



VIA EMAIL

March 26, 2021

City Planning
City of London
206 Dundas Street
London, ON
N6A 1G7

Attention: Ms. Sonia Wise, Planner

Dear Ms. Wise:

**Re: Draft Masonville Secondary Plan (File O-9881)
Preliminary Comments on Behalf of Copia Developments
1690 Richmond Street
London, Ontario
Our File: CPA/LON/20-02**

We are the planning consultants for Copia Developments as it relates to the City of London Masonville Secondary Plan process. Copia Developments is the owner of lands within the area subject to the Masonville Secondary Plan, including lands municipally known as 1690 Richmond Street, and generally located at the southeast intersection of Richmond Street and Fanshawe Park Road East (the “Copia Lands”). The Copia Lands are built for single storey commercial uses and associated parking.

On behalf of Copia Developments, we have been monitoring the Masonville Secondary Plan. We have reviewed the Draft Secondary Plan dated March, 2021 and the March 1, 2021 Staff Report in the context of the Copia Lands and have the following comments:

- Schedule 2: Community Structure identifies the Copia Lands as a “Commercial Priority Area” and located at the only identified “Main Intersection”;
- Schedule 3: Land Use identifies the Copia Lands as “Transit-Village Mixed Use”;
- Schedule 4: Heights identifies the Copia Lands as “High-Rise [3-15 Storeys (up to 22)]”; and
- Schedule 6: Priority Streets identifies both Richmond Street and Fanshawe Park Road East as “Commercial Character Streets” where they align with the Copia Lands.

The Vision for the Masonville Secondary Plan is set out below as described by draft Policy 1.4:

“The Masonville Secondary Plan area will be an exceptionally designed, high density, mixed-use urban neighbourhood, with convenient access to quality public transit and community gathering spaces. Through infill and redevelopment, the Masonville area will become an exciting complete community that is balanced with places to live, work, shop, and recreate.”

The Secondary Plan area is centred around the primary intersection of Richmond Street and Fanshawe Park Road East. Policies of the draft Secondary Plan make numerous references to this intersection as a focal point. We note that this intersection is identified as a focal point for where the “highest order” of development is to be directed. In support of development of the area that includes the Copia Lands Policy 2.1 states:

“The two main transportation corridors of Richmond Street and Fanshawe Park Road intersect in the plan area which forms a **major central point of convergence**. Lands surrounding this intersection have **excellent access** to the transit interchange and are well separated from existing lower density neighbourhoods. The **most intensive land uses and forms are directed to these arteries to transform the intersection** into a vibrant, transit-oriented, mixed-use focal point for the area. New development along these frontages will have active commercial ground floors to create interest and animation along the street and support a walkable main street environment”

[emphasis added]

The draft high-rise policies of Section 7.1 applicable to the area that includes the Copia Lands permit up to and including 22 storeys building height, and notes the following:

“High-Rise forms are permitted along Richmond Street and Fanshawe Park Road, which is the main intersection and focal point for development within the plan area. There is significant opportunity for intensification due to the high availability of surface parking lots, and the separation distance to the Low-Rise Residential areas and existing neighbourhoods. There is strategic proximity to the Rapid Transit Station, and this area will feature the tallest building heights and greatest intensity in the plan area to support public transit. i) High-Rise buildings shall be a minimum height of three (3) storeys. ii) The maximum permitted heights for High-Rise buildings shall be up to 15 storeys. iii) Heights exceeding 15 storeys up to 22 storeys may be permitted in accordance with the Transit Village intensity policies of The London Plan.”

At this time based on the growth strategy proposed by the Secondary Plan governed by the proposed draft policies set out above, our Client has no objection.

We will review the Masonville Secondary Plan in more detail including any amended, altered or modified policies as they impact the Copia Land and reserve our right to provide further and updated comments.

By copy of this letter we ask that you notify the undersigned any further meetings, public or otherwise, or notices relating to this matter.

Yours very truly,

ZELINKA PRIAMO LTD.



Rob MacFarlane, MPL, MCIP, RPP
Planner

cc. Copia Developments (via email)