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October 6, 2014
File: 1614-01243

Attention: Planning and Environment Committee Chair and Members of the Committee
300 Dufferin Avenue
London ON

Dear Chair and Committee Members,

**Reference: Application by Greenhills Shopping Centre
51 and 99 Exeter Road**

Our firm represents Westbury International for their site at 3680 Wonderland Road. This letter follows our presentations and communications provided at Committee on July 22, 2104 and August 26, 2014 regarding the above noted application which is Item #6 on your agenda.

This item continues to come before the Committee with no changes to the staff recommendation despite it being sent back to staff at both previous meetings. The recommendation continues to allocate the remaining commercial cap to Greenhills rendering the balance of the Wonderland corridor sterile for commercial uses. As this matter is debated we ask that the Committee consider the following questions.

Does approval of the Greenhills application represent good planning? There is no analysis in the staff report to indicate that this is the appropriate location for the limited amount of commercial in the Wonderland Corridor. Rather the approach appears to be 'first-come, first-served'.

Is it appropriate to allocate the remaining commercial to Greenhills when it does not satisfy their development plan? Greenhills application has been for more than double the commercial being allocated. Greenhills has provided no confirmation that they can develop a cohesive site with this significant reduction in commercial floor area. To the contrary, their representations to date would indicate that a reduction in the amount of commercial would compromise their plans. Is it therefore appropriate to proceed to allocate the remaining commercial with no confirmation that the site will work?

Why does fair and equitable distribution (Policy 20.5.16.8) not apply? In the Pre-Application Consultation for the site at 3680 Wonderland dated April 22, 2014 staff clearly noted "Section 20.5.16.8 of the Council approved SWAP requires land developers to share in the equitable and fair distribution of Commercial Uses. A statement of conformity with this policy will be required as part of a complete application." The staff report, however, dismisses this policy in the Greenhills application. It would seem clear that this policy is not being applied in a uniform manner.



October 6, 2014

Planning and Environment Committee Chair and Members of the Committee

Page 2 of 2

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Has proper process been followed? As noted above, the approach appears to be 'first-come, first-served'. As noted in previous representations to Committee, staff has held our application at bay while accepting and processing the Greenhills application.

Why has there been no staff consultation with other landowners in the WRCEC? We have made representation to Committee twice, along with others, and requested meetings with Planning staff. To date, we have received no reply to our inquiries and there has been no discussion with staff about how to properly distribute the commercial cap.

We have now submitted the rezoning application for 3680 Wonderland Road and expect it to be heard before Committee in the coming months. We ask that the Committee refer the Greenhills application back to staff so that it may be considered in context with our application and that proper consideration of good planning in the allocation of commercial in the Wonderland Corridor be made.

We appreciate the Committee's consideration of our request and are available to respond to the Committee's questions or concerns.

Regards,

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