



**ZELINKA PRIAMO LTD**  
*A Professional Planning Practice*

January 25, 2013

City Council  
City of London  
300 Dufferin Avenue  
London, ON  
N6A 4L9

Attention: Mayor Joe Fontana and Ms. Cathy Saunders, City Clerk

Dear Mr. Fontana and Ms. Saunders,

RE: City Initiated Official Plan Amendment  
1761 Wonderland Road North  
Our File: CCS/LON/10-01

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At the Planning and Environment Committee Meeting of January 22, 2013, we spoke in opposition of the above noted application on behalf of our client, City Centre Storage. We would like to reiterate our concerns to Council and ask that the application be denied based on the following.

Our client is the current owner of a parcel of land located on the north side of Fanshawe Park Road West, west of Wonderland Road, and known municipally as 715 Fanshawe Park Road West (Figure 1). The parcel of land is located within the existing Neighbourhood Commercial Node at Wonderland Road North and Fanshawe Park Road West.

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**Figure 1 – City Centre Storage Lands**



Our client completed construction of a 90,000 sq.ft (8,361 sq.m) storage building on his lands in 2012. As part of his original development, our client planned for the future expansion of his storage building.

The proposed amendment before Council proposes to retain a maximum floor area **cap on all existing commercial properties** within the node, while allowing York Developments (York) an unlimited amount of commercial floor space on their parcel of land at 1761 Wonderland Road North. This means that under the Official Plan, no new commercial floor space can develop within the entire existing Neighbourhood Commercial Node, except on the York lands. Essentially, existing commercial development within the node is being treated differently than the new commercial development proposed by York.

With the maximum floor area cap proposed as part of the OPA before you, when our client proceeds with an expansion to his existing building or add further commercial floor space in the future, he would be required to apply for an Official Plan Amendment (OPA) to allow even a minor increase in additional floor space. At the same time the proposed OPA allows York to develop any amount of floor space, now and in the future, without any floor area restriction.

It is on this basis that we would ask that the proposed Official Plan Amendment be referred back to staff for a more careful review within the context of the entire node, and the potential effects it may have on the existing commercial development interests within the node. This review should be done in consultation with existing businesses in the area.

Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Michelle Doornbosch, BA  
Planner

cc. Stan Adams, City Centre Storage