



Bill No. 022

**BY-LAW NUMBER 2013-**

**A By-law of The Corporation of the City of Barrie to  
adopt an amendment to the Official Plan (O.P.A. No. 22)**

**WHEREAS**, Section 21 of The Planning Act, R.S.O., 1990 Chapter P.13 authorizes councils to initiate an amendment to or repeal of any official plan that applies to the municipality;

**AND WHEREAS**, by Motion 12-G-354 the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

**NOW THEREFORE**, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 22 to the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

**READ** a first and second time the 28<sup>th</sup> day of January, 2013.

**READ** a third time and finally passed this 28<sup>th</sup> day of January 2013.

**THE CORPORATION OF THE CITY OF BARRIE**

---

**MAYOR – J.R. LEHMAN**

---

**CITY CLERK – DAWN A. MCALPINE**

**AMENDMENT NO. 22  
OF THE  
OFFICIAL PLAN  
FOR THE  
BARRIE PLANNING AREA**

OFFICIAL PLAN  
FOR THE  
BARRIE PLANNING AREA  
Amendment No. 22

Amendment No. 22 to the Official Plan for the Barrie Planning Area was prepared by the Barrie General Committee and was recommended to the Council of the City of Barrie under the provisions of the Planning Act, on the 17<sup>th</sup> day of December, 2012.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

This amendment was adopted by the Corporation of the City of Barrie by By-law No. -----in accordance with the provisions of the Planning Act, on the 28<sup>th</sup> day of January, 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

BY-LAW NUMBER 2013-XX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 22)

WHEREAS, Section 21 of The Planning Act, R.S.O., 2090 Chapter P.13 authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the municipality;

AND WHEREAS, by Resolution 11-G---- of the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

NOW THEREFORE, the Council of the Corporation of the City of Barrie enacts as follows:

1. Amendment No. 22 to the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this \_\_ day of \_\_\_\_\_, 2011

READ a third time and finally passed this \_\_ day of \_\_\_\_\_, 2011

THE CORPORATION OF THE CITY  
OF BARRIE

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

This Amendment No. 22 to the Official Plan for the Barrie Planning Area which has been recommended by the Barrie General Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the Planning Act as Amendment No. 22 to the Official Plan for the Barrie Planning Area.

\_\_\_\_\_

Date

\_\_\_\_\_

City Clerk

**AMENDMENT NO. 22 TO THE OFFICIAL PLAN  
OF THE BARRIE PLANNING AREA**

## TABLE OF CONTENTS

	Page
Introduction	1
<b>Part A - The Preamble</b>	
Purpose	2
Location	2
Basis	2
<b>Part B - The Amendment</b>	
Details of the Amendment	5
Implementation	7
Interpretation	7
<b>Part C - The Appendix</b>	
Minutes of the General Committee Public Meeting	
Staff Report	
Council Resolution	
Schedule A and Schedule C of the Official Plan	

## INTRODUCTION

**PART A - THE PREAMBLE** consists of the purpose, location and basis for the amendment to the Official Plan and does not constitute part of this amendment.

**PART B - THE AMENDMENT**, consisting of the following text constitutes Amendment No. 22 to the Official Plan for the Barrie Planning Area, which is an amended version of Amendment No. 86 that was originally approved for the subject lands. Amendment No. 22 repeals and replaces Section 4.8.10 Defined Policy Area (R) (OPA 86) of the Official Plan. Amendment No. 22 does not amend the current land use designations applicable to the subject lands as illustrated on Schedule A and Schedule C of the Official Plan.

Also attached is **PART C - THE APPENDIX**, which does not constitute part of this amendment. This appendix contains the Public Meeting Minutes, the Staff Report and Council Resolution associated with this amendment and current Official Plan Schedules A and C.



