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October 6, 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
Ms. Cathy Saunders, City Clerk**

Dear Members of the Planning and Environment Committee:

**Re: Planning and Environment Committee Meeting October 7, 2014
Agenda Item No. 6
Application by Greenhills Shopping Centres Ltd. re 51 and 99 Exeter Road
City File No.: OZ-8324**

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**").

As the Committee is aware, we have been closely monitoring the Committee's consideration of this matter. In this respect, we submitted prior correspondence to the Committee dated July 18, 2014, and we made submissions at the Committee meetings on July 22nd and August 26th.

We have reviewed City staff's supplementary staff report prepared for the October 7th Committee meeting. We agree with staff's analysis of the two holding provisions presented by Greenhills at the August 26th Committee meeting, including staff's conclusion that the holding provisions are not an appropriate mechanism through which to attempt to regulate the 100,000 square metre commercial cap within the Enterprise Corridor.

Unless Greenhills' commercial development permissions for the Lands are capped at 20,470 square metres of gross floor area (or less) in the zoning by-law, such that the commercial cap in the Enterprise Corridor is respected, the zoning by-law will not conform with the City's Official Plan. This is consistent with staff's recommendation to the Committee, as set out in the July 22nd and October 7th planning staff reports.

We do not intend to attend the October 7th Committee meeting, but will be monitoring the meeting and its outcome closely.

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Yours truly,

AIRD & BERLIS LLP



Steven A. Zakem

SAZ/AS

cc.

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Sharmini Mahadevan, Wood Bull LLP
Jim Barber, Nicole Hall and Michael Davis, City of London
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