

AIRD BERLIS

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March 22, 2018

BY EMAIL

Our File No. 113938

City of London
London City Hall
300 Dufferin Avenue
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London, Ontario
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Attention: Mayor and Members of Council

Dear Mayor and Members of Council:

**Re: Council Meeting March 27
Proposed Official Plan Amendment to Delete Commercial Cap in
Enterprise Corridor
Planning and Environment Committee Meeting March 19, 2018, Agenda
Item No. 3.4
Application By: The Corporation of the City of London Wonderland Road
Community Enterprise Corridor
City File No.: 0-8868**

We are counsel to Sifton Properties Limited (“**Sifton**”), the owner of a number of properties in the City of London, including lands with commercial development permissions located just outside the Wonderland Road Community Enterprise Corridor, at 1311, 1363 and 1451 Wharncliffe Road South.

We are writing with respect to the Planning and Environment Committee’s decision, on March 19, 2018, to support an Official Plan Amendment that would delete policy 20.5.6.1(v)(a) which establishes a maximum commercial floor area cap of 100,000 square metres (the “Commercial Cap”) in the Wonderland Road Community Enterprise Corridor designation.

On behalf of Sifton, we urge Council not to accept the Committee’s recommendation, and to refuse to approve the proposed Official Plan Amendment.

For the reasons outlined in Mr. Jim Harbell’s March 16, 2018 package of correspondence to the Committee on behalf of York/NADG, which Sifton supports, the proposed deletion of the Commercial Cap in the Enterprise Corridor is not appropriate and does not represent good planning.

Further, the proposed deletion of the Commercial Cap is contrary to the Ontario Municipal Board’s decision dated April 29, 2014 (PL130020) which confirmed the appropriateness of the Commercial Cap. As you may recall, Sifton was one of several appellants in the OMB hearing a few years ago with respect to the South West Area Secondary Plan (“**SWAP**”), which involved, among other things, issues related to the Enterprise Corridor Commercial Cap. The Board’s

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approval of the Commercial Cap in the SWAP hearing not only recognized that the Commercial Cap is good planning, but it also, among other things, recognized an agreement reached among several of the parties, including Sifton, York, Greenhills and the City, with respect to the appropriateness of the Commercial Cap in the Enterprise Corridor.

Again, we urge Council to leave the Commercial Cap in place for the Enterprise Corridor, and to refuse to approve the proposed Official Plan Amendment.

As you know, there are a number of areas in the City outside the Enterprise Corridor that establish commercial caps, including immediately outside the Enterprise Corridor where Sifton owns commercial land that is the subject of a cap. It would be inappropriate and unfair – particularly to landowners, like Sifton, with lands outside the Enterprise Corridor that are subject to caps – to leave these other commercial caps in place while at the same time deleting the established, OMB-endorsed, Commercial Cap for the Enterprise Corridor.

Please provide our office with notice of any correspondence, meetings or decisions respecting the above-noted proposed Official Plan Amendment, including any further Committee decision(s) or any Council decision(s).

Yours truly,

AIRD & BERLIS LLP


Andrea Skinner

AJS/np

c.c. Client
Clerk, City of London

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