

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
Wonderland and Oxford Centre Inc. - 530 Oxford Street West
Our File: 1094Y**

MHBC has been retained by Wonderland and Oxford Centre Inc. 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 530 Oxford Street West. The site is located on the southeast corner of the Oxford Street and Wonderland Road intersection and contains an existing commercial plaza incorporating a number of service/retail commercial uses including a factory outlet, pharmacy, food store and restaurants.

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 designated '**Transit Village**' in draft two of the London Plan. The designation is intended to establish a range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and related uses. The policies are intended to encourage mixed use-destinations and complete communities. The minimum permitted height within the 'Transit Village' designation is 3 storeys and the standard maximum height is 15 storeys or 20 storeys with Type 2 bonusing. A portion of the subject property is also designated '**Green Space**' in the London Plan which permits a limited range of uses including parks, golf courses and recreational and community facilities. The 'Transit Village' designation and associated policies establish new permissions in addition to the existing permissions for the subject lands and encourage more intense forms of development. We are

supportive of the proposed 'Transit Village' designation for the property located at 530 Oxford Street West.

However, we are not supportive of the 'Green Space' designation for the eastern portion of the subject lands adjacent to an existing drain feature. This portion of the site is not designated 'Open Space' in the existing Official Plan. **We are not aware of any specific studies conducted to warrant this designation.**

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*

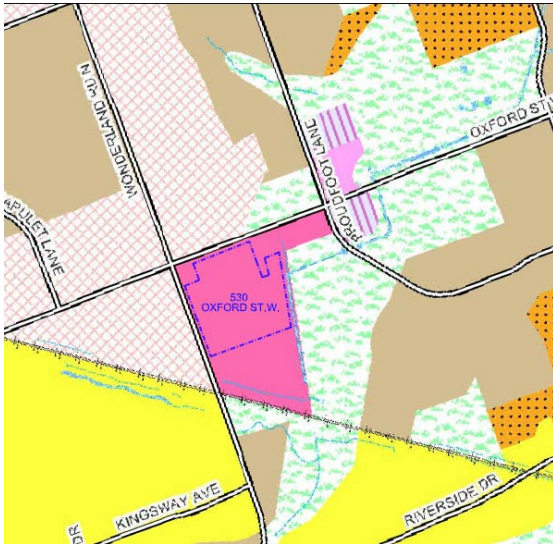
Address: 530 Oxford Street West

Ownership: Wonderland and Oxford Center Inc.

Our File No.:1094 'Y' (Site 35)

Existing Official Plan Designation:


Community Commercial Node



Proposed London Plan Designation:

Transit Village, Green Space



 Subject Lands