



**Zelinka Priamo Ltd.**

LAND USE PLANNERS

September 6, 2024

Chair Lehman, and Members of Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
London, ON  
N6A 4L9

**Dear Chair and Councilors,**

**RE: Official Plan and Zoning By-law Amendment Applications (OZ-9752)  
755, 765, 775, 785, 795, 805, and 815 Wonderland Road South  
Westmount Mall  
London, Ontario  
Our File: MCR/LON/18-01**

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Zelinka Priamo Ltd., on behalf of 785 Wonderland Road Inc., is pleased to submit this comment letter regarding the proposed Official Plan and Zoning By-law Amendments to increase the permitted heights for the proposed Major Shopping Area Place Type in the London Plan.

We are supportive of the proposed introduction of the Major Shopping Area Place Type for the subject lands (Westmount Mall). The subject lands are a large underutilized parcel within the built-up area of the city, and offers re-development opportunities beyond some of the smaller Shopping Area Place Type designations. The inclusion of the subject lands within this new Place Type will help facilitate more comprehensive development schemes for the lands. The proposed maximum height of 15-storeys is in keeping with adjacent high-density uses, and generally in keeping with current planning permissions.

That being said, the subject lands were recently subject to an Official Plan and Zoning By-law amendment that was settled at the Ontario Land Tribunal. The original application proposed a maximum building height of 16-storeys for buildings fronting along Wonderland Road South. At the time of application, city staff felt this was too high, and through the settlement discussions it was determined that a maximum of 12-storeys would be more appropriate.

Given that the proposed amendments being considered now increases the permitted height beyond the settled 12-storeys, we would request that the site-specific policy in the London Plan and site-specific zoning relating to the subject lands also be amended to reflect the proposed increase from 12-storeys to 15-storeys. We want to ensure that any future redevelopment of the subject lands is able to take advantage of the desired planning direction of staff and Council, and avoid the need for any future Planning Act applications to bring the subject lands into conformity with the London Plan.

We trust that the enclosed information is satisfactory and look forward to discussing this with City staff. Should you have any questions, or require further information, please do not hesitate to call.

Thank-you for your consideration.

Yours very truly,

**ZELINKA PRIAMO LTD.**

A handwritten signature in black ink, appearing to read 'Casey Kulchycki', written in a cursive style.

Casey Kulchycki, BAA, MCIP, RPP  
Senior Associate