

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
Amiraco -2332 Wickerson Road
Our File: 1450A**

MHBC has been retained by Amiraco 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 2332 Wickerson Road. The subject lands are located in the west portion of the City and are planned for residential development.

Planning Permissions (Existing and Proposed)

The subject lands are designated as '**Low Density Residential**' and '**Multi-family Medium Density Residential**' in the existing Official Plan. Permitted uses within the 'Low Density Residential' designation include single detached; semi-detached; and duplex dwellings and multiple-attached dwellings. Within the designation, heights are normally not greater than four storeys and a maximum density of 30 units per hectare. Residential Intensification in this designation 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.

For the portion of the subject lands designated 'Multi-family Medium Density Residential', permitted uses include 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. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Heights within this designation generally do not exceed four storeys. Density is usually a maximum of 75 units per hectare; however intensification may be permitted up to 100 units per hectare.

Further, these lands are entirely zoned for residential purposes and are proceeding to development in accordance with an approved draft plan of subdivision 39T-08507.

The London Plan designates the subject lands as **'Neighbourhoods'** and **'Green Space'** on 'Map 1 – Place Types' with Wickerson Road (lot frontage) identified as a 'Neighbourhood Connector' on 'Map 3 – Street Classifications'. Table 12 outlines permitted uses, which include a limited range of residential uses such as single detached, semi-detached, duplexes, triplexes and townhouses. Further, Table 13 prescribes that the maximum permitted height is 2.5 storeys. The Green Space designation would not permit any type of residential development and is intended to permit parks, private green space, woodlot management, storm water management and recreational and community facilities.

Upon review of the attached mapping, it would appear that the London Plan 'Map 1- Place Types' has incorrectly extended the Green Space designation onto this property which, as noted above, is within an approved draft plan of subdivision with zoning in place. **Accordingly, we request the land use maps associated with Draft #2 of The London Plan be corrected to remove the 'Green Space' designation on our client's lands.**

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

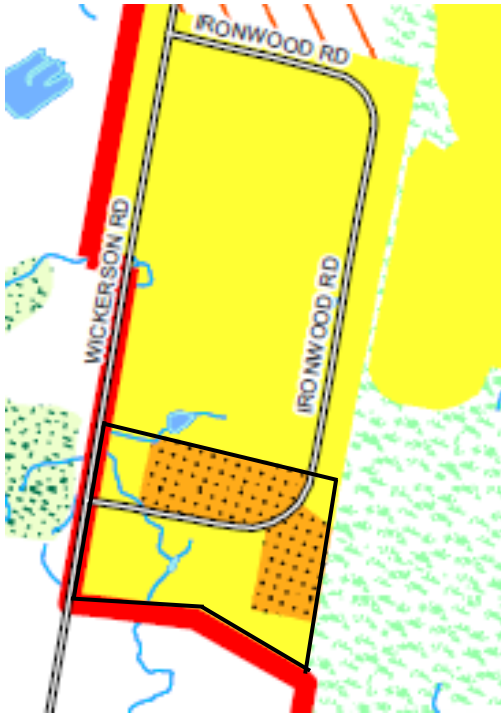
cc. *Mike Meddaoui, York Property Management*

Address: 2332 Wickerson Road

Ownership: Amiraco
Our File No.: 1450 'A' (Site 25)

Existing Official Plan Designation:

Low Density Residential
Multi-family Medium Density Residential



Proposed London Plan Designation:

Neighbourhoods



Street Classification:

Wickerson = Neighbourhood Connector

Subject Lands

