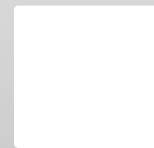
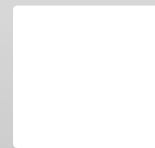


3680 Wonderland Road

January 19, 2015



3680 Wonderland Road



History of 3680 Wonderland



- Previously designated and zoned for commercial use
- Commercial zoning changed to agricultural after amalgamation (OPA 88)
- Stantec submitted Proposal Summary in March 2011
- At the pre-consultation meeting held on April 5, 2011 we were told that SWAP must be complete prior to submission of complete application
- Designation changed on completion of SWAP. Front portion of property Enterprise Corridor, back portion medium density
- Stantec initiated our pre-consultation immediately upon completion of the OMB hearing
- Rezoning application submitted Sept 26, 2014



Questions?

- Has the commercial cap been calculated properly?
- Has the commercial cap been allocated properly?



Has the commercial cap been calculated properly?

York Developments	61,065 m ²
Greenhills Shopping Centres	20,470 m ²
Existing Commercially Zoned	18,466 m ²
Lands (12,737 m ² are existing buildings)	
Total	100,000 m²
Westbury	13,950 m ²

Has the commercial cap been calculated properly?

SWAP Policy 20.5.6.1:

“Commercial development for the entire Wonderland Road Community Enterprise Corridor designation shall not exceed 100,000 square metres gross floor area. For the purposes of this limit, this shall not include those lands generally located north of the Bradley Avenue extension that are currently developed or are approved/under construction as of October, 2012.”

- No mention of existing commercially zoned lands south of Bradley

Has the commercial cap been calculated properly?

- Staff report to PEC, Oct 15, 2012

“To capitalize on the upcoming connection of Wonderland Road South to Highway 401, within the Wonderland Road Enterprise Corridor, up to 100,000 square metres (1,080,000 square feet) of new commercial development may be permitted.”
- Council passed the SWAP based on the intent to permit new commercial development within the cap

Has the commercial cap been allocated properly?

- *SWAP Policy 20.5.16.8:*

*“The successful completion of the Southwest Planning Area depends on the co-operation 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, affordable housing, open space, tree canopy cover, municipal infrastructure, etc. as required by the Plan. **All Official Plan, subdivision, Zoning By-law amendment and site plan applications shall be required to include a statement of conformity** with the requirements of this Plan, as part of a complete application.*”

Has the commercial cap been allocated properly?

- Record of Pre-Application Consultation, 3680 Wonderland Rd S, April 22, 2014:

“Section 20.5.16.8 of the Council approved SWAP requires land developers to share in the equitable and fair distribution of Commercial Uses. A statement of conformity with this policy will be required as part of a complete application.”

Has the commercial cap been allocated properly?

- Report to PEC, Greenhills Shopping Centres, Oct 7, 2014:

“The plan itself (SWAP) includes a range of policies regarding all types of development which provide for an equitable a fair distribution of responsibilities and resources.”

Has the commercial cap been allocated properly?

- The OMB had to consider challenges to the Enterprise Corridor as it was extended south of Exeter Road.
- Mr. Stefanko stated in his decision:

*“...since York and Greenhills have now agreed to allow the market to determine how the commercial cap will be allocated within the EC ... there will be a **fair distribution of resources** based on market and not restrictions in planning instruments.*

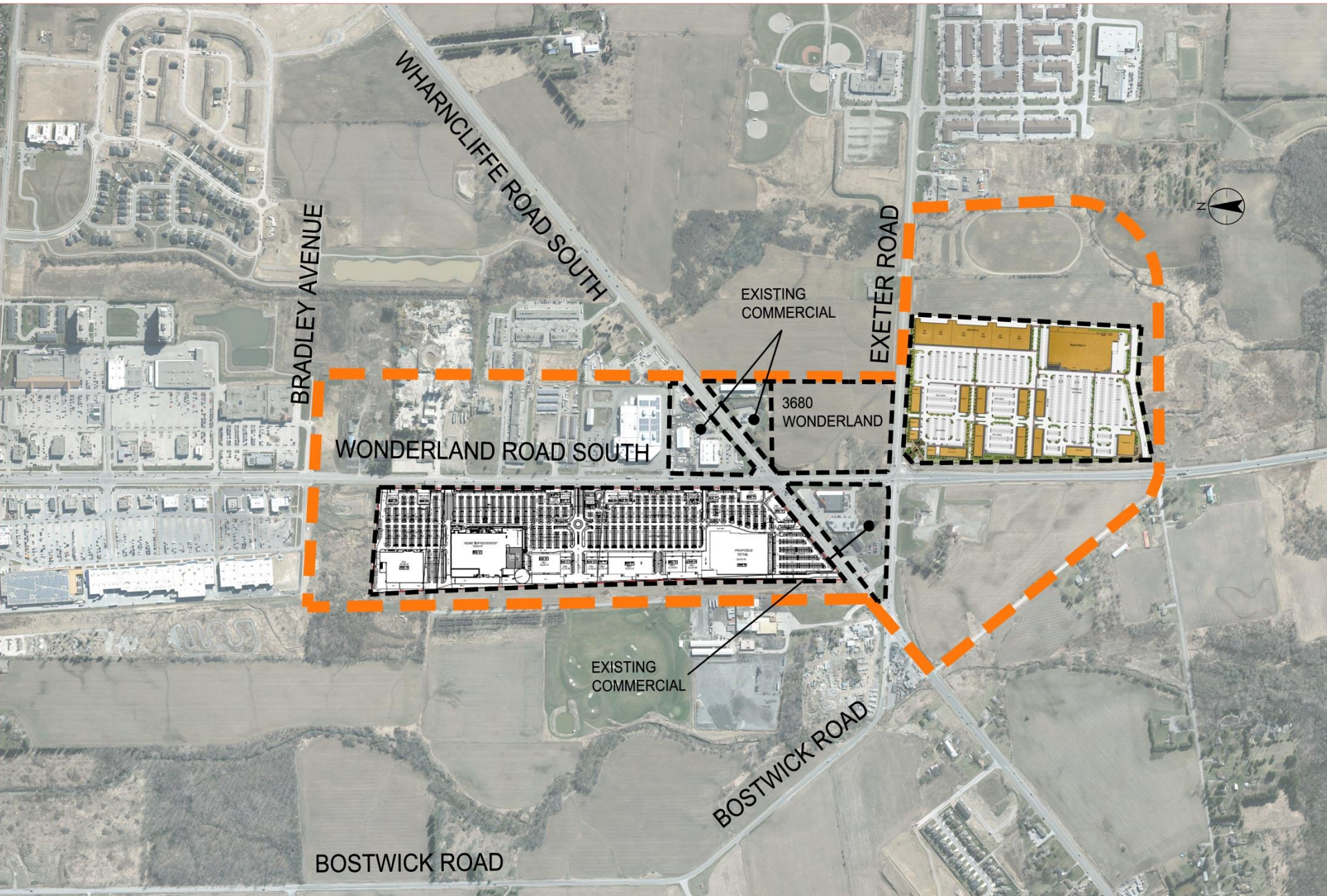
*“the permitted amount of commercial space will be **spread over a wider area** and, consequently, there will be room for as of right development of other complementary uses, thereby resulting in a mix of uses throughout the corridor.”*

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We are asking ...

- That Council refer this matter back to staff for further analysis,
- That Council direct staff to review the calculation of the commercial cap related to existing commercially zoned lands,
- The Council direct staff to review the allocation of the commercial cap,
- That Council direct staff to meet with us to review these issues.

