

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
2271075 Ontario Ltd. - 75, 77, 91 Southdale Road East and 3021 White Oak Road
Our File: 1094D

MHBC has been retained by 2271075 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 property addressed as 75, 77, 91 Southdale and 3021 White Oaks Road. The site is located on the southwest corner of the White Oak Road and Southdale Road West intersection and is currently vacant and planned to develop as a commercial plaza.

Planning Permissions (Existing and Proposed)

The site is designated '**Community Commercial Node**' in the existing Official Plan. This designation permits all retail outlets including department stores, supermarkets, food stores and pharmacies, convenience commercial uses, personal services; restaurants, financial institutions and services, service-oriented office uses such as real estate, insurance and travel agencies, community facilities, and professional and medical/ dental offices. Commercial development within a Community Commercial Node shall normally range in size from 13,000 to 50,000 square metres of gross floor area (GFA).

The subject lands are also located within the City's Southwest Area Plan (SWAP) and are designated '**Commercial**' 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 '**Shopping Area**' in draft two of the London Plan. The 'Shopping Area' Place Type permits a broad range of retail, service, office, entertainment, recreational, education, institutional, residential uses. Further policies state that mixed use buildings are encouraged and that parking is not permitted to front directly onto streets at grade. The maximum permitted height for built forms in this Place Type is 4 storeys or 6 storeys with Type 2 bonusing.

The 'Shopping Area' designation and associated policies permit a wide range of uses that support the proposed commercial development. We would like confirmation that the permissions discussed above apply to the subject property at 75, 77, 91 Southdale and 3021 White Oaks Road. 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 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

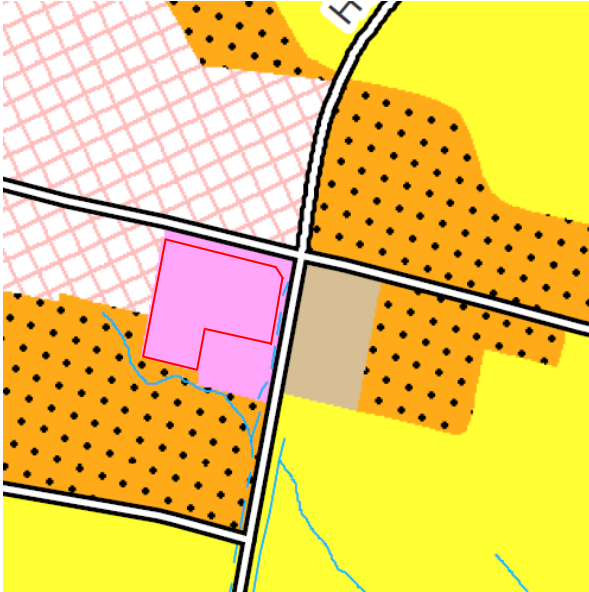


Scott Allen, MA, RPP
Associate

cc. *Ali Soufan, York Developments*

Existing Official Plan Designation:

Community Commercial Node



Proposed London Plan Designation:

Shopping Area



 Subject Lands

Southwest Area Plan :

Commercial

