

## PUBLIC PARTICIPATION MEETING COMMENTS

9. Properties located at 3313-3450 Wonderland Road South and 1789 Wharncliffe Road South (SP15-009327)
  - Carol Wiebe, MHBC Planning, on behalf of the ownership for the Wonderland Road development – pointing out that there are three different ownerships listed on her first slide; noting that, in reality, that is represented by York Developments, North American Development Corporation and, ultimately, a separate ownership will be carved out for Lowe's Canada; further noting that Lowe's Canada will be the major tenant and it is their desire to have ownership of their property; advising that once the site plan approval process is completed, there will be a consent application to sever off a stand-alone parcel for Lowe's so in essence, there will be three ownerships on the property, all developed in a very cohesive and co-ordinated manner; indicating that it is important to know that when the South West Area Plan was going through the approval process, Wonderland Road was identified as the key arterial road in the entire Study area and it was intended to be a major gateway into the City from Highway 401; identifying that, within the Wonderland neighbourhood, this corridor was intended to be a showpiece; indicating that it was expected that commercial development would occur primarily in those initial phases and as the surrounding areas developed, with the residential and the supporting population, that we would start to see a little bit more diversification up and down the Wonderland Road corridor, but initially, the expectation was that it would be primarily commercial, retail and office, some institutional and financial; indicating that the development vision that the owners have put forward is to create an exceptional regional scale shopping centre; pointing out that, given the size of it, it is going to be regional scale because it is probably one of the single largest developments that the City has seen in quite some time; indicating that this will be an exceptional shopping destination, they want to create a very vibrant shopping experience and as staff has indicated one of the key focal points throughout the whole SWAP process was to make sure that this is pedestrian oriented; advising that that is always one of the challenge when you have a site that is on the edge of a developed area; pointing out that the main mode of transportation, initially, is going to be automobile so how can we still ensure that, when people get there, whether it is by car or by transit, that once they are on the site, that the property itself creates a pedestrian friendly environment and one of those key design elements is to make sure that that pedestrian network is well defined, is clearly identified, there are multiple opportunities for people to walk through the site and that there is a clear differentiation between vehicular traffic and pedestrian traffic; reiterating that that was really an important consideration in terms of the overall design of the site; relating to landscaping, one of the key principles of the SWAP was that there would be enhanced landscaping, not just for commercial centres but for streetscapes and residential developments, to really create something new, something exciting within this part of the city; indicating that there are going to be some contemporary design elements that are also going to be brought into this and also Wonderland, since it is a key design element within this neighbourhood, staff wanted very strong street edges up and down Wonderland Road; pointing out that this property is quite linear in its orientation; advising that it is very long, it is almost one kilometer in length but it is very shallow which is unusual for a regional scale shopping centre of this size; noting that they are usually nodal and it allows for a clustering of buildings so that if you look at the two major regional shopping centres within the city, the orientation is more rectangular, you have the clustering of buildings in the centre of the site and then you have these outlining pad sites on the major roadways; indicating that this site, by virtue of the hydro corridor running along the west limit of the property confines it to a fairly long and narrow configuration and that poses both some opportunities and some constraints; noting that the most obvious being the shallow depth of this site means that the parking field can be squeezed and you can see that on the two larger format stores, the Lowe's site in the northerly portion of the property and then a future other larger format site at the south end; advising that the challenge was to make sure that the larger stores have a sufficient

parking field out in front of them so that the customers that are going to those stores would not be having to be parked at an unreasonable distance; outlining that, in those locations, they have not shown any buildings along Wonderland Road in front of the two large anchor stores; noting that that was to ensure that there is sufficient parking in front of those stores, but what you will see is where they do not have those buildings, there is a much higher level of landscaping; pointing out that, in front of Lowe's, you will see that there is a double row of very, very large continuous landscaped island in front of Lowe's and then that is repeated again along Wonderland Road; indicating that the view into the parking lot from Wonderland Road is still screened, it may not be screened by buildings, but it is screened by an enhanced level of landscaping in those areas and then there are a few other parking courts that also break up some of that building mass along Wonderland Road; indicating that where they have much longer row of buildings along Wonderland Road you will see that there is a number of public squares; pointing out that those are intended for meeting places, for sitting, to attract users such as restaurants that would be able to use that as patio space; pointing out that the intersection of Wharnccliffe Road and Wonderland Road is a very large public square and a key focal point at that intersection; indicating that it is very inviting, the idea is to locate uses there that would use that as patio space; indicating that, throughout the site, there is another parallel vehicular route that runs parallel to Wonderland Road; noting that that is the main north/south spine through the site and you will see that that drive aisle is lined quite extensively with landscaped islands on both sides, there are light standards that will have banners, that will create some branding for the site as well; indicating that the other important element, certainly in terms of organization of this site plan, you will see that there are multiple east/west connections coming through the site off of Wonderland Road, you will see the future Kilbourne with a centre island; noting that there will be an enhanced level of landscaping along Kilbourne and also there are some major pedestrian connections for transit passengers or those shopping along Wonderland Road and also want to utilize some of the other stores at the back of the site; creating well defined at regular spacing pedestrian connections through the property; highlighting the pedestrian network throughout the property; noting that they are all highlighted in yellow; indicating that the purpose of that is to, as set out in the SWAP, create a very strong, well connected pedestrian system throughout the whole site both in a north/south and an east/west orientation; highlighting that there is a very high level of landscaping; advising that that does a lot of things, it creates a nice visual appearance to the site; indicating that with a development of this size, you are going to have a lot of parking, there is no way that you can minimize the sheer number of parking stalls on a 600,000 square foot development; pointing out that those landscaped islands do a couple of things, they break up the parking fields into the smaller segments, they allow for pedestrian connections and, to some extent, help to reduce the overall heat sync; noting that you have a lot of impervious cover here, the buildings themselves, the hardscaping and the parking area; advising that the intent of those landscaped islands is both visual, but also to try and help, to some extent, minimize the heat sync effects of a large site; advising that the SWAP has quite a number of design oriented policies that integrate community plazas, enhance that pedestrian environment and using a combination of hard and soft materials using both decorative features to both identify and highlight the main entrances into the site and also to create an enhanced street and building frontage along Wonderland Road; indicating that it is hard to visualize right now that, at some point in the future, Wonderland Road will be a much more intensively developed corridor, it will have a much more urban feel; indicating that right now it is much more suburban, it is a major arterial, it will still carry large volumes of traffic; advising that some of the design objectives is to say that notwithstanding all of that, if you bring those buildings out to the streetscape, you create a nice pedestrian feel along there; noting that, over time, that will help to create a more pleasing environment along Wonderland Road; advising that, as surrounding areas develop, with the residential development that will also lead to a higher percentage of pedestrian activity on the site; reiterating that the landscaped islands help to break up and soften the large expanse of parking areas; summarizing that the next steps are to receive input at the public participation meeting; indicating that they have come a long way; indicating that they have had two full submissions back to the City and they are trying to fine-tune the third submission but

they did not want to do that until they had the public participation meeting tonight; indicating that they are very close to resolving the few remaining issues and on a site of this size, it is not surprising that there would be multiple submissions back and forth; hoping to finalize in the near future, get the site plan agreement wrapped up and get under construction in the near future; indicating that there has already been a fair bit of site grading on this property; advising that the owners are really excited about this development; indicating that this has been a long time coming; hoping to make a number of announcements in the next couple of months regarding new tenants; and, noting that Mrs. Wiebe responded to questions with respect to potential locations for public transit hubs. (See attached presentation.)