 200 square metres of retail, service and office space at these intersections.

The Green space designation may permit parks, private green space uses such as cemeteries and private golf courses, agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management and recreational and community facilities. For the portion of the subject lands designated as Environmental Review, existing uses are permitted and pending the evaluation of the site, permitted uses will include agriculture, woodlot management, horticulture, conservation and recreational uses. Essential public utilities and municipal services that have been the subject of an Environmental Assessment (EA) or Environmental Impact Statement (EIS) may also be permitted.

The designations of the subject lands in the London Plan are similar in nature to those of the existing Official Plan. However, we would like confirmation about whether or not the aforementioned permissions would apply to the entire site or just to the portions of the land fronting onto Bostwick and/or Colonel Talbot. We would like confirmation that the permissions and policies discussed above are accurate and apply to the site in its entirety. We would also like confirmation that the SWAP policies will prevail where there is any conflict or inconsistency with the London Plan for the subject property.

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 discuss 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*

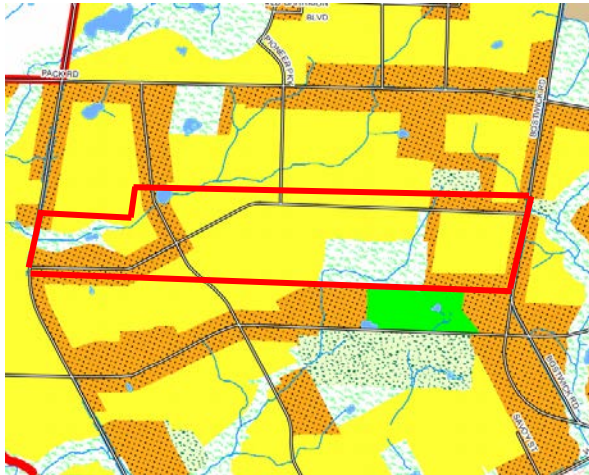
Address: 3700 Colonel Talbot, 3645 Bostwick

Ownership: W3- Lambeth Farms Inc.

Our File No.: 1094'U' (Site 8)

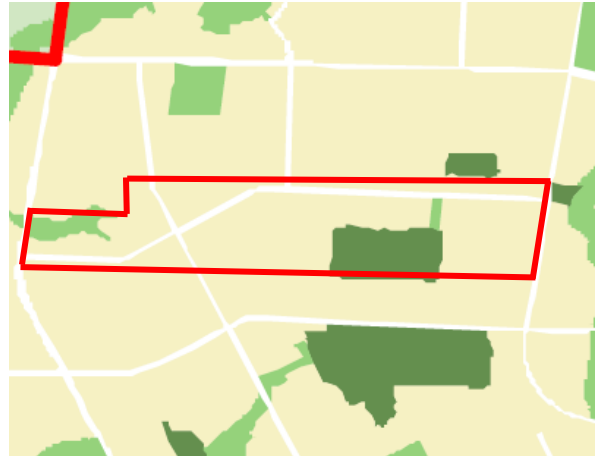
Existing Official Plan Designation:

Low Density Residential, Multi-family
Medium Density Residential, Open Space



Proposed London Plan Designation:

Neighbourhoods, Green Space,
Environmental Review



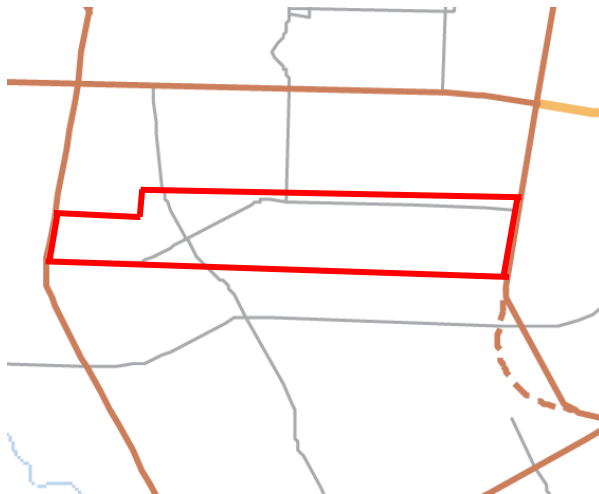
Street Classification:

Colonel Talbot = Civic Boulevard

Bostwick = Civic Boulevard

Southwest Area Plan:

Open Space and Environmental Review,
Low Density Residential, Medium Density
Residential, Neighbourhood Central Activity
Node



 Subject Lands