

October 15, 2012

The Corporation of the City of London
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: City of London Southwest Area Secondary Plan – Muslim Association of Canada - 457
Southdale Road West, (former Wally World), City of London
OUR FILE 12100A**

MHBC has recently been retained by the Muslim Association of Canada (MAC), purchaser of the above-referenced lands, to evaluate the policies of the draft Southwest Area Plan (SWAP), dated October 2012. The property comprises approximately 13 acres and is situated on the south side of Southdale Road to the west of Wonderland Road.

The Muslim Association of Canada wishes to develop the lands for a mosque, a religious community centre including recreational facilities and possible high density residential uses.

The site is proposed for a Medium Density Residential designation which would allow for institutional uses such as churches, community facilities and recreational uses. As such, we are supportive of the proposed land use designation for this property in terms of allowing for institutional and community facility uses. However, we believe that all, or a portion, of the site should be considered for High Density Residential.

The site measure approximately 200 ft. X 2800 ft. and extends between Southdale Road and future Bradley Avenue extension. As such, it is a narrow sliver of land thereby making it challenging to position buildings, landscaping and parking in an efficient manner. The concern with the Medium Density residential designation is that it would not allow for apartment buildings that are ideally suited for a site of this nature. The narrow configuration limits the number of orientation of future residential uses on the site, especially those permitted in the Medium Density Residential designation. In particular the portion of the site fronting onto future Bradley Avenue extension is buffered from future low density residential uses and in close proximity to shopping, transit and other amenities. It is an ideal location for high density residential uses and should be considered for the southern half of the property.

There are few locations identified for High Density residential uses within the entire study area. Based on our review, we could not find any new parcels designated for such uses. It is our opinion that this site

contains similar locations characteristics as the existing High Density Residential site located at Bradley Avenue and Morgan Avenue a short distance to the east.

To summarize, we support a land use designation that would allow the Muslim Association of Canada to construct their future mosque, community and recreation facilities. Although the Medium Density residential designation would allow these uses, we believe that a High Density Residential designation is more appropriate for the reasons previously stated.

We trust that the information presented will assist with the Committee with its review of the Southwest Area Plan.

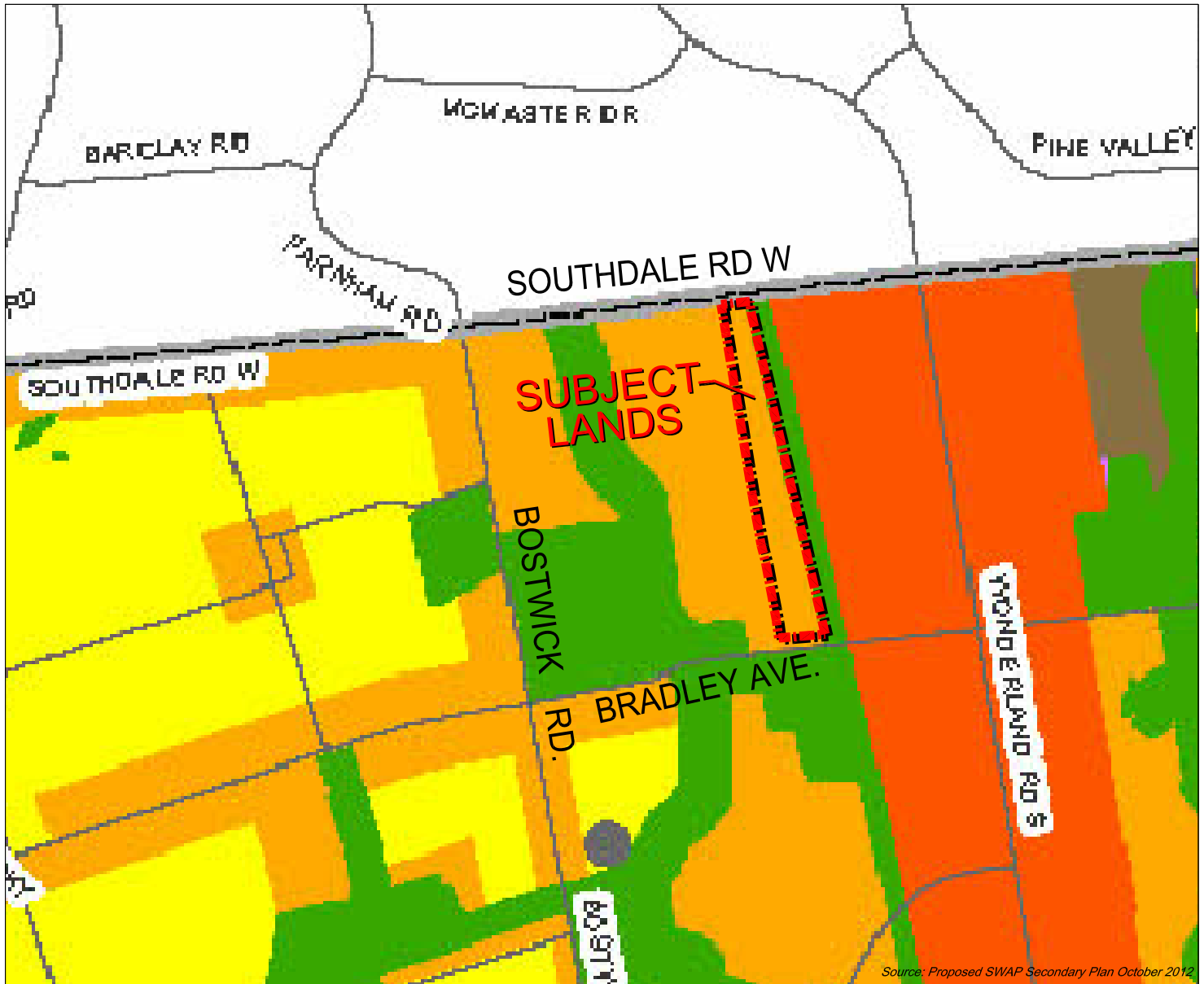
Respectfully Submitted,

MHBC Planning



Carol M. Wiebe, BES
Partner

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Source: Proposed SWAP Secondary Plan October 2012

LEGEND

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| 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 | | |

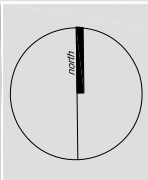
**Figure 1
Location Map**

**City of London
Proposed
SWAP
Designation
(Oct 2012)**

**Schedule '4'
Land Use**


**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING**

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DATE: October 16, 2012	SCALE 1 : 12,500
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Fig. 1 Location Map -Prop C of L SWAP Designation - Oct 16 2012	

457 Southdale Rd W.
London