

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  
731675 Ontario Ltd - 3080 Bostwick, 491 & 499 Southdale Rd  
Our File: 1094B**

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MHBC has been retained by 731675 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) as it pertains to 3080 Bostwick, 491 Southdale Road and 499 Southdale Road. The subject lands are located in the southwest portion of the City and are currently vacant and are proposed for future community development.

### **Planning Permissions (Existing and Proposed)**

The subject properties are designated '**Multi-family High Density Residential**' on 'Schedule A – Land Use' of the existing Official Plan. Permitted uses within this designation include low-rise and high-rise apartment buildings apartment hotels and multiple-attached dwellings. Within this designation, excluding provisions for bonusing, the maximum density is 150 units and as-of-right density bonusing shall not exceed 25%.

A portion of the subject lands are also designated as '**Open Space**' in the existing Official Plan. This designation permits uses including parks, cemeteries, golf courses, agriculture, woodlot management, horticulture, conservation, essential public utilities and municipal services, recreational and community facilities may be permitted.

The subject lands are also located within the City's Southwest Area Plan (SWAP) and are designated '**High 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 London Plan designates the properties as ‘**Neighbourhoods**’ on ‘Map 1 – Place Types’. The permitted uses and permitted scale within this designation are dependent upon which street type the property has frontage onto as identified on ‘Map 3 – Street Classifications.’

The subject lands are located on the southeast corner of the intersection of Bostwick Road and Southdale Road. As per ‘Map 3 – Street Classifications’ both Bostwick and Southdale are identified as Civic Boulevards. As per Table 12, permitted uses include a range of residential uses including single detached, semi-detached, duplexes, townhouses, stacked townhouses, small-scale community facilities, low-rise apartments, mixed use buildings, as well as stand-alone retail, service and office. Table 13 specifies that the maximum permitted height is 4 storeys or 6 storeys with bonusing. Further, Table 14 prescribes that up to 2000 sq. m of retail, service, office space is permitted as per because of the sites location at an intersection.

The subject lands are also located within the **Remnant High Density Residential** overlay identified on ‘Map 2 – Remnant High Density Residential from 1989 Official Plan’ of the London Plan. This overlay is intended to recognize existing properties with high density residential designation.

Finally, a portion of the subject lands designated ‘**Green Space**’ in the London Plan. This designation appears to match the existing ‘Open Space’ designation in the Official Plan. The ‘Green Space’ designation would permit similar uses to what is currently permitted including 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.

## **Commentary**

Based upon our review of the policy structure and permissions of the second draft of The London Plan, we have identified the following concerns relative to the subject lands:

1. The existing Official Plan designation ‘Multi-family High Density Residential’ permits a range of higher density residential uses, including the proposed higher density residential uses. The proposed ‘Neighbourhoods’ designation does not permit high-density residential uses on this site. Should the London Plan be approved in its current form, the zoning for the site would need to be updated to reflect the limited residential permissions discussed above (as discussed in Policy 32). **No rationale has been providing for removing the high-density residential permissions benefitting this property.**
2. Development within the Remnant High Density Residential Designation will be monitored and this overlay will be evaluated every five years. Over the long term, this overlay may be removed from the Plan such that only the underlying place type policies will apply, which in the case of the subject lands is ‘Neighbourhoods’. This is of particular concern because these properties represent investment opportunities for our client and there is uncertainty regarding future permissions of these lands.
3. The ‘Neighbourhoods’ Place Type and its permissions do not reflect the proposed use of the site and represents a loss of development permissions on this site. It is our opinion that the site is appropriate for higher density uses, or at a minimum the proposed high-density residential uses.

4. While the SWAP designation and policies are supportive of higher density residential uses on the subject lands, we would like confirmation that these policies will prevail over the 'Neighbourhoods' Place Type permissions and policies in the London Plan. In particular, policy 20.5.9.2 of SWAP should continue to apply under the new planning framework of the London Plan which references bonusing provisions in the current Official Plan policy 3.4.3.

