

## PUBLIC PARTICIPATION MEETING COMMENTS

13. PUBLIC PARTICIPATION MEETING - Wonderland Road Community Enterprise Corridor Land Use Designation in the Southwest Area Secondary Plan (O-8731)
- Maggie Bassani, Stikeman Elliott – reiterating the concerns expressed in her communication dated June 4, 2017, appended to the Planning and Environment Committee Added Agenda.
  - Mimi Ward, Ward Land Economics - reiterating the concerns expressed in her communication dated June 2, 2017, appended to the Planning and Environment Committee Added Agenda.
  - Michelle Doornbosch, Zelinka Priamo Ltd., on behalf of Decade Group – indicating that Decade Group owns the property located at 3680 Wonderland Road South; noting that it is the parcel of land bounded by Wharnccliffe Road on the north, Wonderland on the west and Exeter Road on the south; advising that this parcel is surrounded by roads on three sides; pointing out that, after reviewing the staff report, she would like to convey to the Planning and Environment Committee that they are supportive of the removal of the gross floor area cap as being recommended by staff; stating that the removal of the cap, while it will allow for the additional floor space, or the opportunity for additional floor space, that does not mean that this market or this area is going to be flooded by commercial land uses from other areas of the city; advising that there has already been one million square feet allocated and that was allocated back in 2012; pointing out that, to date, not even half of that has been built within that million square feet; indicating that what the cap restriction implements today is essentially a leap frog and that was directed by staff; removing the cap, what it does is allow for the market to dictate where the appropriate location is, it allows the market demands to determine which site is appropriate for the various uses; advising that that is not to say that all of the commercial lands are going to develop today but it does allow for the appropriate location for the users to determine the appropriateness; indicating that despite the previous recommendation by the Ontario Municipal Board, the floor area was to be distributed in a fair and equitable manner; unfortunately, as the floor area was distributed on a first come, first serve basis, it did result in a disbursement of the floor area throughout the corridor and that resulted in a number of properties being given allocation but at this point it is not contiguous to the existing development that is already there; reiterating that the removal of the cap allows each property within the corridor to be assessed and marketed on its own merits; stating that each site in the corridor has differing attributes and they all appeal differently to various users so this floor area cap removal would allow for the determination of all of those attributes; reiterating that the original Ontario Municipal Board decision in 2012, the one hundred thousand square metres that was applied had no time frame allocated to it; advising that it was recognized that the one hundred thousand square metres was necessary but there was no time frame as how long that would be implemented or when that square footage would be reviewed and reassessed as to what additional floor space would be necessary in the future; believing that without that re-evaluation, essentially this area would be sterilized with one hundred thousand square metres of floor area until such time as there is another Ontario Municipal Board decision or they go through this process again to determine when it is appropriate to allow additional floor space because the reality is that at some point in time additional floor space will be necessary; believing that this is an appropriate recommendation by staff; expressing support for the staff recommendation; hoping the Planning and Environment Committee approves the recommendation.
  - Richard Zelinka, Zelinka Priamo Ltd., on behalf of Southside Group of Companies – advising that Southside Group of Companies owns the Westwood Power Centre, Wonderland Power Centre and also owns vacant lands on the south side of Bradley Avenue at Wonderland Road; expressing support for the staff recommendation with respect to the commercial changes that are being recommended; commending Planning staff on this because what they have done is undertaken a critical analysis of the existing policy framework in the Southwest Area Secondary Plan to determine whether it is working to achieve its intended purposes or working against its intended purposes; indicating that

staff has clearly demonstrated its own consistency over time, the consistency of their position to try to achieve the public benefit by facilitating contiguous commercial development in this area and an orderly progression of development; pointing out that the staff, as the Planning and Environment Committee saw, examined the Ontario Municipal Board decision and the fact that the intent and expectation of the Ontario Municipal Board in giving its decision with respect to the commercial cap in the SWAP decision was that there would be a planning policy framework that would allow the market to determine the scale and location of commercial use within the Enterprise Corridor and not to allow the planning instruments not to restrict competition within the corridor; believing that this is the same matter that has been discussed by the representatives from Stikeman Elliott, that there is an allocation right now but that allocation actually restricts competition within the corridor because the allocations were done on a first come, first serve basis there rests permissions in certain areas which do not necessarily represent the best public good and best public benefit for commercial development within this area; pointing out that the recommended approach to remove the commercial cap does not prejudice existing development approvals in the area within the Enterprise Corridor; not that it may allow some greater flexibility over time for those areas that already even have certain allocations; stating that with Council having decided on the lands to be included within the Enterprise Corridor, within that designation, the recommendation of staff simply allows the market to decide on the sites within the corridor which can best service the public over the long-term, it moves away from the first come, first serve basis for making planning decisions; indicating that an important aspect of the work that Planning staff has done is that they have taken a step back on this and they have addressed some of the fundamental planning principles that should apply and were intended to apply to guide commercial development within this area; commending staff for having done that; advising that with the recommended removal of the maximum commercial floor space cap, Planning staff has recommended what is a practical and professionally sound approach to commercial development within this Wonderland Road Community Enterprise Corridor; asking the Planning and Environment Committee to support the staff recommendation.