

GREENHILLS SHOPPING CENTRES LIMITED



Wharncliffe Road South




















Exeter Road

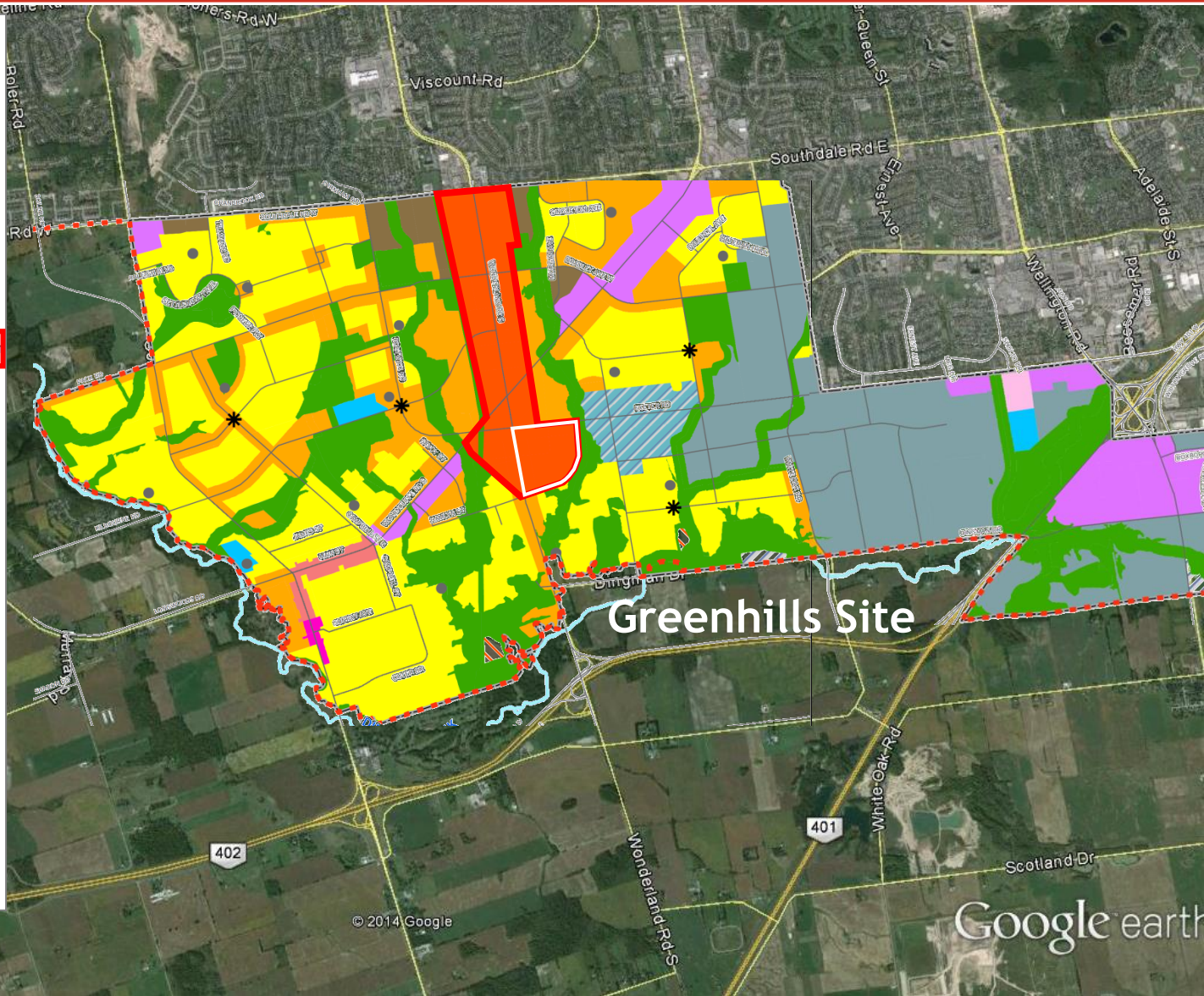
Wonderland Road South

Lambeth

GREENHILLS SHOPPING CENTRES LIMITED

Southwest Area Land Use Designations

-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  **Wonderland Road Community Enterprise Corridor**
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space
-  Institutional
-  Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary



© 2014 Google

Google earth

GREENHILLS SHOPPING CENTRES LIMITED



Overall Investment	\$120,000,000
Est. Municipal Fees	\$12,000,000
Est. Annual Property Tax	\$4,500,000
Est. Permanent Jobs	1,060

GREENHILLS SHOPPING CENTRES LIMITED



Conceptual massing model facing southeast from intersection.

