



September 16th, 2021

Dear Chair Squire, members of PEC, and His Worship:

On behalf of Downtown London, London Downtown Business Association board of directors, and our membership, we support the staff recommendation to not approve the application of McCOR Management Inc, relating to the property located at 755-785 Wonderland Road South (Westmount Shopping Centre); and their request to amend Zoning By-law No.Z.-1 to add business service establishment as an additional permitted use to the existing Regional Shopping Area Special Provision (RSA2(2) zoning.

Downtown London continues to defend any zoning amendment requests that do not conform to the polices and the intent of the London Plan, and that are aimed at increasing the floor plate of employment-based offices in suburban areas beyond that set out in the City of London's By-law Z-1 regulations and guiding principles of the Official Plan.

We encourage the members of the Planning and Environment Committee to support the staff recommendation, specifically where it makes references to the London Plan and Provincial Policy Statement below:

DOWNTOWN/OUR VISION FOR THE DOWNTOWN PLACE TYPE

795_ *Our Downtown will be the hub of our economy's business community, containing the city's largest office buildings and a complex blend of professional and business service functions....*

This policy establishes the Downtown as the primary location for the largest office buildings.

Z-9356/Chuck Parker

HOW WILL WE REALIZE OUR VISION?

799_ *We will realize our vision for Downtown by implementing the following in all the planning we do, and the public works we undertake, we will:*

14. Direct large-scale office developments, greater than 5,000m², to the Downtown to prevent the deterioration of the important Downtown office market while still allowing for a reasonable supply of office uses outside of the Downtown.



Provincial Policy Statement (PPS) 2020, at s.1.7.1 (Long-term economic prosperity) provides direction for all other relevant policies related to protection and enhancement of the Downtown, and states that enacted policies should have the effect of *“maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets”*

The alternative would have negative impacts on downtown’s vacancy rate (18.4% in the 2019 State of the City report) and would significantly impede the downtown’s economic recovery post pandemic.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Maly".

Barbara Maly
Executive Director - Downtown London

A handwritten signature in black ink, appearing to read "Andrew McClenaghan".

Andrew McClenaghan
Chair - London Downtown
Business Association