



**VIA EMAIL**

October 14, 2021

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

Attention: Ms. Sonia Wise, Planner

Dear Ms. Wise:

**Re: Masonville Secondary Plan (File O-9881) – August 2021 Draft  
Preliminary Comments on Behalf of Copia Developments  
1690 Richmond Street  
London, Ontario  
Our File: CPA/LON/20-02**

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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 submitted a comments regarding the Masonville Secondary Plan dated March 26, 2021. We have reviewed the Draft Secondary Plan dated August, 2021 and the August 30, 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 “Mixed Use”;
- Schedule 4: Heights identifies the Copia Lands as “High-Rise [2-22 Storeys]”;
- Schedule 5: Connections identifies the streets adjacent to the Copia Lands as “Enhanced Cycle Routes”; 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.

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 and supports the City’s direction to identify the intersection of Richmond Street and Fanshawe Park Road as the focus area for future growth and development. We support the proposed height maximum of 22 storeys. Due to the lands’ prominent location at the intersection of Fanshawe Park Road & Richmond Street, we believe consideration could be given for a

building height exceeding 22 storeys at this location. Given the location it is inappropriate to require bonusing above 15 storeys and the subject lands should be permitted an as-of-right height of 22 storeys.

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)