

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
1640209 Ontario Ltd. – 1959 Wharncliffe Road South
Our File: 1094C

MHBC has been retained by 1640209 Ontario Ltd. to evaluate the policy direction and provisions associated with the proposed Official Plan ('The London Plan'). We wish to provide comments as it pertains to **1959 Wharncliffe Road South**. The site is located in the southwest portion of the City of London and is currently being developed for residential purposes.

Planning Permissions (Existing and Proposed)

The site is designated '**Low Density Residential**', '**Multi-family Medium Density Residential**' and '**Open Space**' in the existing Official Plan. The Low Density Residential designation permits single detached, semi-detached and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted. Further, 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, semi detached dwellings, attached dwellings, cluster housing and low-rise apartments.

Development within the Low Density Residential designation normally will not be greater than 4 storeys and the maximum permitted density is 30 units per hectare.

The Medium Density designation permits a range of multiple-attached dwellings such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings and small-scale nursing homes, rest homes and homes for the aged in addition to the uses permitted in the Low Density Residential designation. The scale of development will normally not exceed 4 storeys in height or densities greater than 75 units per hectare. Intensification may be permitted up to 100 units per hectare.

The Open Space designation may permit 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 **'Open Space and Environmental Review'**, **'Low Density Residential'** and **'Medium Density Residential'** 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 subject lands are designated **'Neighbourhoods'** and **'Environmental Review'** in the London Plan and it has frontage onto Wharncliffe Road South which is identified as a Civic Boulevard on 'Map 3 – Street Classifications'. Table 12 permits a range of residential uses including single detached, semi-detached, duplex, townhouses, stacked townhouses and low-rise apartments on a site with these attributes. As per Table 13, that maximum permitted height for built forms is 4 storeys or 6 storeys with bonusing. The portion of the subject lands designated 'Environmental Review' is currently designated 'Open Space' in the existing Official Plan. **No planning rationale has been provided to justify the change in designation from Open Space to Environmental Review.**

It is important to note that the development of this site will provide for the development of new roads. These new roads will likely be classified as 'Neighbourhood Streets' and will therefore have different permissions than those sites fronting onto Wharncliffe. The designations of the subject lands in the London Plan are similar in nature to those of the existing Official Plan. We would like confirmation that the aforementioned permissions apply to the entire site located at 1959 Wharncliffe Road South. We would also like confirmation that the SWAP policies will prevail where there is any conflict or inconsistency with the London Plan for the subject property.

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 discuss 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

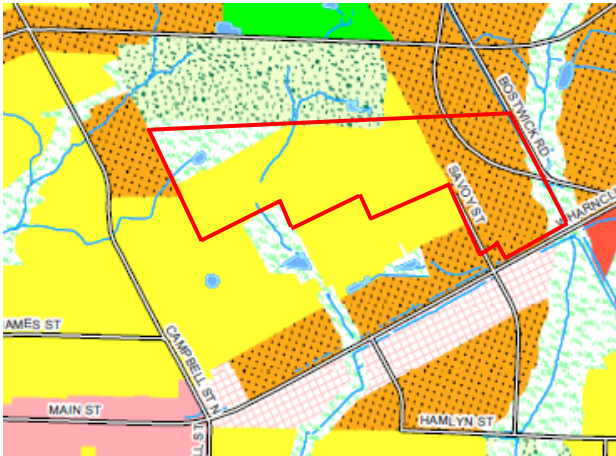
cc. *Ali Soufan, York Developments*

Address: 1959 Wharncliffe Road

Ownership: 1640209 Ont. Ltd.
Our File No.: 1094 'C' (Site 11)

Existing Official Plan Designation:

Low Density Residential, Multi-family
Medium Density Residential, Open Space



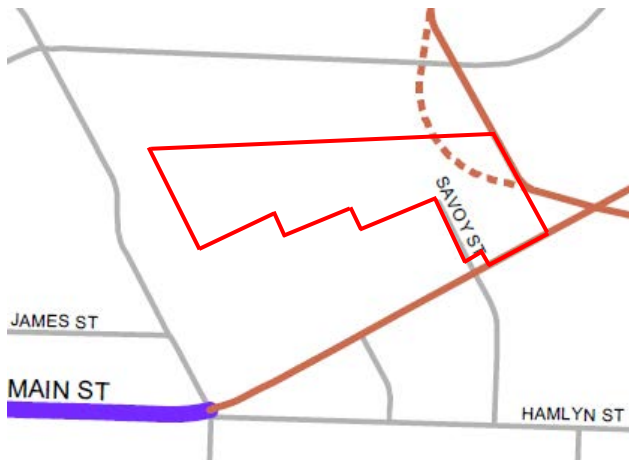
Proposed London Plan Designation:

Neighbourhoods, Environmental Review



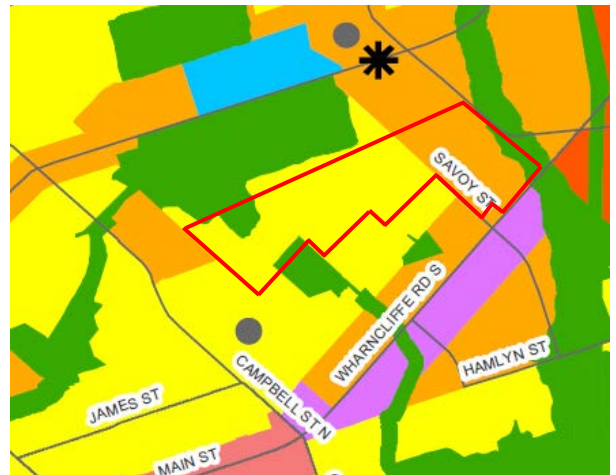
Street Classification:

Wharncliffe = Civic Boulevard



Southwest Area Plan:

Open Space and Environmental Review,
Low Density Residential, Medium Density Residential



 Subject Lands