

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 – Muslim Association of Canada - 457 Southdale Road
West, (former Wally World site), City of London
OUR FILE 12100A**

We are acting on behalf of the Muslim Association of Canada (MAC) regarding the above noted lands. As I indicated at the Public Meeting on Monday October 15, 2012, MAC wishes to develop the lands for a mosque, a religious community centre including recreational facilities and high density residential uses.

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.

In subsequent discussions with staff following the October 15th Public Meeting, there was agreement that this site had merit for high density residential uses. It was discussed that our clients could, in the future, submit a site specific Official Plan Amendment to permit high density residential uses. THIS MAKES NO SENSE. If there is merit in the use, then it should be considered now. As a consequence, our clients are left with two choices; 1) appeal the SWAP Secondary Plan or, 2) submit a site specific OPA at a subsequent date, neither of which is desirable. We think there is a third choice as follows:

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 457 Southdale Road West (former Wally World site) shall be designated as Multi Family, High Density Residential . ”

Thank you for your consideration.

Respectfully Submitted,

MHBC Planning



Carol M. Wiebe, BES
Partner

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