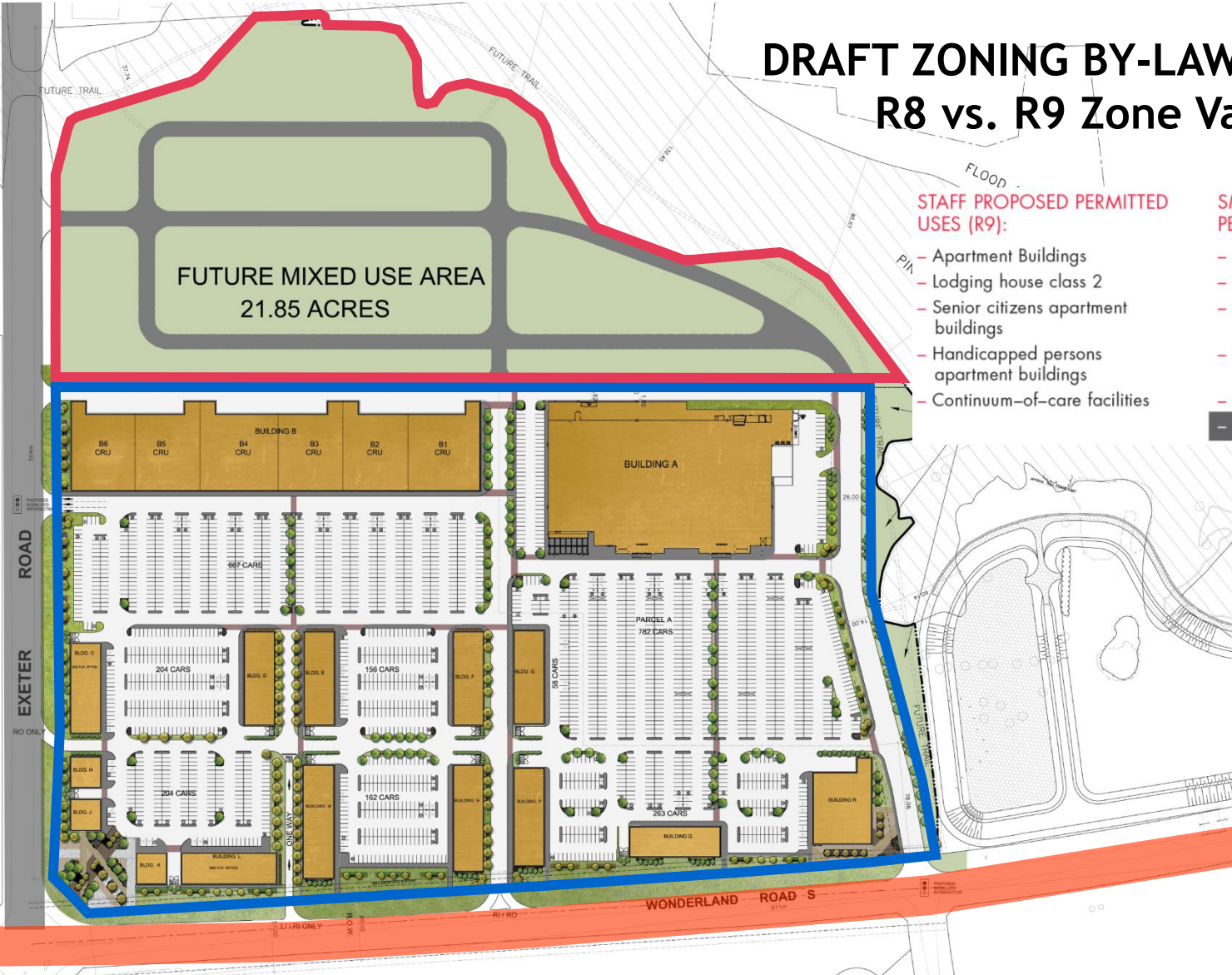


Conceptual massing model facing northeast.

DRAFT ZONING BY-LAW ISSUE ONE: Gross Floor Area Cap.

- Staff is proposing to apply a gross floor area cap to the Greenhills site;
- SWAP has restricted the amount of commercial development within the WRCEC to 100,000 m²;
- Staff have identified 4 commercially zoned sites, within the WRCEC;
- These 4 sites are not encumbered by a cap on commercial gross floor area;
- Staff have utilized a 30% density to “reserve” commercial gross floor area for these 4 sites;
- In so doing, Staff have allocated the remaining portion to the Greenhills site - 7% density;
- OMB Decision P. 49 & 50:
 - “Board jurisprudence suggests however that it will not intervene in the market place nor will it permit the planning process to be used as a means to prevent commercial competition.”* and
 - “...no single owner within the EC will use the entire commercial cap and presumably therefore, there will be a fair distribution of resources based on market and not restrictions in planning instruments.”*
- The approach utilized by Staff in allocating commercial gross floor area is therefore not consistent with SWAP.

DRAFT ZONING BY-LAW ISSUE TWO: R8 vs. R9 Zone Variation



STAFF PROPOSED PERMITTED USES (R9):

- Apartment Buildings
- Lodging house class 2
- Senior citizens apartment buildings
- Handicapped persons apartment buildings
- Continuum-of-care facilities

SMARTCENTRES PROPOSED PERMITTED USES (R8):

- Apartment Buildings
- Lodging house class 2
- Senior citizens apartment buildings
- Handicapped persons apartment buildings
- Continuum-of-care facilities
- STACKED TOWNHOUSING

We respectfully request that members of Committee consider the following revisions to Staff's proposed Zoning By-law:

- 1. The exclusion of the proposed gross floor area cap; and**
- 2. The inclusion of the R8 Zone variation permitting Stacked Townhouses.**