In light of these considerations, we are not supportive of the 'Neighbourhoods' Place Type being applied to 3080 Bostwick Road, and 491 and 499 Southdale Road as it will result in a loss of development permissions. As an alternative, we recommend that the designation for the site should be identified as another Place Type that would permit higher density uses as well as a mix of uses or at a minimum the proposed high-density residential uses similar to those permissions of the existing 'Multi-family High Density Residential' designation in the Official Plan and the 'High Density Residential' designation in SWAP.

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 address 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

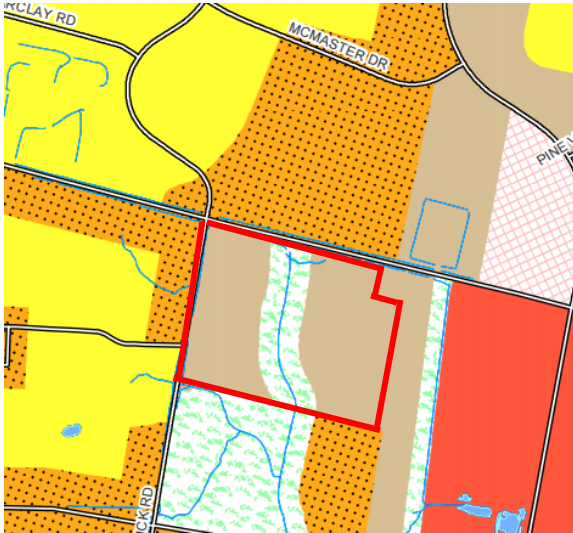


Scott Allen, MA, RPP  
Associate

cc. *Ali Soufan, York Developments*

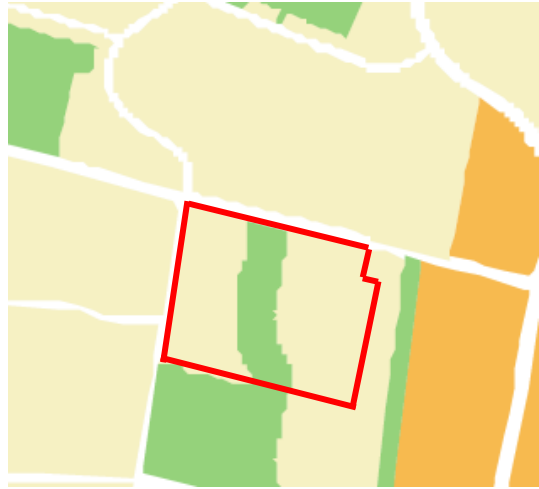
Existing Official Plan Designation:

Multi-family High Density Residential,  
Open Space



Proposed London Plan Designation:

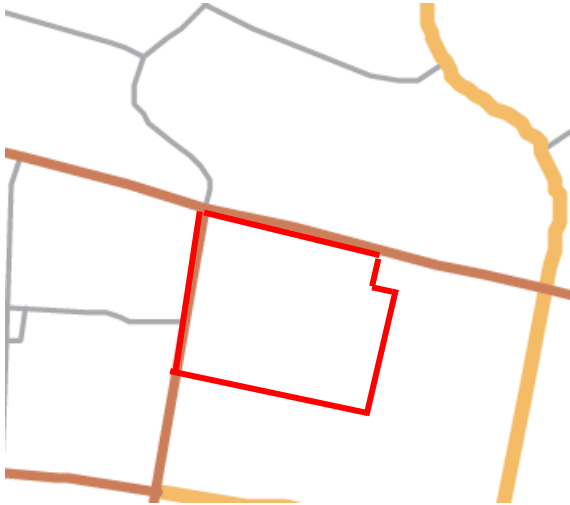
Neighbourhoods, Green Space,  
Remnant High Density Residential



 Subject Lands

Street Classification:

Bostwick = Civic Boulevard,  
Southdale = Civic Boulevard



Remnant High Density Residential



 Subject Lands

Southwest Area Plan:

High Density Residential,  
Open Space and Environmental Review

