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July 18, 2014

**BY EMAIL**

Our File No. 113938

**Planning and Environment Committee**

City of London  
City Hall, 300 Dufferin Avenue  
P.O. Box 5035  
London, ON N6A 4L9

**Attention: Ms. Heather Lysynski, Committee Secretary**

Dear Members of the Planning and Environment Committee:

**Re: Planning and Environment Committee Meeting July 22, 2014  
Agenda Item No. 30  
Application by Greenhills Shopping Centres Ltd. re 51 and 99 Exeter Road  
City File No.: OZ-8324**

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We are writing on behalf of Sifton Properties Limited ("**Sifton**") in respect of Greenhills' application for a zoning by-law amendment for the above-noted lands ("**Lands**"). This item is scheduled to be considered by the City's Planning and Environment Committee on Tuesday, July 22, 2014.

We have reviewed the Greenhills application and the City's staff report for this matter. Please note that any zoning by-law amendment for the Lands that results in the potential for commercial development within the Wonderland Road Community Enterprise Corridor to exceed the 100,000 square metre gross floor area cap (the "**Commercial Cap**") would not conform with the City's Official Plan and will be opposed by Sifton and (if necessary) appealed to the Ontario Municipal Board.

By way of context: Sifton, who owns lands with commercial development permissions just outside of the Enterprise Corridor, was involved as an appellant in the OMB hearing with respect to SWAP. The hearing initially involved contentious issues among commercial parties, including with respect to the geographical extent of the Enterprise Corridor and the appropriateness of the Council-adopted Commercial Cap of 100,000 square metres and its implementation in the context of the related policies in SWAP. However, as noted in the Board's decision with respect to its modification and approval of SWAP, part way through the hearing, several parties (including Sifton, Greenhills, York and the City) were able to reach an agreement regarding certain provisions of the SWAP, including policies that confirmed:

- a) the 100,000 Commercial Cap within the Enterprise Corridor;
- b) the geographical extent of the Enterprise Corridor, which extends south to Hamlyn Street; and

c) the intended mixed-use nature and function of the Enterprise Corridor.

We trust these comments provide a sufficient explanation of the basis for Sifton's interest in this matter. We will be in attendance at Tuesday's Committee meeting to monitor and speak to this letter as necessary.

Yours truly,

AIRD & BERLIS LLP



*per:* Steven A. Zakem

SAZ/AS

cc.

**Andrea Skinner**, Aird & Berlis LLP  
**Sharmini Mahadevan**, Wood Bull LLP  
**Jim Barber, Nicole Hall, Cathy Saunders and Michael Davis**, City of London  
**Client**

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