

Impact on Retail

This plaza is not merely a collection of brick and mortar, absolutely not. There are human beings that represent the Canadian small business sector, which makes up 97.7% of the total number of employers in Ontario. The existing commercial units are home to many people who are able to work to provide a decent living for their families. My office alone helps keep 10 households alive by providing a decent source of income. Our plaza represents a central gathering place where generations of families and friends have come together to shop, dine, and connect. Its familiar storefronts and vibrant atmosphere have become an integral part of our identity, fostering a sense of belonging and community pride.

Policy 5.3.5.4 clearly states that redevelopment that results in a loss of commercial floorspace will not be permitted unless the existing function of the non residential development can be maintained post redevelopment. However the retail market study submitted by the applicant is fundamentally flawed and clearly biased, serving the ultimate goal of the developer in skewing the facts, and I will demonstrate a few points to clarify...

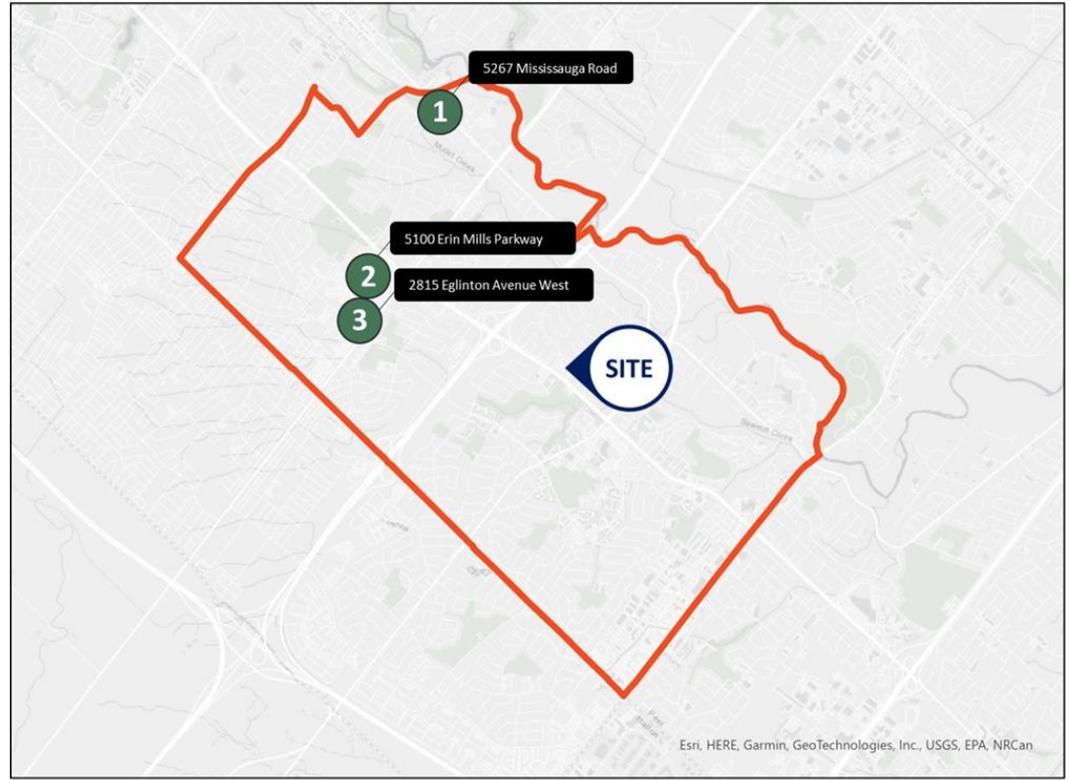
The study area upon which most of the data was collected, relies on a huge area spanning north from Thomas street all the way to Dundas street, and from Winston Churchill to Credit River on the east. This is not the logical area for comparison. If you take this similar sized area anywhere else, of course you will find more than one commercial area, this defeats the purpose of designing whole and complete communities and erases the healthy livable-walkable concept

Figure 3-1: Study Area



SOURCE: urbanMetrics inc.

