

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
2449796 Ontario Ltd – 304 Talbot Street
Our File: 1094AH

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 as **304 Talbot Street**. The site is located on the south side of the Downtown, immediately south of York Street and is currently being converted into an office building.

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.

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 Talbot 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*

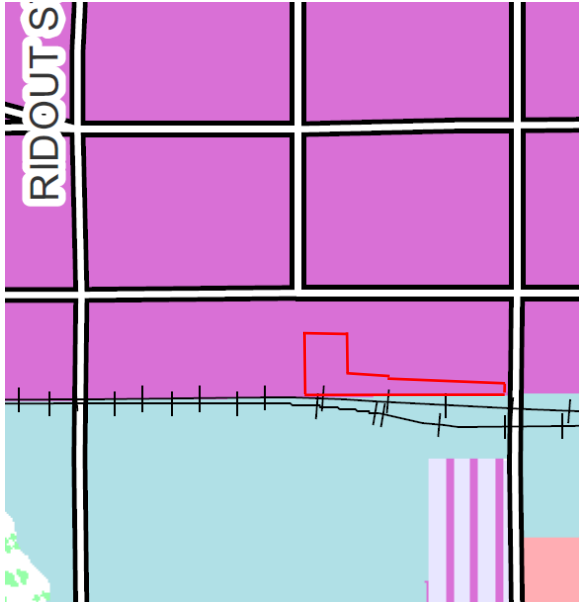
Address: 304 Talbot

Ownership: 2449796 Ont. Ltd.

Our File No.: 1094 'AH' (Site 21)

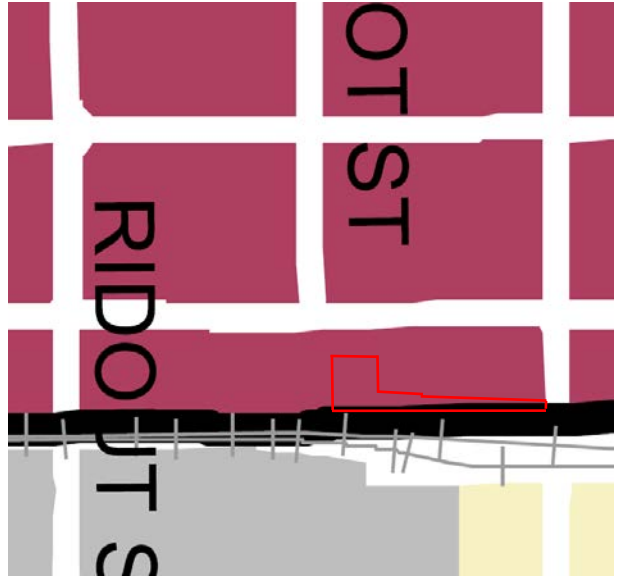
Existing Official Plan Designation:

Downtown Area



Proposed London Plan Designation:

Downtown



 Subject Lands