

October 23, 2012

The Corporation of the City of London
P.O. Box 5035
300 Dufferin Avenue
London, ON N6A 4L9

**Attention: Councillor Bud Polhill, Chair, Planning and Environment Committee and
Members of Planning Committee**

Dear Sir/Madam:

**RE: Southwest Area Secondary Plan – 731675 Ontario Limited (York Developments) – 491 –
499 Southdale Road West/3080 Bostwick Road, City of London
OUR FILE 1094B**

We are acting on behalf of 731675 Ontario Limited regarding the above noted lands. As I indicated at the Public Meeting on Monday October 15, 2012, our client wishes to develop the lands for a comprehensive planned 'lifestyle' community with a range of medium and high density residential uses integrated with community and recreational amenity space. Their lands, which comprise approximately 50 acres in total, are proposed to be designated as Medium Density Residential in the SWAP Secondary Plan.

We expressed our concerns regarding the **lack of designated high density residential sites** within the SWAP study area. In discussions with staff, they advised that the Wonderland Road Enterprise Corridor allows for a range of uses including high density residential. This corridor is the only NEW area identified for high density residential uses in a study area that comprises some 2700 hectares. The SWAP purports to provide a wide range of housing choice but in fact it does not come close to meeting the future needs of residents in south west London nor does it come close to meeting the provincial objectives to "*identify and promote opportunities for intensification*" as set out in the Provincial Policy Statement.

Our clients have a site that is ideally located for high density residential uses. We are extremely disappointed that the SWAP Secondary Plan has not identified any sites outside of the Wonderland Corridor for such uses. We are further disappointed that the Staff Report dated October 24, 2013 did not fully address this matter even though this concern was identified at the Public Meeting.

We have met several times with staff to outline the benefits of considering high density residential uses on these lands. The response to date has been that the Wonderland Enterprise Corridor allows for high density residential uses. In all likelihood, only a small portion of the Wonderland Road corridor will be developed for high density residential uses with the majority being developed for commercial uses. This will result in a shortfall of housing choice in terms of built form, location and affordability. In order

to ensure that the South West Area Plan provides for an appropriate range of housing options, we recommend that these lands be considered for high density residential uses.

We request that members of Planning & Environment Committee pass the following motion as it pertains to our clients lands:

“That notwithstanding the proposed land use designation in the SWAP Secondary Plan - ‘ Proposed Schedule ‘A’ Amendments ’ , those lands located at 491 & 499 Southdale Road West and 3080 Bostwick Road shall be designated as Multi Family, High Density Residential . ”

Thank you for your consideration.

