



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:

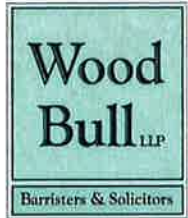
**Re: Applications for Official Plan and Zoning By-law Amendment (the "Applications")
Sifton Properties Limited ("Sifton")
1311, 1363 and 1451 Wharncliffe Road South
Southwest London (the "Sifton Lands")
City of London (the "City")**

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 previously written to the Planning and Environment Committee (the "Committee") about the Applications on March 19, 2013 when this item was first brought before Committee. We understand that on March 26, 2013 Municipal Council referred the Applications back to City Planning staff for further consideration and to report back to a future meeting of the Committee. The Staff Report to be before the June 20th Planning and Environment Committee (the "Staff Report") is the result of this Council direction. We are in receipt of the Staff Report and we offer the following further submissions regarding the Applications.

Submissions

We understand that Staff have since revaluated the Applications in the context of the Southwest Area Plan (OPA 541 and the Secondary Plan, "SWAP") and are recommending that, with respect to the application for Official Plan amendment, only those lands currently designated as Auto-Oriented Commercial Corridor be re-designated to Community Commercial Node. Staff are also recommending



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that there be no change in designation to the lands currently designated as Multi-Family, High-Density Residential.

Although Staff have advised that under this recommendation there would be no additional lands designated commercial, the planned function of the proposed designation of Community Commercial Node is markedly different from the existing Auto-Oriented Commercial Corridor and this re-designation would be inconsistent with OPA 541 including the Secondary Plan (i.e. the SWAP). Our client's objections and concerns regarding the Applications remain. Please refer to our letter dated March 19, 2013.

The SWAP establishes a limit for the amount of gross floor area for commercial development in the Wonderland Road Community Enterprise Corridor. At the time of adoption of OPA 541, the Sifton Lands were designated Auto-Oriented Commercial Corridor and not considered as offering the kinds of retail space as that contemplated for the Wonderland Road Community Enterprise Corridor (all types of retail stores, department stores, food stores or supermarkets and personal service). We attach a table demonstrating the significant addition of permitted retail uses on the Sifton Lands achieved by the proposed re-designation to Community Commercial Node. As such, staff are incorrect when they state in the Staff Report that there is much similarity in permitted retail uses between the Auto-Oriented Commercial Corridor and the Community Commercial Node.

By re-designating the Sifton Lands from Auto-Oriented Commercial Corridor to Community Commercial Node, the Sifton Lands are being granted 20,000 m² of the same range of retail uses as those to be permitted in the Wonderland Road Community Enterprise Corridor.

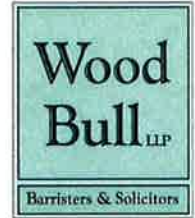
Given that the London Southwest Area Plan places a maximum allocation of commercial space, the effect of permitting the Sifton application is in effect, a reallocation of 20,000 m² of "Wonderland Corridor"-type retail space to the Sifton Lands contrary to the intention of the SWAP.

As the implementation tool for Official Plan policies, our client also objects to the proposed rezoning of the Sifton Lands for the same reasons as our client objects to the proposed re-designation.

Request of Council

An approval of the Applications would be inconsistent with the recent approval of OPA 541, including the Secondary Plan, and thus would not be in accordance with good planning principles, as contained in OPA 541 and other planning policies.

On behalf of our clients, we respectfully request, in view of the foregoing submissions, that Committee recommend to Council that it refuse the recommendations in the Staff Report and not approve the Applications.



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Should Council decide to consider approving the Applications, we request that a department store and the wide range of retail uses recommended by staff not be permitted as it would be prejudicial to the achievement to the planned retail commercial function of the Wonderland Road Community Enterprise Corridor.

We also 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 printed name.

Dennis H. Wood

c. Client
Alanna Riley, City of London Planning Department (ariley@london.ca)



Appendix “A”

Comparison of Permitted Retail Commercial Uses in Wonderland Road Community Enterprise Corridor, New Format Regional Commercial Node and Community Commercial Node Designations, London Official Plan as amended by OPA 541

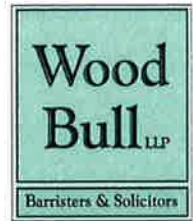
Wonderland Road Community Enterprise Corridor	Wonderland Road Community Enterprise Corridor / New Format Regional Commercial Node	Community Commercial Node	Auto-Oriented Commercial Corridor
Permitted commercial uses will include those uses outlined in the “New Format Retail Commercial Node” designation in the Official Plan.	Permitted uses including:	Permitted uses include:	Uses considered to be appropriate include:
	all types of large and small-scale retail outlets;	all types of retail outlets	
	including supermarkets and food stores;	supermarkets, food stores and pharmacies;	
	department stores;	including department stores,	
	retail warehouses,		
			warehouse and wholesale outlets;
	building supply, and home improvement and furnishings stores;	home improvement and furnishings stores,	building supply outlets and hardware stores; furniture and home furnishings stores;
	convenience commercial uses;	convenience commercial uses;	
	personal services;	personal services;	

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Wonderland Road Community Enterprise Corridor	Wonderland Road Community Enterprise Corridor / New Format Regional Commercial Node	Community Commercial Node	Auto-Oriented Commercial Corridor
	restaurants;	restaurants;	restaurants;
	commercial recreation establishments;	commercial recreation establishments;	commercial recreation establishments;
	financial institutions and services;	financial institutions and services;	
	a limited range of automotive services;	a limited range of automotive services;	automotive uses and services;
	service-oriented office uses;	service-oriented office uses such as real estate, insurance and travel agencies;	
	community facilities, such as libraries;	community facilities, such as libraries or day care centres;	
	and professional and medical/dental offices.	professional and medical/dental offices;	
		and commercial and private schools	
			hotels; motels;
			sale of seasonal produce;
			nursery and garden stores;
			animal hospitals or boarding kennels;
			and other types of commercial uses that offer a service to the

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Wonderland Road Community Enterprise Corridor	Wonderland Road Community Enterprise Corridor / New Format Regional Commercial Node	Community Commercial Node	Auto-Oriented Commercial Corridor
			traveling public.
			<p>Light industrial uses which have ancillary retail, wholesale or service functions; construction and trade outlets; repair, service and rental establishments; service trades; assembly halls and private clubs or similar types of uses that require large, open or enclosed display or storage areas; and service commercial uses which may create potential nuisance impacts on adjacent land uses may be permitted at certain locations subject to Provincial regulations. (Clause i) amended by OPA No. 95 - approved by MMAH 98/06/25)</p>
			Secondary uses which serve employees of adjacent employment areas including eat-in

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Wonderland Road Community Enterprise Corridor	Wonderland Road Community Enterprise Corridor / New Format Regional Commercial Node	Community Commercial Node	Auto-Oriented Commercial Corridor
			<p>restaurants; financial institutions; personal services; convenience commercial uses; a limited amount and range of retail uses; day care centres; medical and dental offices and clinics; and offices associated with wholesale warehouse or construction and trade outlets, and similar support offices may also be permitted in appropriate locations.</p> <p>(Clause ii) amended by OPA No. 95 - approved by MMAH 98/06/25)</p>