

PUBLIC PARTICIPATION COMMENTS

30. Properties located at 51 and 99 Exeter Road (OZ-8324)

- T. Pierce, Greenhills Shopping Centres, Applicant – noting agreement with the presentation of the Planner, and reviewing the points of the application; noting that the subject property is within the Southwest Area Plan (SWAP), and more specifically in the Wonderland Road Community Enterprise Corridor; noting the concept plan contemplates a large commercial development, with an overall investment of over \$120 million; advising as to the projected fees, tax revenue and jobs that could be created with the development, at the same time as recognizing the importance the gateway location; noting the proposed accesses, and internal grid plan that will ensure ease of access and traffic movement; advising that they have been working closely with staff, but note that two issues are unresolved; advising that SWAP has restricted the amount of commercial development within the Enterprise Corridor, staff has identified four commercially-zoned sites in the area that are not encumbered with a commercial gross floor area cap, and that staff have utilized a 30% density provision in calculating the maximum possible commercial gross floor area for these sites, with the remainder being dedicated to the Greenhills' site. As a result, the density coverage on the subject property is only 7%, compared to 30% elsewhere in the Corridor; referencing the decision of the OMB related to the market determining how the commercial cap will be allocated within the corridor and noting that staff has indicated that the market would allocate square footage equitably; quoting from the Board decision, advising that the planning process should not be used to prevent commercial competition and that no single owner within the corridor will use the entire commercial cap and as such the staff proposed method of allocation is not consistent with the SWAP; advising that the second issue that is unresolved with staff, is related to the residential provisions; noting that future phases include a mixed-use precinct that will undoubtedly include a residential development; staff have proposed the R-9 zone provision and Greenhills prefers the R-8 zone variation, noting that this includes all the same permitted uses as R-9 in addition to stack townhousing; advising that given the size of the future mixed-use area, medium density is practical and will allow for better variation in the built form, and noting the provisions within SWAP can be adhered to with the alternate proposal; noting they are prepared to go to site plan approval, and a building permit application as soon as possible; noting that this will be the catalyst for infrastructure development in the southwest of London; and respectfully requesting the following revisions from staff's recommendation: the exclusion of the proposed commercial gross floor area cap and the inclusion of the R-8 zone variation, permitting stacked townhouses; advising that they were comfortable with the cap based on the fact that the allocation of commercial gross floor area would be based on the market; indicating that the settlement did not include any allocation of gross floor area; clarifying that they are not asking for a modification to the cap in SWAP; asking for the same permissions afforded other commercial developers in the corridor who have not been encumbered with a gross floor area cap; and, asking that staff monitor site plan approval and building permit applications in order to ensure that the ultimate commercial gross floor area conforms with SWAP. (See attached presentation.)
- Andrea Skinner, Aird & Berlis, on behalf of Sifton Properties Limited – advising that Sifton Properties Limited owns lands with commercial development permissions within SWAP, including lands just outside of the enterprise corridor and Sifton played an active role and was an appellant in the SWAP Ontario Municipal Board hearing; indicating that Mr. S. Zakem, Aird & Berlis submitted a communication to the Planning and Environment Committee; and, indicating that the communication outlines Sifton's interest, which is to ensure that any rezoning of the Greenhills lands is in conformity with SWAP, and in particular, the 100,000 square metre cap that applies to the enterprise corridor designation.
- Crystal Walkey, Stantec Consulting, on behalf of the AARTS Group – advising that she provided a communication to the Committee for consideration; indicating that the AARTS Group is located at 17 and 31 Exeter Road, immediately west of Wonderland Road and opposite the Greenhills site; indicating that the AARTS property and the Greenhills property are both located, along with the others, in the Wonderland Road Community Enterprise Corridor which are subject to the cap; advising that, they are not opposed to development in this corridor, in fact, they support it; expressing concern with the direction of the application and the allocation of the entire cap; expressing agreement with Mr. T. Pierce's presentation on how the cap has been allocated; indicating that, as was said on April 29, 2014, less than three months ago, an Ontario Municipal Board decision was provided on this corridor as well as the Southwest Area Plan; noting that this decision is the result of a number of years of significant review and analysis; further

