



ZELINKA PRIAMO LTD

A Professional Planning Practice

June 15, 2016

Leif Maitland
Long Range Planning and Research
City of London Planning Division
204-206 Dundas Street
London, ON
N6A 4L9

Dear Mr. Maitland:

Re: Proposed Official Plan Amendment
BIGS Neighbourhood Secondary Plan
City File: O-8478
Our File: STALON/11-01

Zelinka Priamo Ltd., on behalf of London Property Corp., Eldorado Property Corp., Mayfair Property Corp., 1225748 Ontario Limited, Red Brick Realty Corp., Tobiray Holdings Inc., Western Property Corp., Zappia Investments Inc., Big Dog Inc., and Yellow House Developments Inc. are pleased to provide the following comments regarding the proposed BIGS Secondary Plan, in response to the Notice of Public Meeting dated June 1, 2016, and our subsequent review of the June 2016 version of the draft BIGS Secondary Plan. Please note that Mr. Ray Stanton of London Property Corp. has an ownership interest in all of the above-noted properties.

As you may recall, we provided written comments regarding the February 2015 version of the draft BIGS Secondary Plan on behalf of our clients on June 19, 2015 (see attached), and met with you on November 2, 2015 to review our comments.

Firstly, we would like to express our appreciation for satisfactorily addressing our comments with respect to the sites located at 310 Wharnccliffe Road North, 351-365 Wharnccliffe Road North, 371 Wharnccliffe Road North, and 60 Beaufort Street in the latest draft version of the Secondary Plan.

However, upon review of the latest version of the Secondary Plan, there are outstanding comments from our June 2015 correspondence that we believe warrant further consideration prior to adoption of the Plan, as well as new comments, for the following properties:

- 348, 361, 362 & 365 Hollywood Crescent
- 370 Hollywood Crescent
- 18 Essex Street
- 46, 48 & 50 Beaufort Street

The above properties are illustrated in Figure 1.

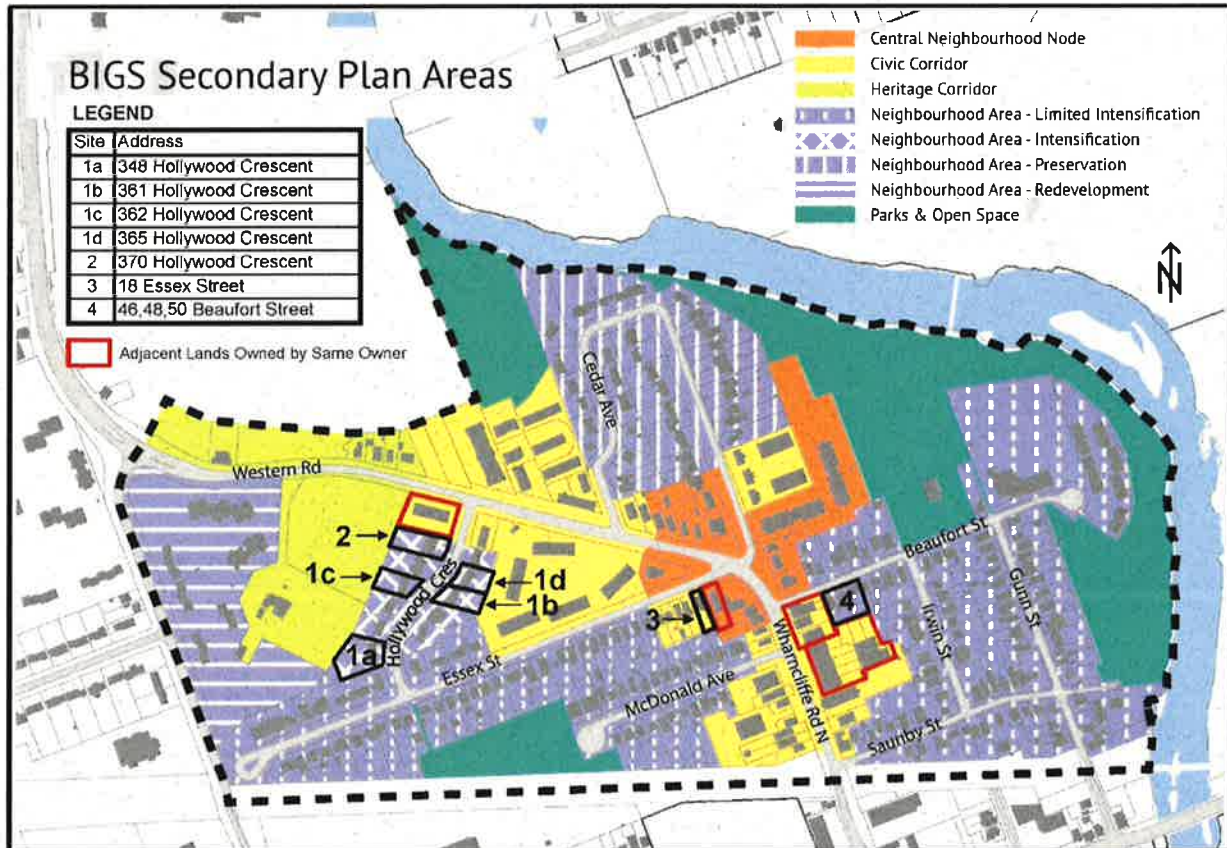


Figure 1: Subject Properties Within BIGS Neighbourhood Secondary Plan Area

348, 361, 362 & 365 Hollywood Crescent (Sites 1a, 1b, 1c, 1d)