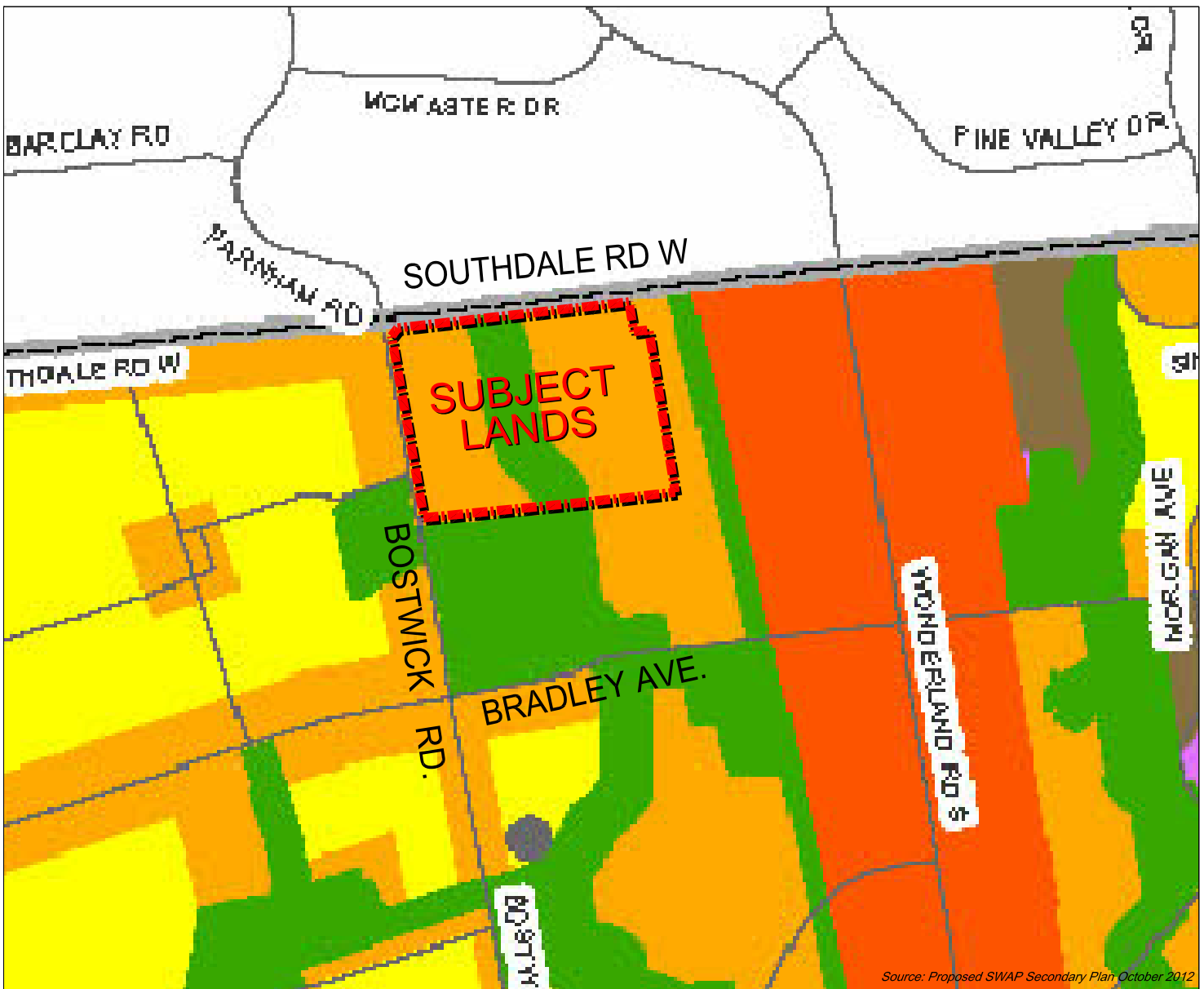
Respectfully Submitted,

MHBC Planning



Carol M. Wiebe, BES
Partner

C Ali Soufan, York Developments



Source: Proposed SWAP Secondary Plan October 2012

LEGEND

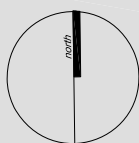
- | | | |
|-------------------------------------|-------------------------------------|------------------------|
| HIGH DENSITY RESIDENTIAL | INSTITUTIONAL | URBAN GROWTH BOUNDARY |
| MEDIUM DENSITY RESIDENTIAL | INDUSTRIAL | NEIGHBOURHOOD BOUNDARY |
| LOW DENSITY RESIDENTIAL | TRANSITIONAL INDUSTRIAL | SUBJECT LANDS |
| COMMERCIAL | URBAN RESERVE COMMUNITY GROWTH | |
| OFFICE | URBAN RESERVE INDUSTRIAL GROWTH | |
| WONDERLAND ROAD ENTERPRISE CORRIDOR | RURAL SETTLEMENT | |
| MAIN STREET LAMBETH NORTH | NEIGHBOURHOOD CENTRAL ACTIVITY NODE | |
| MAIN STREET LAMBETH SOUTH | PARKS (EXISTING & PROPOSED) | |
| OPEN SPACE | | |

Figure 1 Location Map

City of London
Proposed
SWAP
Designation
(Oct 2012)

Schedule '4'
Land Use


 PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
MHBC PLANNING
630 COLBORNE STREET,
 SUITE #202,
 LONDON, ON, N6B 2V2
 P: 519 858 2797 F: 519 858 2920
 WWW.MHBCPLAN.COM



DATE: October 18, 2012

SCALE 1 : 12,500