

# GREENHILLS SHOPPING CENTRES

Presentation to Planning and Environment Committee

Draft Southwest Secondary Plan

October 15, 2012



# INTRODUCTION

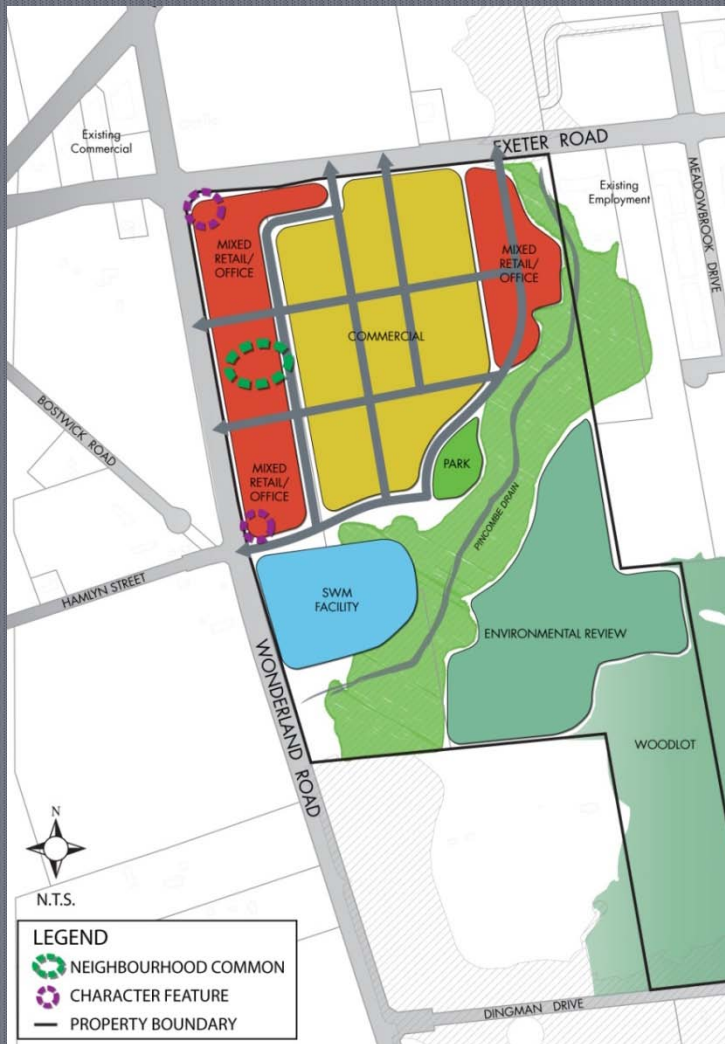


- Greenhills Shopping Centres
- Smart!Centres one of Canada's premier retail commercial developers.
- Owns approximately 138 acres at the southeast corner of Wonderland Rd and Exeter Rd.
- Actively participating in SWAP
- August 31<sup>st</sup> submission and met with City staff

# GREENHILLS SITE



# ORIGINAL STRUCTURE CONCEPT: GREENHILLS' SITE



- Well defined precincts
- Commercial
- Mixed Retail and Office
- Pincombe Drain protected and enhanced
- SWM facility (Pincombe Drain Class EA)
- Prominent features
- Amenity areas



# ORIGINAL CONCEPT PLAN : GREENHILLS' SITE



- Visually attractive gateway.
- Buildings massed and oriented to Wonderland and Exeter.
- Retail and Mixed use buildings oriented to internal streets.
- Parking located away from Wonderland.
- Gateway features and amenity areas.
- Naturalized Pincombe Drain.
- Incorporate green design and building technologies.

