

Lupine Properties Limited

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December 5, 2012

Mayor Fontana and
Members of Council
London City Hall
214-300 Dufferin Street
London, Ontario
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Ladies and Gentlemen

Re: Dr. Afzal Mohammed Zone Change Application
City File: Z-8092
510, 518 and 526 Southdale Road East

We are the owners of a designated, zoned and developed property located within the Neighbourhood Commercial Node along the opposite side of Southdale Road. We have previously provided comments to staff on this application.

Having reviewed the most recent staff report, we continue to have concerns regarding the development of the above-noted property and how uses outlined in the definition of "clinic" will be accommodated on this property.

The subject property is designated "Multi-Family, Medium Density Residential". While the primary use within this designation is residential, small scale offices are recognized as acceptable uses provided certain impacts can be addressed. At the same time, convenience commercial uses are encouraged to locate in existing commercial designations.

We can certainly support the use of 510, 518 and 526 Southdale Road East for medical/dental offices, medical/dental laboratories and offices. Our concern lies in the clinic use and only in as much as the definition of clinic includes a pharmacy. It is our understanding that the intent of the definition is to allow a pharmacy as an incidental or subordinate use to the main use of the building for medical/dental offices.

Unfortunately, we have not been able to obtain a clear understanding of the development proposal and we would object to a rezoning that will permit a stand-alone, independent pharmacy on residentially designated lands. This form of development would clearly conflict with the planned function of the existing Neighbourhood Commercial Node located on the opposite side of Southdale Road and enshrined in the Official Plan for the City of London.

As it is recommended that this property be placed in a Restrictive Office (RO2) Zone, our concern could be easily addressed by providing a further specialized regulation restricting the floor area for the

accessory type uses such as pharmacy that are currently identified in the "Clinic" definition within the Zoning By-law.

Thank you for the opportunity of expressing our objection to the rezoning as currently proposed.

Yours truly

A handwritten signature in black ink, appearing to be 'John Lean', written over a horizontal line.

Lupine Properties Limited
Per: John Lean

Copy:
Nicole Musico Planning
Catherine Saunders, Clerk
John Fleming, Managing Direct, Planning and City Planner