



20 June 2013

Sent via E-mail and Fax to 519 661-4892

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

Attention: Heather Lysynski and Jerri Bunn
hlysynsk@london.ca
jbunn@london.ca

Dear Members of the Planning and Environment Committee:

**Re: Applications for Official Plan and Zoning By-law Amendment (the "Applications")
1279059 Ontario Inc., CLF I (Wonderland) Inc., and 1699259 Ontario Inc. (c/o York
Developments) ("York Developments")
3313-3405 Wonderland Road South and 1789 Wharncliffe Road South (the "York
Developments' Lands")
City of London (the "City")**

We are the solicitors for Greenhills SC Ltd., the owner of property located at the south-east corner of Wonderland Road and Exeter Road, within the London Southwest Planning Area.

We have reviewed the Staff Report on this application and understand that Staff are recommending that the Applications be refused, on the basis that they are premature given the outstanding status of OPA 541, including the Secondary Plan (i.e. the Southwest London Southwest Area Plan or "SWAP") and that the servicing required for this development will not be planned to be constructed within three years of the date of the Applications.

We are concerned about Staff's inconsistency in their approach towards the various development applications in Southwest London. While Staff appear to be recommending refusal of these Applications on the basis of the Southwest London Area Plan, they are recommending that the application by Sifton Properties Limited at 1311, 1363 and 1451 Wharncliffe Road South (the "Sifton Applications", the "Sifton Lands") be modified and approved, after considering the provisions of the SWAP.

This inconsistent treatment of the provisions of SWAP raises concerns for our client as to how the SWAP policies are being interpreted and applied.

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Furthermore, although staff are recommending refusal of the Applications, the reasons for recommending refusal do not appear to comprehend the implications of recommending approval of 20,000 m² for the Sifton Lands in the context of a possible later approval of the 55,162 m² being sought for the Subject Lands, which cumulatively amounts to 75% of the total allocation of commercial development for the Wonderland Community Enterprise Corridor.

We request notification of any further meetings regarding the Applications and of the decision of Committee and Council on the Applications.

Yours very truly,

Wood Bull LLP

A handwritten signature in black ink, appearing to be "Dennis H. Wood", is written over the typed name.

Dennis H. Wood

c. Client
Barb Debbert, City of London Planning Department (bdebbert@london.ca)