

16 January 2015

Sent via E-mail and fax to: 519-661-4892

Mayor and Members of City Council and  
Members of the Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
P.O. Box 5035  
London, ON N6A 4L9

Dear Sirs and Mesdames:

**Re: Application by Westbury International Corp. re 3680 Wonderland Road South  
City of London File No. Z-8431  
Public Meeting before the Planning & Environment Committee, 19 January 2015  
Agenda Item No. 10**

We are the lawyers for Greenhills Shopping Centres Limited (“Greenhills”), with respect to the development of the Greenhills lands at the southeast corner of Wonderland Road and Exeter Road (the “Greenhills Property”) in the City of London (the “City”).

We are providing this submission on behalf of Greenhills with respect to the application by Westbury International Corp. (“Westbury”) to rezone its property located at 3680 Wonderland Road South (the “Westbury Property”) for a wide range of commercial uses (the “Westbury Application”). This item is scheduled to be considered by the City’s Planning and Environment Committee on 19 January 2015.

As you know, on 14 October 2014, City Council passed By-law Z.-1-142352 to permit the development of the Greenhills Property for a mixed-use development, including commercial uses to a maximum gross floor area (“GFA”) of 20,470 square metres and office uses to a maximum GFA of 5,000 square metres. Council’s decision to pass By-law Z.-1-142352 has been appealed to the Ontario Municipal Board (the “Board”) by Westbury.

In restricting commercial uses on the Greenhills Property to 20,470 square metres, Council accepted staff’s position that permitting commercial GFA on the Greenhills Property in excess of 20,470 square metres as requested by Greenhills in its application, would be inconsistent with the maximum GFA of 100,000 square metres (the “Commercial GFA Cap”) identified in the Southwest Area Plan (the “SWAP”) for the Wonderland Road Community Enterprise Corridor. The SWAP was the result of an



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extensive public consultation and municipal process that culminated in the decision of the Board issued on 29 April 2014.

It is our client's position that permitting commercial uses on the Westbury Property is inconsistent with the position taken by staff and City Council regarding the Commercial GFA Cap in the SWAP. Given the Board's decision with respect to the SWAP and Council's decision relating to the Commercial GFA Cap, should Westbury wish to pursue the development of the Westbury Property for commercial uses it would need to file an application for Official Plan amendment in order to revisit the Commercial GFA Cap in the SWAP.

Our client has reviewed the staff report and recommendation relating to the Westbury Application. While our client understands why staff is recommending deferral of the Westbury Application, it is our client's position that the Westbury Application should not be approved by City Council in its current form.

We will also be in attendance at the public meeting on January 19, 2015 to speak to this matter.

We reiterate our client's request for copies, on an ongoing basis, of all notices and other relevant information and materials relating to the Westbury Application and any other application(s) for the Westbury Property.

Please do not hesitate to contact the undersigned should you have any questions.

Yours very truly,

**Wood Bull LLP**

A handwritten signature in black ink, appearing to read "S. Mahadevan". The signature is fluid and cursive, with a long horizontal flourish at the end.

Sharmini Mahadevan

- c. Ms. Cathy Saunders, City Clerk  
Mr. Mike Davis, Planning Services  
Client