# ORIGINAL CONCEPT PLAN: LANDS SOUTH OF EXETER ROAD



# CONNECTIVITY: GREENHILLS' SITE



- Interconnected grid network
- Landscaped/tree-lined right of way
- Integration of walking and cycling paths
- Neighbourhood Common
- Possible transit locations



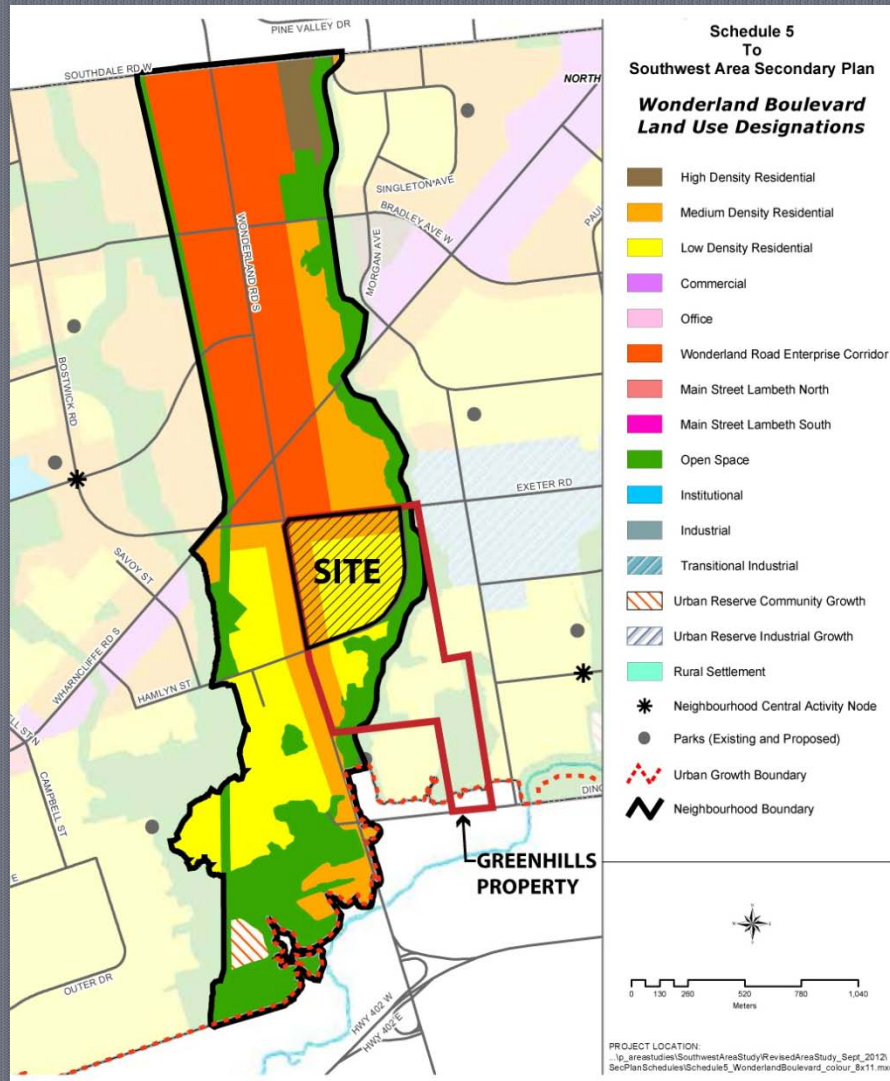
# INFRASTRUCTURE CAN BE READILY PROVIDED

- Land can be directly serviced.
- Detailed servicing approach provided with August 31<sup>st</sup> submission.
- Greenhills' land includes regional SWM facility.
- Greenhills will finance key services for SWAP
- Servicing Master Plans are approved in MUGB for 20 years.
- Many Lambeth area properties still on expensive polluting septic tanks after 1993 annexation
- Greenhills' development will provide the necessary trunk sanitary sewer for future development and Lambeth.



