

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
Northwest Commercial Centre London (2415121 Ontario Ltd.) – 2151 Dalmagarry Road,
1185, 1205, 1215 Fanshawe Park Road West
Our File: 1094N**

MHBC has been retained by Northwest Commercial Centre London 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) as it pertains to 2151 Dalmagarry Road and **1185, 1205, 1215 Fanshawe Park Road West.**

Planning Permissions (Existing and Proposed)

The subject lands are located on the northeast corner of the intersection of Fanshawe Park Road West and Dalmagarry Road. The site is planned to develop as a commercial plaza.

The site is designated '**Neighbourhood Commercial Node**' in the existing London Official Plan. The designation permits a range of commercial uses including but not limited to small retail stores, food stores, pharmacies, convenience commercial uses, personal services, financial institutions, small-scale restaurants, and 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. Developments usually range from 1,000 square metres to 13,000 square metres in Gross Floor Area (GFA).

The subject lands are designated '**Shopping Area**' in 'The London Plan'. This designation permits a broad range of retail, service, office, entertainment, recreational, education, institutional and residential uses. It is our understanding that mixed use buildings are encouraged and that parking is not permitted to front directly onto streets at grade. The maximum permitted height within this Place Type is 4 storeys or 6 storeys with Type 2 bonusing.

We are supportive of the 'Shopping Area' designation for the property located at 1215 Fanshawe Park Road West. We would like confirmation that the aforementioned policies and permissions apply to this 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 address 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*

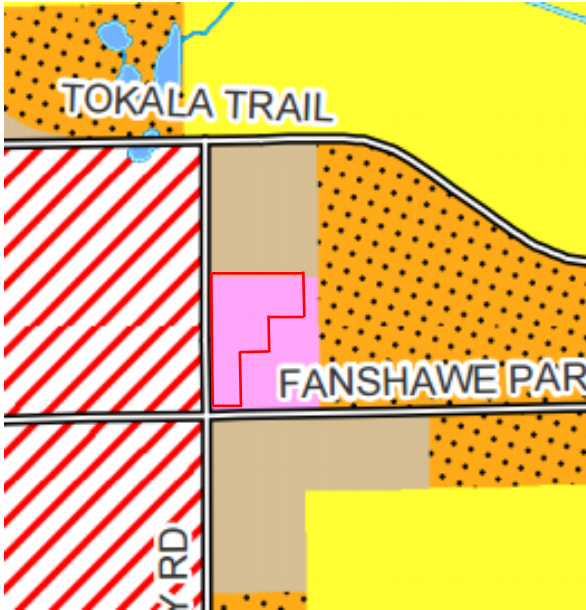
Address: 2151 Dalmargarry, 1165, 1205, 1215 Fanshawe

Ownership: Northwest Commercial Center London (2415121 Ont. Ltd.)

Our File No.: 1094 'N' (Site 18)

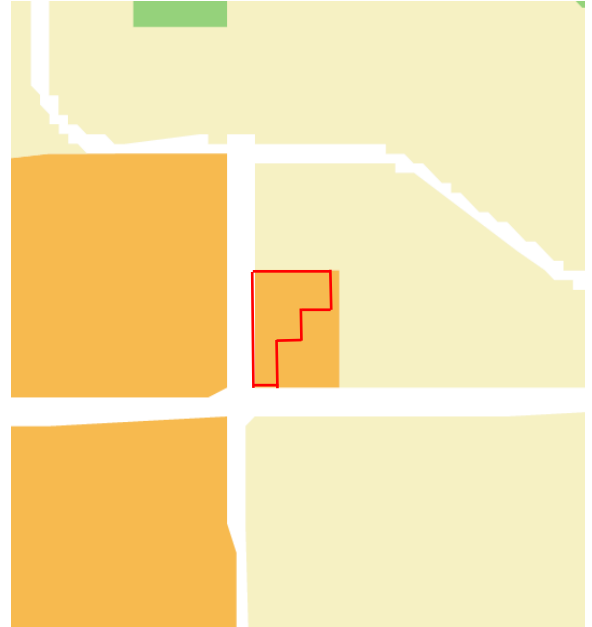
Existing Official Plan Designation:

Neighbourhood Commercial Node



Proposed London Plan Designation:

Shopping Area



 Subject Lands