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BY E-MAIL (hlysynsk@london.ca)

March 14, 2013
File No.: 129002.1002

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

Attention: Heather Lysynski, Committee Secretary

Dear Ms. Lysynski:

**Re: 1311, 1363 & 1451 Wharncliffe Road South (the "Subject Lands")
Proposed Official Plan Amendment and Zoning By-law Amendment
File OZ-8087 (the "Application")**

We are counsel to York Developments and North American Development Group, the developers of the lands municipally known as 3313-3405 Wonderland Road South, City of London.

The Subject Lands are located within the Southwest Area Secondary Plan ("SWAP") pursuant to Official Plan Amendment No. 541, which is currently under appeal before the Ontario Municipal Board (the "OMB"). We are concerned that any potential development approvals within the SWAP in advance of a determination by the OMB will fundamentally prejudice the policy intent of Council's approval of the SWAP.

In particular, the Application proposes to change the land use designation of the Subject Lands from "Auto-Oriented Commercial Corridor" and "Multi-Family, High Density Residential" to "Community Commercial Node" to permit a range of community-scale commercial retail, service and office uses. The proposed Community Commercial Node designation for the Subject Lands is contrary to the policies of the Official Plan and the SWAP. Official Plan Amendment No. 438 (the five-year review of the Official Plan) established a commercial hierarchy comprised of commercial nodes and corridors while the Council-approved SWAP policies build upon that hierarchy. The proposed Community Commercial Node designation for the Subject Lands does not conform to the intent of the commercial hierarchy and undermines the SWAP adopted by Council.

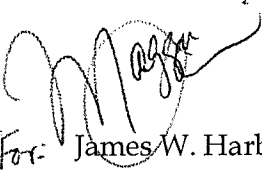
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Before additional commercial retail designations within SWAP are approved by Council, the commercial hierarchy (and specifically, the Council-adopted Wonderland Road Community Enterprise Corridor designation) and the market opportunity provided by the planned function of presently designated commercial lands must be carefully considered.

The SWAP also contains specific policy objectives with respect to urban design and transportation planning. It is clear that there is an important inter-relationship between the form/scale and transportation policies, which must be carefully coordinated with any new development approvals.

We will be monitoring the Application closely and request to receive notification of any decision with respect to the Application. We trust that you will find the above to be of assistance in your consideration of this matter. We would be pleased to discuss any of the above further with City staff. Should you have any questions or require any further information, please contact the undersigned.

Yours very truly,


For: James W. Harbell

JWH/mc

cc:
Ali Soufan, York Developments
Paolo Rovazzi, North American Development Group
Simon Smith, North American Development Group