

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**  
**2261531 Ontario Ltd -1103 Adelaide Street North**  
**Our File: 1094J**

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MHBC has been retained by 2261531 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 **1103 Adelaide Street North**. The subject lands are located in the north portion of the City, on the northwest corner of the intersection of Adelaide Street and Huron Street. The site currently contains a commercial plaza.

### **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 '**Urban Corridor**'. This designation permits a range of residential, retail, service, cultural, recreation and institutional uses. It also encourages the development of mixed use buildings will be encouraged and discourages large floor single plate uses. The maximum permitted height for built forms is 6 storeys or 8 storeys with Type 2 bonusing. We would like confirmation that these permissions apply to the site at 1103 Adelaide Street North.

The proposed 'Urban Corridor' designation expands upon the existing permitted uses in the current Official Plan. This designation promotes intensification on this site. It allows for the continuation of

existing uses, permits a wide range of additional uses and provides greater opportunities for height and density.

In summary, we are supportive of the 'Urban Corridor' 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*

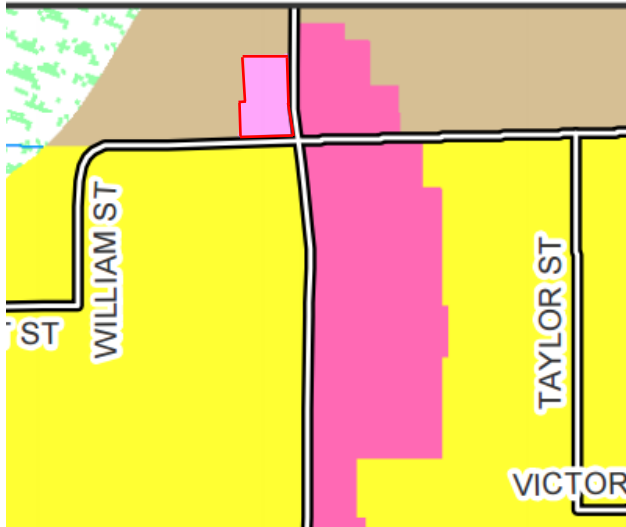
**Address: 1103 Adelaide Street**

Ownership: 2261531 Ont. Ltd.

Our File No.: 1094 'J' (Site 4)

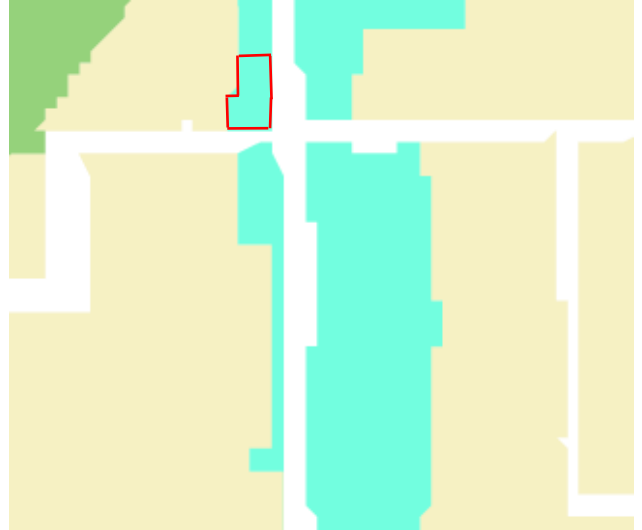
Existing Official Plan Designation:

Neighbourhood Commercial Node



Proposed London Plan Designation:

Urban Corridor



 Subject Lands

Street Classification:

Adelaide = Civic Boulevard,  
Huron = Neighbourhood Connector

Southwest Area Plan:

