

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
1830145 Ontario Ltd -1761 Wonderland Road North
Our File: 1094F

MHBC has been retained by 1830145 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 **1761 Wonderland Road North**. The subject lands are located in the northwest portion of the City, just north of Fanshawe Park Road West and the site is currently vacant.

Planning Permissions (Existing and Proposed)

The subject lands are designated '**Neighbourhood Commercial Node**' which permits a range of commercial uses including small retail stores, food stores, pharmacies, convenience commercial uses; personal services, financial institutions, community facilities, professional and medical/ dental offices and small-scale restaurants as well as similar uses that draw customers from a neighbourhood-scale trade area. Residential units above ground floor commercial uses may be allowed. Multi-family high or medium density residential uses may also be permitted. Commercial developments within the Neighbourhood Commercial Node designation usually range from 1,000 square metres to 13,000 square metres in Gross Floor Area (GFA).

The London Plan designates the subject lands as '**Shopping Area**' on 'Map 1 –Place Types. This Place Type permits a broad range of retail, service, office, entertainment, recreational, education, institutional and residential uses. Within this designation, mixed-use buildings are encouraged and parking is not permitted to front directly onto streets at grade. The minimum permitted height is 2 storeys, the maximum is 4 storeys or 6 storeys with bonusing.

The proposed 'Shopping Area' designation expands upon the existing permitted commercial uses in the current Official Plan. This designation promotes a mix of uses as well as intensification on this site. It allows for a range uses and provides greater opportunities for height and density.

In summary, we are supportive of the 'Shopping Area' Place Type for the site for the reasons discussed above and would like confirmation that the aforementioned permissions apply.

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

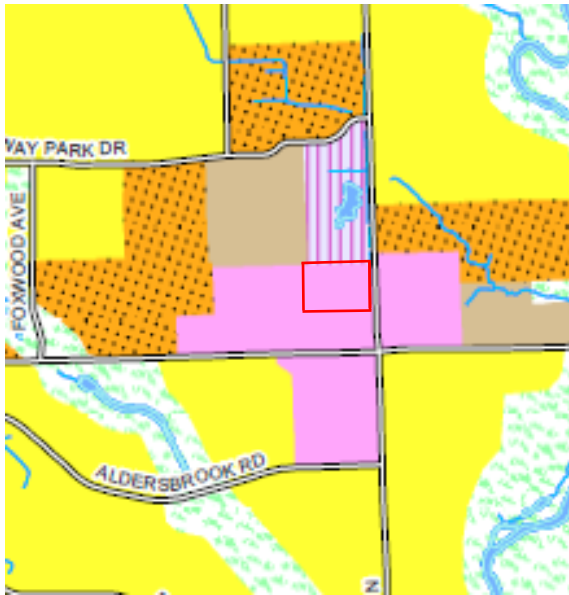
cc. *Ali Soufan, York Developments*

Address: Fanshawe and 1761 Wonderland Rd N.

Ownership: 1830145 Ont. Ltd.
Our File No.: 1094 'F' (Site 28)

Existing Official Plan Designation:

Neighbourhood Commercial Node



Proposed London Plan Designation:

Shopping Area



 Subject Lands