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Via Email

Mayor and Members of Council
Corporation of the City of London
c/o Heather Lysynski
300 Dufferin Avenue
London, Ontario
N6A 4L9

Dear Sirs/Madams:

Re: 598-608 Springbank Drive, London
Third Edition of Proposed London Plan

I am the solicitor for Denis Major who has filed a zoning appeal pertaining to 598-608 Springbank Drive on behalf of himself and a number of residents of Rosecliffe Estates. The matter is scheduled to be heard by the OMB on June 27 and 28, 2016.

The Zoning By-law amendment under appeal was approved, but does not, in our respectful opinion, conform to the existing Official Plan. The appeal specifically states that, "The height provided for in By-law No. Z-1-152432 is excessive and the setbacks are deficient...".

We note that without explicit notice to the public the following provision has been added to the third edition of the proposed London Plan:

598-608 SPRINGBANK DRIVE

1055_ Within the High Density Residential Overlay (from 1989 Official Plan), for the lands at 598-608 Springbank Drive, a 13 storey apartment building will be permitted on this site.

This provision did not appear in earlier drafts of the proposed London Plan and its inclusion in the third draft is, in our respectful opinion, unfair and unreasonable for the following reasons:

1. The proposal by York Development Group MAI Inc., has not been tested for conformity with the proposed London Plan by either planning staff or the Council;
2. The proposed height exception is in direct contradiction to the policies of the proposed London Plan and is unwarranted;
3. There has been no public notice or input concerning the proposed height exception;
4. The timing and nature of the proposed height exception is gratuitous and unfair given the pending hearing.

We request that this provision be removed from the draft London Plan.

Yours very truly,



Barry R. Card

BRC:jmh

cc: **Denis Major**