

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
1767307 Ontario Ltd. - 6219 Hamlyn Street & 95 Broadway Avenue
Our File: 1094AL**

MHBC has been retained by 1767307 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 the properties addressed as 6219 Hamlyn Street & 95 Broadway Avenue. The site is located in the southwest part of London.

Planning Permissions (Existing and Proposed)

The subject lands are designated '**Low Density Residential**' and '**Open Space**' in the existing Official Plan. The Low Density Residential designation permits a limited range of residential uses including single detached semi-detached and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted and 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. Within the 'Low Density Residential' designation development is not usually greater than 4 storeys with a maximum of 30 units per hectare.

The Open Space designation permits 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 '**Open Space and Environmental Review**' on 'Schedule 4 - Southwest Area Land Use Plan'. It is our understanding that the SWAP policies will prevail over the Official Plan policies where there is any conflict or inconsistency.

The second draft of the London Plan designates the subject lands as **'Neighbourhoods', 'Green Space' and 'Environmental Review'** on 'Map 1 – Place Types' in the London Plan. The property has frontage onto Hamlyn Street which is identified as a 'Neighbourhood Connector' on 'Map 3 – Street Classifications' as well as Broadway Ave which is identified as a 'Neighbourhood Street'. For a site with these attributes, Table 12 identifies a limited range of permitted residential uses including single detached, semi-detached, duplexes, triplexes and townhouses. Further, Table 13 prescribes that building forms on the subject site are to be a maximum of 2.5 storeys.

The 'Green Space' designation permits 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. The Environmental Review designation permits any existing uses and pending the evaluation of an Environmental Review Place Type, other 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 EA or EIS may be permitted.

It is important to note that the subject lands are located within the Southwest Area Plan (SWAP). The subject lands are designated 'Low Density Residential' and 'Open Space and Environmental Review'. It is our understanding through the Secondary Plan section of the London Plan and particularly policy 1459, that where there is conflict or inconsistency between the London Plan and the SWAP, the SWAP policies will prevail. It is important to note that within SWAP, the Low Density Residential designation permits development with a minimum density of 15 units per hectare and a maximum density of 30 units per hectare. Buildings shall not exceed four storeys within the Lambeth neighbourhood.

In summary, we are supportive of the 'Neighbourhoods' Place Type, however we would like confirmation that the above permissions are permitted on the subject lands. Further, we would like clarification that where there is any conflict or inconsistency between SWAP and the London Plan, that the SWAP policies will prevail.

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

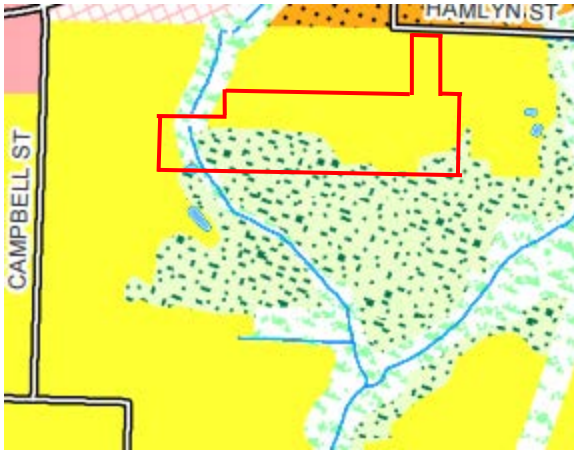


Scott Allen, MA, RPP
Associate

cc. *Ali Soufan, York Developments*

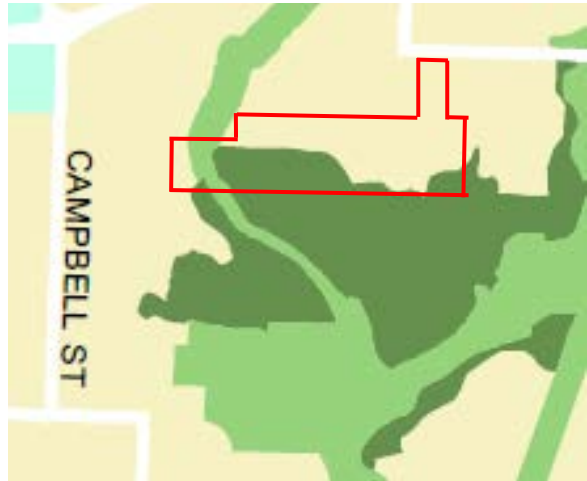
Existing Official Plan Designation:

Low Density Residential, Open Space



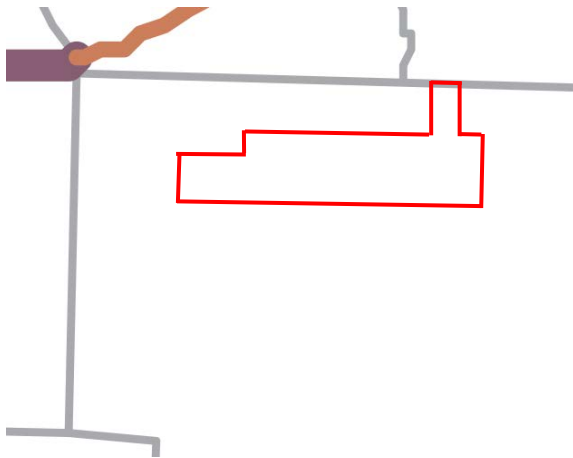
Proposed London Plan Designation:

Neighbourhoods, Green Space,
Environmental Review



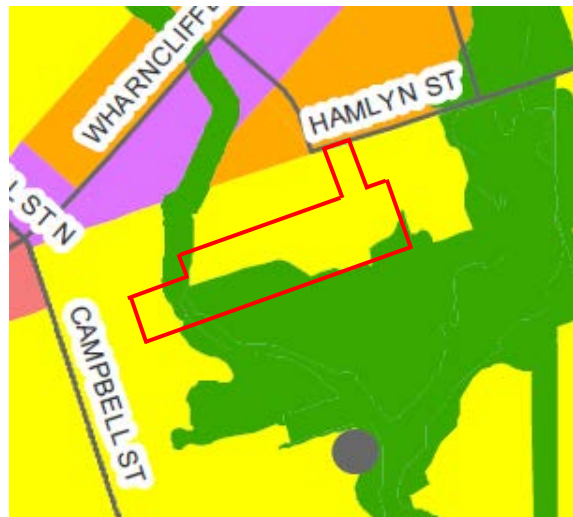
Street Classification:

Hamlyn = Neighbourhood Connector



Southwest Area Plan:

Low Density Residential
Open Space and Environmental Review



 Subject Lands