Figure 4-3: Proposed Retail/Service Commercial Space in the Study Area

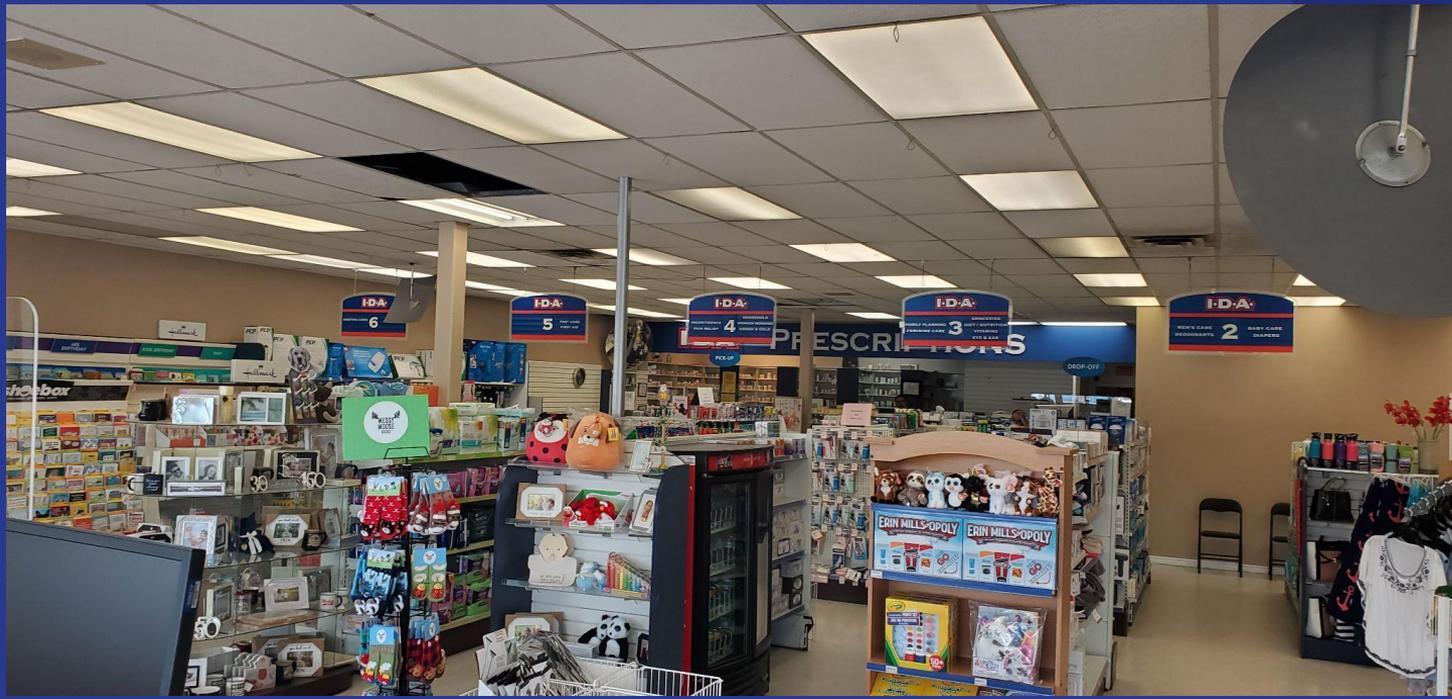


The same study suggests not to worry, there are other applications for more commercial buildings sometime in the future, which are 3km and 4 km away from the current plaza, and crossing a major highway. One of which is the expected Cineplex compound. How is that even relevant?

The proposal mentions how the new development will include about 10 local stores already existing in the plaza, yet when you come to do the math, it does not add up. The proposed 8,356 sq ft is basically my office and 3 others, just to give you perspective, so again, inaccurate information.

It is also interesting how they draw their conclusion at the end that eliminating this plaza will not negatively impact the needs of the community without even asking one single person residing in this community their opinion. 😞





The IDA pharmacy continues to provide this essential service to its customers. We all know Amin and Louise who knew everyone's name and what they were allergic to, always going above and beyond to deliver their best, especially during the covid-19 pandemic.



The convenience store is an essential part of our plaza, always seems to get the children excited 😊 😁, not to mention being a big help when you need that last minute item and everyone else is closed



Palma Pasta and Pizza Nova
never failed to satisfy our
craving for Italian food





Our main grocery store, Iqbal, has managed to succeed in providing high quality produce and specialty meat in our community.



Our local vet, Dr. Soliman has been an integral part of our lives, providing quality care for our furry babies alongside his wonderful staff



Unfortunately I don't have enough time to talk about all the businesses, their owners, employees or customers in such a short time, but you all get the point. I am in favour of development, I am in favour of newer, better and shinier, but why does it have to come at the expense of an established pillar of our neighbourhood? Why can't we divert our efforts to other under-utilized lands like the vast industrial zonings that if converted into residential will not have such a high detriment?

This application not only almost doubles the density of population living in this neighbourhood by adding 703 units, it would cut down their available walkable services by -90%.

Someone tell me how does this project respects the needs of our community?

In conclusion, esteemed members of the City Council, I urge you to consider the profound implications of approving this development that tears down the retail plaza. Our community's identity, economic stability, diversity, and environmental well-being are all at stake. Let us not succumb to the allure of progress at the expense of our neighborhood's character and vitality. I implore you to listen to the voices of the residents who cherish and depend on the retail plaza and make a decision that preserves our community's heart and soul.



Thank you