noting that her client was party to that, and part of the decision here in Council and was part of the Ontario Municipal Board hearing; indicating that the resulting SWAP specifically states in Policy 20.5.16.8, "Fair Distribution and Responsibility of Resources"; reading from the section "the successful completion of the Southwest Planning Area depends on the cooperation of the owners and land developers to share in the equitable and fair distribution of commercial uses, residential density, affordable housing unit types, community parkland, community facilities, open space, tree canopy, municipal structure, etc., as required by this Plan. All Official Plan subdivision, Zoning By-law Amendments and Site Plan Applications shall be required to include in the statement of conformity and the requirements of this Plan"; indicating that they do not believe that the application before the Committee tonight and the allocation of 100,000 square feet is in conformity with the recently approved SWAP; advising that, in addition, at the Ontario Municipal Board, her client had special policies in the SWAP for his lands; noting that the special policies are for these lands being developed as part of a mixed use community, through a comprehensive range of uses, outlines what these permitted uses are; further noting that these permitted uses are commercial and institutional uses, and specific provisions that talk about the individual size of commercial uses on this site; indicating that, with the application before you, and the direction of staff, there is no opportunity for commercial uses on this site so a mixed use building is not going to happen on this site and a mixed use development cannot happen on this site; indicating that, based on the overall policies in the SWAP, as well as specific policies to this site, we are concerned that this application will remove all commercial floor area and we respectfully request that it be referred back to staff until further discussions on the allocation of commercial floor space can be determined.

- Carol Weibe, MHBC Planning, on behalf of York Developments – identifying her clients property as Parcel 1 on the west side of Wonderland, which is approximately 50 acres; indicating that Table 1, in the staff report, provides a breakdown of the commercial permissions; outlining that Parcel 1, based on the 30 percent lot coverage, is currently allowed to develop just over 61,000 square metres of gross floor area, which is approximately 657,000 square feet; advising that, what is important in that, is that this property, when the Official Plan Amendment and the Zoning By-law Amendment came forward on the site specific basis, that was appealed by a number of the landowners in the SWAP and those appeals were subsequently withdrawn, including the appeal by Greenhills; identifying that the withdrawal of the appeals thereby acknowledged that the zoning on the property was going to be put in place and there was a recognition by the withdrawal of the appeals that York Developments would have allocated just over 61,000 square metres of gross floor area; advising that that was accepted and acknowledged by the participants in the SWAP and so that is in effect today; providing clarification that that property is not constrained; in fact, we are in the final stages of preparing the site plan application for the submission and the intent is that they will be coming forward with a development application in the near future; reiterating that the property is not constrained; recalling that there was discussion by the Committee, and ultimately adopted by the Council, that provisions be looked into for temporary sanitary servicing for this site; reiterating that that was upheld and widely acknowledged and known by the other landowners within SWAP; reiterating that this parcel is able to proceed and there certainly is a significant allocation of commercial floor area already assigned to that property.
- Bob Siskind, Decade Group – advising that they have been working with the property owner of the property, Westbury International, for over 25 years; indicating that they did the Wyndham Gate development on Richmond Street and Windermere Road and they are three quarters of the way through a 50 acre multi-use development across the street on Wharncliffe Road South; providing a bit of history, this property was zoned by the Township for commercial; noting that it is not just the land shown within the corridor, but also another 25 acres going towards the east; showing a picture, at the meeting, of the land allocated in red; advising that they have been part of the SWAP discussions for a long time; indicating that they supported the corridor, even though they lost a lot of their commercial when the land was amalgamated by the City; advising that the corridor makes sense, it is a good entrance into the City and as the policy was being developed about the fair and equitable distribution of the commercial use, we were part of it; indicating that, in 2011, they came to the staff and tried to present an application for rezoning and they were advised to hold off because the rules are to wait until SWAP is approved and then go ahead; noting that they had two meetings and they backed off; advising that they then came back in April, met with staff, had a second meeting with staff and on the basis of their encouragement, they have now ordered \$60,000 or \$70,000 studies because they want to proceed with the commercialization of the corner; advising that the corner is not situated somewhere far and away, it is referred to as a significant urban focus, it is a main corner; indicating that all four corners are commercial; stating that he is not sure any of us are going to want to live on a

commercial corner where we have to walk across Wonderland Road or Wharncliffe Road to get to another commercial site; reiterating that it is a natural commercial development; expressing happiness when they saw the wording of the SWAP and the Ontario Municipal Board decision that talked about a fair and equitable distribution of commercial; advising that they are prepared to participate in it, but if you approve the Greenhills application tonight, that makes their land sterile for a long, long time; advising that that is not City policy; noting that City policy is to be fair and equitable and it is talked about in the plan that the developers and the landowners should go back and work it out; advising that they expected that and are prepared to do that, they look forward to the discussion; indicating that they are not a very large piece of land like either York Developments or Greenhills, we are a corner, and that corner should be commercial and it should have some allocation of commercial uses; requesting that the Committee refers the application back and instruct the staff to hold a meeting of the developers and the landowners to work this out; and, reiterating that that is the City policy and that is what they are requesting.