



October 9, 2014

**DELIVERED by E-Mail**

Mayor Joni Baechler  
City of London  
LONDON, ON

Dear Mayor Baechler:

**Re: 51 & 99 Exeter Road (Greenhills) – Westbury Application –  
South East Corner of Wharncliffe & Wonderland Road, London**

Our company is associated with Westbury International (1991) Corporation, the owner of a 50 acre site at the south east corner of Wharncliffe and Wonderland Roads, London. This is located in the commercial corridor set out in the south west area secondary plan (SWAP).

**Substituting “fair and equitable distribution” for a “foot race” is not what SWAP provided. The policy in SWAP has not been followed by the Planning staff.**

Jeff Paul, of Stantec, made representation to the Planning and Environmental Committee at its last meeting referencing several issues:

1. The Committee has arbitrarily decided that the maximum commercial square footage allowed under SWAP will be allocated on a “first come/first serve” basis.
2. The Planning Department has ignored the direction set out in SWAP that the allocation should be based on a “fair and equitable distribution”.
3. At a prior Planning Department meeting, where the above two points as well as other points were set out, there was the clear indication that the Planning Department would meet with a representative of Westbury as well as other land holders in the area to discuss the approach taken by the Planning Department. There has been no communication at all from the Planning Department in this regard.
4. There was “flawed communication” or “misrepresentation” by the Planning Department to the Westbury representatives wherein the Westbury representatives were told not to make application until SWAP was approved. Notwithstanding this direction and the appropriate action taken by Westbury, the Planning Department proceeded with the Greenhills application and has now recommended that the balance of the commercial space available in the corridor be given entirely to the Greenhills application.

5. Westbury has been working diligently with Planning staff based upon a pre-consultation meeting. Reports costing approximately \$100,000 have been ordered. On October 6, 2014 Westbury received confirmation from staff that the application is complete.

We ask that you share this communication (and referencing to the Council members the presentation by Jeff Paul at the last Planning & Environmental Committee) as it is our position that due process and fair process has not been followed by the Planning staff with respect to the Westbury application.

We respectfully request:

***The Greenhills application be referred back to Planning staff with a clear direction that a meeting be held with the appropriate land owners within the corridor and that rationale be discussed with respect to the 'fair and equitable distribution' of the commercial space.***

We feel that this would not be detrimental to the timing of the Greenhills application, because that application is for approval of a site plan greater than the space remaining and unallocated in the corridor. Greenhills will have to come back to the staff with an amended application and, as indicated by the London Free Press report, such a re-submission will be made by them. Thus a delay in the decision to approve the Greenhills application would seem appropriate until the revised site plan has been received by the City.

We ask that this matter be placed on the Agenda and that this communication be shared with the members of Council.

Thank you for your consideration.

Yours very truly,

**DECADE GROUP INC.**



Robert G. Siskind

RGS/bh