

- ADDENDUM -

- Planning & Building, Engineering and Environment Committee -

Council Chambers @ 12:00 p.m.

- May 22, 2012 -

CONSENT AGENDA:

PBEE-20 SIGN BY-LAW VARIANCE FOR 45 SPEEDVALE AVENUE EAST

Delegations:

- Nathan Dart

PBEE-21 SHARED RENTAL HOUSING WORK PLAN 2012-2013

Delegations:

- Sylvia Watson
- John Romeo

PBEE-24 CLASS ENVIRONMENTAL ASSESSMENT – NOTICE OF COMPLETION FOR SILVERCREEK PARKWAY IMPROVEMENTS (FROM NORTH OF PAISLEY ROAD TO SOUTH OF THE CNR SECONDARY LINE)

Delegations:

- Chris Corosky

Correspondence:

- Chris Corosky

From: Chris Corosky **Posted At:** May 21, 2012 8:59 PM
Posted To: ClerksDept
Conversation: Silvercreek Parkway EA - PBEE Committee Meeting
Subject: Silvercreek Parkway EA - PBEE Committee Meeting

Armel Corporation owns a commercial site of approximately 0.6 acres at the south-east corner of Paisley Road and Silvercreek Parkway. In 2007 a site plan was submitted to the City for approval of a gas bar / car wash use in accordance with the City zoning bylaw. Presently, the site has access to both Silvercreek and Paisley Road, and both access options are necessary to enable proper functioning of the site (ingress, egress, internal turning movements, etc).

The site plan was not approved by the City, due to the uncertainty associated with Silvercreek Parkway and the potential for a grade separation with the nearby rail line altering/removing the access option to Silvercreek from the Armel property. Non-approval of the site plan has been appealed to the OMB, with consideration of the matter being deferred pending outcome of the EA process.

The EA process appears to be tracking such that access from the Armel site to Silvercreek will not be possible in the future due to the proposed change in vertical grade of Silvercreek adjacent to the Armel site. As such, the only option for access will be on the Paisley Road frontage (the much narrower frontage of the two), very near to what will become a busy intersection. Functionality of the site will be lost, as will economic viability.

We have previous expressed our concerns to City staff, and suggested options for addressing same, however to date our concerns remain unresolved.

We wish to ensure that the Committee is apprised of our concerns at the May 22, 2012 meeting - - in this regard kindly include me as a delegation for this meeting.

Thank you for considering the very significant impacts this project will have on our property.

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