Overall, we are encouraged with the policies of the Neighbourhood Area – Intensification sub-area that are proposed to be applied to these lands. The types of uses envisioned for this area include multi-family residential uses such as semi-detached, duplex, triplex, and street townhouses. In addition to these uses, we request consideration for stacked townhouses to be included as a permitted use within this sub-area category as well.

The properties fronting on to Hollywood Crescent are characterized as large, wide lots (approx. 20 m frontages) containing single-detached dwellings. As the intent of the Plan is to see this area intensify with more multi-family residential uses, stacked townhouses would be a logical use within this area as they typically require a larger lot area than standard townhouses or street

townhouses. Opportunities for stacked townhouse development exists on Site 1a, which is an oversized lot, as well as Sites 1d and 1b through lot consolidation.

370 Hollywood Crescent (Site 2)

In our June 19, 2015 correspondence, we requested that these lands be classified as Civic Corridor, consistent with the abutting lands to the north (975 Western Rd, also owned by our clients – highlighted in red on Figure 1), to recognize the existing use and function of these lands. Both properties contain apartment buildings and function as a single entity as it relates to access, parking, and internal traffic and pedestrian circulation.

This site currently contains a 3-storey, 6-unit apartment building and is currently designated Multi-Family, Medium Density Residential in the Official Plan. A site-specific zoning provision permits a maximum floor area ratio of 35%, as well as the continuance of existing uses.

The latest version of the draft BIGS Secondary Plan proposes to include these lands within the Neighbourhood Area - Intensification sub-area. The Neighbourhood Area - Intensification sub-area permits multi-unit dwelling types such as semi-detached, duplex, triplex, and street townhouses uses on this site, subject to a Zoning By-law Amendment. However, apartments would not be a permitted use within this site under the proposed Secondary Plan.

As such, in order to continue to recognize the existing use of this site and its relationship with the abutting lands, it is requested that these lands be classified as Civic Corridor, consistent with the classification for the abutting lands to the north.

Alternatively, a site-specific exception to the Neighbourhood Area - Intensification could be applied to recognize and permit the existing use of the site (apartment building), which is consistent with the current permissions contained within the Multi-Family, Medium Density Residential designation.

18 Essex Street (Site 3)

In our June 19, 2015 correspondence, we requested that the classification of these lands be changed from Neighbourhood Area to Central Neighbourhood Node, consistent with the current Multi-Family, Medium Density Residential designation applied to the lands, as well as the classification of the abutting lands (16 Essex Street – highlighted in red on Figure 1) that are also owned by our clients.

While we acknowledge and appreciate that these lands are now classified as Civic Corridor in the latest version of the Secondary Plan, there is an opportunity for these lands to be consolidated (as per S.20.9.2.2 of the Plan) in the future with 16 Essex Street and, as such, it would make good planning sense, due to this site's location in close proximity to the intersection of Wharnccliffe Rd N/Western Rd & Essex St, to change the classification of these lands to Central Neighbourhood Node, which is more in keeping with the current approved Official Plan designation and zoning provisions for the site and would allow both properties to be developed in a more consistent and comprehensive manner.

46, 48, & 50 Beaufort Street (Site 4)

These lands are located on the south side of Beaufort Street, east of Wharncliffe Road North, and are classified as Neighbourhood Area – Limited Intensification within the latest version of the draft BIGS Secondary Plan. Site 4 is comprised of 3 separate properties (46, 48, 50 Beaufort St). The properties are also contiguous to other lands owned by our clients (315, 321, 325 & 327 Wharncliffe Rd N & 60 Beaufort St) that are classified as Civic Corridor.

Our client has plans to consolidate these lands in the future with the abutting lands (highlighted in red on Figure 1), consistent with Section 20.9.2.2 of the Secondary Plan, and develop them in a co-ordinated manner in terms of access and parking. As such, we request that Site 4 be classified as Civic Corridor so that all of the above-mentioned sites can be developed comprehensively in the future once the lots are consolidated.

We thank you for the opportunity to provide the above comments on behalf of our clients, and would welcome the opportunity to meet with you to discuss the above at your earliest convenience. Please note that we reserve the right to provide additional comments on behalf of our clients should any changes be made to subsequent versions of throughout the BIGS Secondary Plan.

If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Senior Associate

cc: Ray Stanton - London Property Corp.