

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
2219008 Ontario Ltd. – 3493 Colonel Talbot Road
Our File: 1094H**

MHBC has been retained by 2219008 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 **3493 Colonel Talbot Road**. The site is located in the southwest portion of the City of London and is planned to be developed for residential purposes.

Planning Permissions (Existing and Proposed)

The site is designated '**Low Density Residential**', '**Multi-family Medium Density Residential**' and '**Open Space**' on 'Schedule A – Land Use' of the City's 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, semidetached 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 second draft of The London Plan identifies subject lands as **'Neighbourhoods,' 'Green Space,' and 'Environmental Review'** Place Types in the London Plan.

The Neighbourhoods designation permits a range of uses dependent upon street typologies identified on 'Map 3 – Street Classifications'. Colonel Talbot Road and Pack Road are both identified as Civic Boulevards. It is important to note that the development of this site will provide for the development of new roads. Permitted uses for a property with frontage onto a Civic Boulevard as per Table 12 include a range of residential uses including single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and low-rise apartments. As per Table 13, the maximum permitted height is 4 storeys or 6 storeys with bonusing. As per Table 14, at the intersection of two Civic Boulevards (Colonel Talbot and Pack Road), up to 2000 square metres of retail, service and office space is permitted.

The Green space designation may permit 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. For the portion of the subject lands designated as Environmental Review, existing uses are permitted and pending the evaluation of the site, 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 Environmental Assessment (EA) or Environmental Impact Statement (EIS) may also be permitted. We would like confirmation that these permissions are accurate for the subject lands identified within the 'Green Space' and 'Environmental Review' Place Types.

Commentary

Based upon our review of the policy structure and permissions of the second draft of The London Plan, we would like confirmation that these permissions are accurate for the subject lands identified within the 'Neighbourhoods' Place Type. 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.

In light of these considerations, we would be supportive of the proposed Place Types, if the aforementioned permissions were confirmed for the site.

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

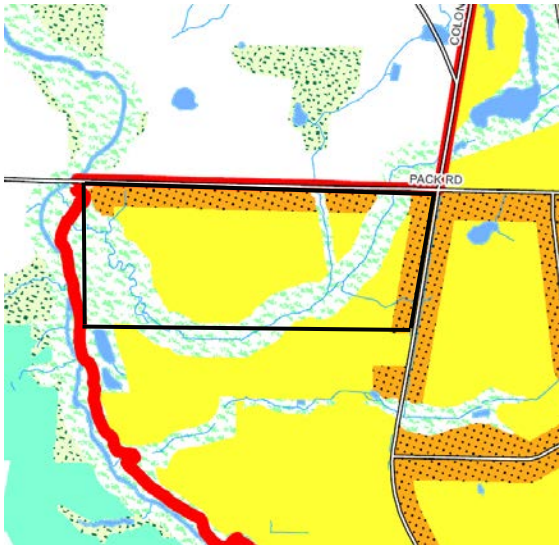
cc. *Ali Soufan, York Developments*

Address: 3493 Col Talbot

Ownership: 2219008 Ont. Ltd.
Our File No.: 1094 'H' (Site 16)

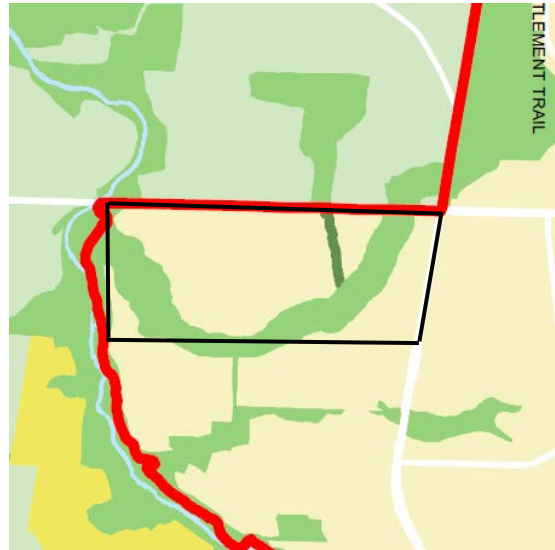
Existing Official Plan Designation:

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



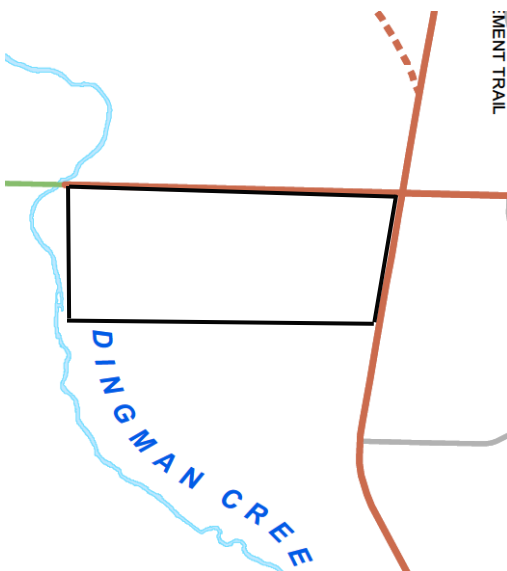
Proposed London Plan Designation:

Neighbourhoods, Green Space,
Environmental Review



Street Classification:

Colonel Talbot = Civic Boulevard
Pack = Civic Boulevard



Southwest Area Plan:

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



Subject Lands