

PUBLIC PARTICIPATION MEETING COMMENTS

3.4 PUBLIC PARTICIPATION MEETING – Application – 1297 Wharncliffe Road South (Z-9106)

- Councillor Cassidy: Before I do that I will look to the Gallery to see if anyone is here for this item? Is there anyone in the Gallery here for – yes – are you the applicant? You are the applicant. Anybody else to hear 1297 Wharncliffe Road South? I'm not seeing any. So I am looking to Committee, do we want a full staff report or presentation on this item? I'm not seeing that so Ms. Lowery if you could just do a brief one or two minute introduction that would be great.
- Councillor Turner: You'll get it eventually. Thank you Madam Chair. My question was just around the vehicle loading and unloading areas and the second question was with respect to having a new auto corridor, this was a holding office area before. I'm recognizing further to the northeast there's a number of auto retailers, have we designated auto retail strips? There's one, there's a few of them in the city, this one seems to be the most recent one and I don't know if we contemplate the length or the extent to which those expand or can pose any limits on those.
- Mr. Tomazincic, Manager, Current Planning: Thanks Madam Chair. I just want to get a history of the Office zoning, it was, it was almost a fleeting zone, it was zoned Office under the Area Plan and then through the five year review prior to SWAP it was then rezoned to restrict, it was redesignated, I'm sorry, to restrict the service commercial but that zone still applied although the designation had changed so we had a non-conforming issue. So, in fact, the change in zoning now was more consistent with a longer term vision for this corridor. There was, there was no intention to create a golden auto mile on this specifically for that with the exception that the designation would permit that and there's some the agglomeration of economies, that's my Economics degree kicking in, where some of these competitors who locate near each other actually have benefits and that's what we have food courts as well with everyone gathering in one area and I think that's just what's being sustained here through the market is, is this agglomeration of auto dealers but none tend to be just solely an auto dealer golden auto mile.
- Councillor Turner: Thank you. Yeah I guess I was wondering if there were limits I would imagine at some point you want to say that's kind of the end in terms of the perimeter of what that, that Auto Commercial would be. We've got the further south, er, further north on Wharncliffe now for East London on Dundas East there's one as well. This almost bounds, if you were to continue over to Hully Gully at Wharncliffe and Wonderland so the potential there is to continue doing that type of use recognizing there is only so many brands of cars but. Okay, the second question was with respect to, to car carrying trucks, I know, through experience I recognize that there's fairly significant traffic impact and visibility impacts associated with those commercial haulers unloading on the street itself. Will there be any contemplation of where the loading and unloading of vehicles will happen? Will it happen on the street or does it end up going around on to Bradley and then taking up a fair amount of street? Will be have traffic conditions in place to restrict where that operation can occur?
- Ms. C. Lowery, Planner II: Through you Madam Chair, the site is large enough to accommodate that kind of activity on site, that said, that's more of a site planning matter than the rezoning stage; however, perhaps the applicant has, has plans in mind for how that will function on site and could speak to that a little better than I could.

- Councillor Cassidy: Actually it's a good segue, I'll go to the applicant. Do you, do you wish to comment on this application? Do you have an answer to the Councillor regarding the loading and offloading of vehicles?
- Applicant: At this time that hasn't been determined but the intent would be to do it on site not on Bradley or Wharnccliffe.
- Councillor Cassidy: Thank you. Any other technical questions? Any members of the public looking to speak, provide comments, ask questions about this application? I'm not seeing any so I need a motion to close the public participation meeting.