

PATTON CORMIER & ASSOCIATES
LAWYERS

Alan R. Patton, B.A., LL.B.
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March 19, 2013

Hand-Delivered

Chair & Members

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

Dear Chair & Members:

Re: **Official Plan Amendment and Zoning By-law Amendment
Application by Sifton Properties Limited - City File OZ-8087
1311, 1363 and 1451 Wharncliffe Road South**

We are the lawyers for the Southside Group of Companies ("Southside").

In December 2012, we filed a Notice of Appeal on behalf of Southside against Official Plan Amendment 541 (Southwest Area Secondary Plan). One of the many reasons for that appeal is that the Official Plan Amendment has the effect of unjustifiably increasing the commercial land inventory for the southwest area of the City.

The matter before the Planning and Environment Committee tonight is a proposed modification to OPA 541. This is inappropriate in both substance and process. A Community Commercial Node on the subject land is inconsistent with the SWAP as well as the City's Official Plan Amendment No. 438.

The modification to the adopted SWAP to re-designate the above-noted lands to a "Community Commercial Node" designation is premature. It has not been fully considered within the planning principles and planned functions of the SWAP. It will have the effect of oversupply of commercial land in the southwest and, in particular, land for higher order commercial facilities, in a manner not intended by either the Bostwick East Area Plan or the Southwest Area Plan.

Further, the Planning Department's recommendation to introduce a specific proposed Zoning By-law in the future is premature and unnecessary.

Yours truly
PATTON CORMIER & ASSOCIATES
per:



Alan R. Patton
ARP/dr

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cc: *Southside Group of Companies - Att: Vito Frijia - via email*
Zelinka Priamo Ltd. - Att: Richard Zelinka -via email