

19 August 2013

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

City Council and to
Members of the 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 Council and Members of the Planning and Environment Committee:

**Re: Applications for Official Plan and Zoning By-law Amendment (the “Applications”)
Goal Ventures Inc./PenEquity Realty Corporation (“PenEquity”)
3130 & 3260 Dingman Drive and the Rear Portion of 4397/4407 Wellington Road
South (the “Subject Property”)
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 understand that PenEquity is seeking Official Plan and Zoning By-law Amendments in order to permit a commercial development consisting of 50,183m² of retail use, 13,564m² of commercial recreational use, a cinema and a gas bar; as well as the retention and enhancement of 4.2ha of woodland. We are in receipt of the staff report that is to be before the Planning and Environment Committee on August 20, 2013.

Our client has an interest in this matter insofar as it is related to PenEquity's appeal of the Official Plan Amendment No. 541 being the London Southwest Area Plan (“OPA 541” and “SWAP” respectively).

PenEquity's appeal of OPA 541 states that they have concerns respecting the scope of commercial lands available for development and the elimination of a phasing strategy for development of commercial lands. Furthermore, their appeal states that there has been insufficient justification to support the volume



19 August 2013

of commercial lands available for development and that there is no policy basis to support the planning horizon for that development.

In view of PenEquity's appeal of OPA 541, we request that Council defer consideration of the Applications until such time as OPA 541 and the SWAP approvals process are finalized and in place.

We also request notification of any further meetings regarding the Applications, the decision of Committee and Council on the Applications, and any notice(s) of passing of any planning act instruments.

Yours very truly,

Wood Bull LLP

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

per: Dennis H. Wood

c. Client
Michael Tomazincic, City of London Planning Department (mtomazincic@london.ca)