

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
Dundas Parkway Centre Inc. – 2263 Dundas Street East
Our File: 1094AC**

MHBC has been retained by Dundas Parkway Centre 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 property addressed as **2263 Dundas Street East**. The site is located in the east end of London on the southeast corner of the intersection of Dundas Street East and Veterans Memorial Parkway.

Planning Permissions (Existing and Proposed)

The subject lands are designated '**Auto-Oriented Commercial Corridor**' on 'Schedule A- Land Use' of the existing Official Plan which permits a variety of uses including hotels and motels, automotive uses and services, restaurants, retail outlets and other types of commercial uses that offer a service to the traveling public. Development within this designation is generally low-rise in nature.

The subject lands are designated '**Urban Corridor**' Place Type on 'Map 1 – Place Types' in the London Plan. The 'Urban Corridor' Place Type permits a range of residential, retail, service, cultural, recreation and institutional uses. Additional policies to note include the encouragement of mixed use buildings and the discouragement of large floor single plate uses. Further, Table 11 prescribes that building forms on the subject lands are to have a maximum height of 6 storeys or 8 storeys with Type 2 bonusing.

In summary, we would like confirmation that the aforementioned permissions of the 'Urban Corridor' Place Type apply specifically to the site located at 2263 Dundas Street East Avenue. If these permissions apply to the subject lands, we are supportive of the 'Urban Corridor' designation for the subject lands.

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

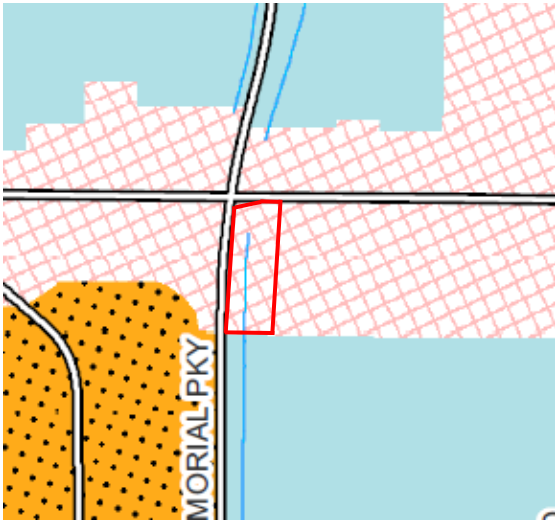


Scott Allen, MA, RPP
Associate

cc. *Ali Soufan, York Developments*

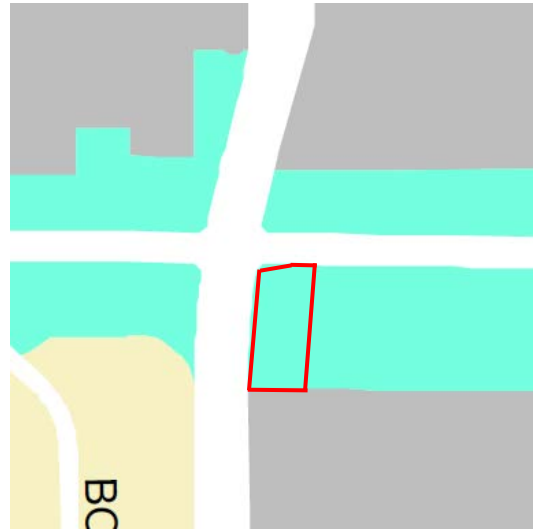
Existing Official Plan Designation:

Auto-Oriented Commercial Corridor



Proposed London Plan Designation:

Urban Corridor



 Subject Lands