



Zelinka Priamo Ltd.

LAND USE PLANNERS

June 23, 2023

Mayor Josh Morgan, and City Councilors
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Dear Mayor and Councilors,

**RE: Official Plan and Zoning By-law Amendment Applications (OZ-9565)
755, 785 & 815 Wonderland Road South
Office Space Capacity
London, Ontario
Our File: MCR/LON/18-01**

Zelinka Priamo Ltd., on behalf of 785 Westmount Inc., is providing additional information regarding the current office capacity at Westmount Mall, as well as a revised proposed office capacity cap to be considered by Council, and staff through upcoming settlement discussions relating to the above noted application.

The Westmount Mall property is currently designated as Shopping Area Place Type, and zoned Regional Shopping Area (RSA2(3)). As noted in the staff report presented at June 19th Planning and Environment Committee meeting, the Shopping Area Place Type imposes an office floor area cap of 2,000m² for all lands within that Shopping Area location. That means that 2,000m² cap is shared between the mall property, the properties at the corner, and properties located on the south side of Viscount Road. The RSA2(3) permits up to 10% of the Gross Leasable Floor Area (GLA) to be office uses. The Westmount Mall property has a total of 45,557m² of GLA currently. Under current zoning regulations that would permit up to 4,556m² of office uses on the mall property alone, well above the 2,000m² contemplated in the London Plan.

As the Wonderland Road Enterprise Corridor developed over the 2000s and 2010s, the retail component of Westmount Mall declined significantly. In an effort to sustain the viability of the mall, ownership worked with Planning Administration at the time to exempt Public Uses, Medical/Dental Offices, and Financial Institutions from counting towards the 10% office cap in the RSA2(3) zone. This allowed the mall to attract a variety of users to help fill empty storefronts, including City of London offices, and OMAC, both considered Public Uses and occupying

significant GLA in the mall. As of today, there is approximately 13,760m² of office use in the mall, counting all Public Uses, Medical/Dental Offices, and Financial Institutions. This favourable interpretation from planning staff provided a life line to the mall to keep it active to a limited degree over the last two decades, although it still is approximately 31% vacant today.

The proposed re-development of the mall property seeks to add significant levels of residential development to the subject lands. The increase in residential development will help attract small to medium scale retail uses, restaurants, service commercial, personal service uses, and other community supporting uses to the property to fill vacancies. However, given the scale of the existing building, and the level of retail available further south in the Enterprise Corridor, it is unlikely the existing building can be filled with these uses alone. The proposed expansion to the office cap would permit the second level of the existing building to be an office hub, while maintaining the ground level for retail, personal service, restaurant, and other non-office uses.

We are requesting that Council consider supporting the approval of an office floor area cap of 21,500m² all-inclusive of Public Uses, Medical/Dental Offices, and Financial Institutions for Westmount Mall. Considering there is already an existing 13,760m² of office use in the mall, this request is only for an additional 7,740m² of office use to be permitted above what exists today. In addition to increasing the cap, we are also proposing that office uses be limited to the second level of the existing mall building, and no new office space be permitted in any new building or addition on the subject lands.

Thank-you for your consideration.

Yours very truly,

ZELINKA PRIAMO LTD.



Casey Kulchycki, BAA, MCIP, RPP
Senior Associate