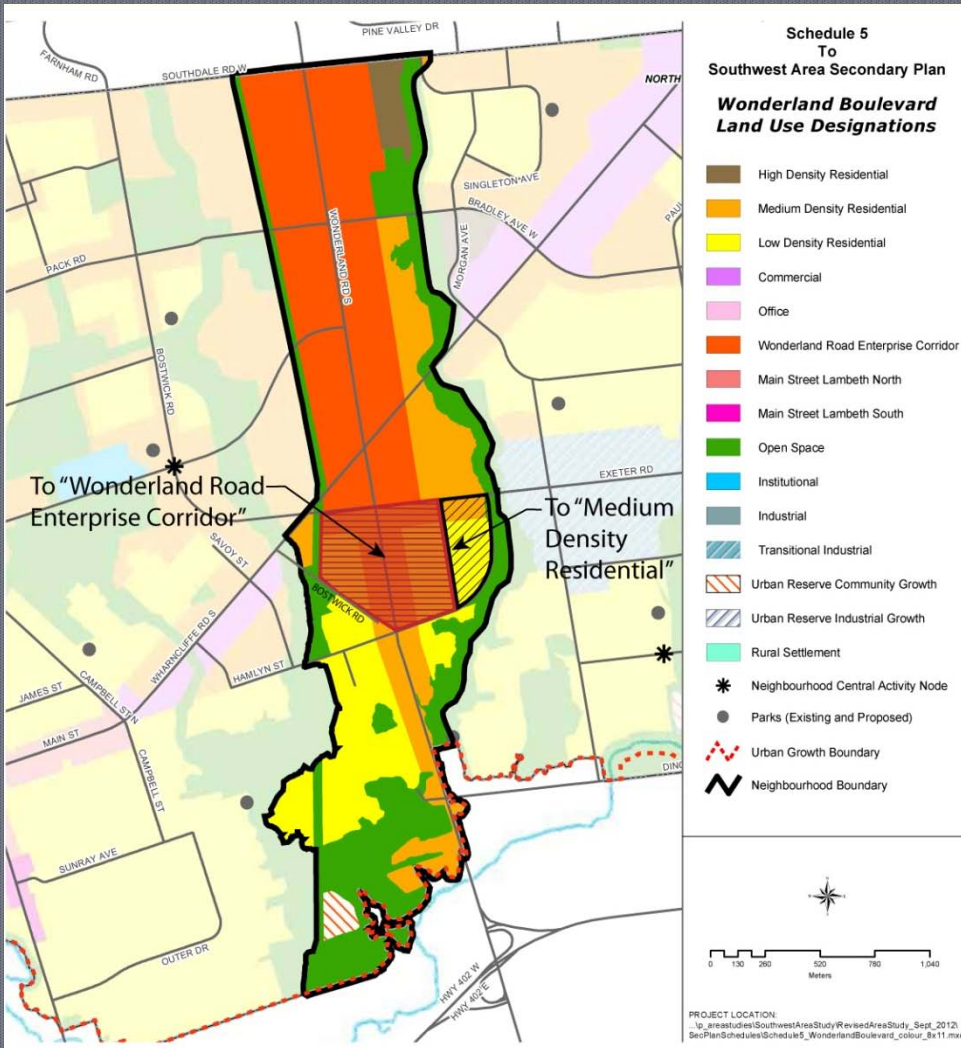


# WONDERLAND BOULEVARD: SECONDARY PLAN DESIGNATIONS



- Inappropriate designations south of Exeter to Hamlyn (on east) and to Bostwick (on west) as Medium and Low Density Residential.

# REQUESTED LAND USE DESIGNATION



- Area south of Exeter to Hamlyn and Bostwick should be “Wonderland Road Enterprise Corridor” and “Medium Density Residential”
- Situated at Gateway to City from HWY 401 & 402 Interchanges
- Corridor supports a range and mix of uses.
- Greenhills’ Site appropriate for a mix of commercial uses.
- Retail is initial catalyst in response to market demand; other uses follow as area matures

# ECONOMICS & FINANCING

- **New Net DC Revenues = \$5 million**
- **TOTAL NEW LONDON JOBS = 1,900**
- **New Annual Property Taxes = \$4.8 million**

# REQUEST TO COMMITTEE

- Extend the “Wonderland Road Enterprise Corridor” designation south from Exeter Road to Bostwick Road on the west
- Extend the “Wonderland Road Enterprise Corridor” and “Medium Density Residential” designations south from Exeter Road to Hamlyn Road on the east.
- Modify policies of the OPA and Secondary Plan to reflect the extension of the Wonderland Road Enterprise Corridor south of Exeter Road.

