



June 22, 2023

City of London,
300 Dufferin Ave, 6th Floor
London Ontario
N6A 4L9

To City of London Mayor and Council,

**RE: Zoning By-law Amendments of 785 Wonderland Road Inc. - 755, 785 and 815
Wonderland Road South- File: OZ-9565**

On behalf of Downtown London, London Downtown Business Association board of directors, and our membership, we continue to not be in support of Planning Application for Official Plan and Zoning By-law Amendments of 785 Wonderland Road Inc. relating to the property located at 755, 785 and 815 Wonderland Road South (Westmount Shopping Centre) - File: OZ-9565; and their request to amend Zoning By-law No.Z.-1 to add a mixed-use redevelopment of an existing shopping centre that will include a revised 30,000 square metres of gross floor area for a broad range of commercial and office uses. This includes the applicant's proposed amendments to create a new use and definition for a "Call Centre", as an establishment that is set up to handle a large volume of phone calls, to support other business operations, which is simply another type of office use.

Downtown London continues to defend any zoning amendment requests that do not conform to the policies and the intent of the London Plan, and that are aimed at increasing the floor plate of employment-based offices in suburban areas beyond that set out in the City of London's By-law Z-1 regulations and guiding principles of the Official Plan.

We encourage City Council to support City staff's recommendation to not endorse the request to add a Specific Area Policy in the Shopping Area Place Type in the City of London's Official Plan, applicable to subject land to permit an increase amount of office gross floor area of the 30,000 sqm. This total amount of space would contravene the London Plan, specifically where it makes references *DOWNTOWN/OUR VISION FOR THE DOWNTOWN PLACE TYPE 795_ Our Downtown will be the hub of our economy's business community, containing the city's largest office buildings and a complex blend of professional and business*

service function. As such this policy establishes the Downtown as the primary location for the largest office buildings.

According to the Core Area Vacancy Reduction Strategy, as of the third quarter (Q3) 2022, there was approximately 1,190,983 square feet (~110,645 square metres) of vacant commercial office space within the Core Area, representing a 24.6% vacancy rate. Endorsing this office development outside of the downtown, undermines the role of downtown as a central business district city-wide, and would negatively impact its vitality. The addition of this potential inventory would significantly impede any of downtown's economic recovery post-pandemic, causing us to lose any ground we have made in 2022 through efforts of Main Street London and LDBA's work with the City, LEDC, London Small Business Centre to fill core area vacancies through the Core Area Vacancy Pilot Program, as funded by the City through LCRN.

Sincerely,



Barbara Maly
Executive Director
LDBA Downtown London



Scott Andrew Collyer
Board Chair
LDBA Downtown London

Cc.
Cllr. Lehman – Chair PEC
Deputy Mayor Lewis
Cllr. Hillier
Cllr. Hopkins
Cllr. Franke
Mayor Morgan
Cllr. Ferreira