## **PART A - THE PREAMBLE**

### **The Purpose**

The purpose of Official Plan Amendment (OPA) No.22 is to revise Official Plan Amendment (OPA) No. 86 which relates to an existing and proposed mixed use commercial, business park and industrial development on a large and highly visible site (Park Place) located in the City of Barrie. OPA No. 22 repeals and replaces Section 4.8.10 – Special Policy Area (R) of the Official Plan. The Amendment serves only to eliminate specific performance standards that were included in OPA No. 86 and that have now been included in an amended Zoning By-law for the subject lands. OPA No. 22 also makes minor text revisions to the text included in OPA No. 86. In addition, OPA No. 22 has been created using the most current OPA document template used by the Planning Department. Numbering the amendment as OPA No. 22 reflects the City's current numbering chronology. OPA No. 22 does not amend the land use designation for the subject lands. The land use designations approved through OPA No. 86 will remain in effect.

The subject lands situated east of Highway 400, west of Bayview Drive and between Maplevue Drive East and the wooded area, which transects the subject lands will remain designated General Commercial – Special Policy Area, which enables the development of the lands as described for commercial purposes including a Retail Village, large and small box retail stores, and may include offices, an hotel(s) and restaurants.

The wooded area is to remain designated Open Space.

The lands north of the Open Space area are to remain designated Business Park in order to facilitate the development of prestige office and industrial uses in a “campus like” setting.

The lands situated immediately southwest of the intersection of Big Bay Point Road and Bayview Drive are to remain designated as General Commercial to enable the development of an automotive service station, car wash and convenience commercial retail.

The lands immediately east of Bayview Drive are to remain designated General Industrial and are intended for Service Industrial uses including automobile sales and service and freestanding restaurant uses. The most easterly of the subject lands, east of Bayview Drive, are to remain designated General Industrial for industrial uses.

### **LOCATION**

The lands subject to this Amendment are located in the northeast quadrant of the Highway 400/Maplevue Drive interchange. More particularly, the lands are located east of Highway 400 north of Maplevue Drive East, and on the east and west sides of Bayview Drive and south of Big Bay Point Road. The lands are legally described as Part of Lots 1 -4, 6 – 10, 13 – 15, 18 – 20, and Lots 8 and 9, Concession 12 on Registered Plan 51R-37438, City of Barrie.

The subject property is currently designated General Commercial, Open Space, Business Park and General Industrial in the City of Barrie Official Plan, and is located within the Highway 400 East Planning Area. The lands affected by this Amendment consist of approximately 81 hectares.

### **BASIS**

#### **Site Characteristics**

The topography of the site is generally well suited to the proposed development. The area where development is proposed is generally flat with gentle sloped areas. The wooded area, where development is not proposed, is valley like in character. The lands comprising the General Commercial Special Policy Area have been cleared for development.

### **Surrounding Uses**

These subject lands are located in the northeast quadrant of the Highway 400-Mapleview Drive interchange. The three other quadrants of this interchange are already designated and zoned for General Commercial use and are described as follows:

#### **Northwest Quadrant**

Commercial development is located in the northwest quadrant of the Highway 400-Mapleview Drive interchange. The extension of a new roadway (Barrie View Drive), running parallel to Highway 400 allowed for the construction of an automobile dealership, a building supply centre and a variety of commercial uses including larger retail operations such as Chapters, Pier 1 and Sportmart, and smaller retail users such as restaurants and service stations. In this quadrant of the interchange, the General Commercial designation and zoning extends approximately 550 metres westerly from Highway 400 and approximately 700 metres northerly from Mapleview Drive.

#### **Southwest Quadrant**

Lands on the south side of Mapleview Drive, west of Highway 400 have also been developed commercially, including a variety of uses such as Wal-Mart, Sobey's, Mark's Work Warehouse, Cineplex, Good Life Fitness, Pet Smart, as well as free-standing restaurants and smaller commercial uses. Barrie View Drive does not extend southerly across Mapleview Drive West. In this quadrant, the General Commercial designation extends approximately 750 metres west of Highway 400 and in a southerly direction, approximately 900 metres.

#### **Southeast Quadrant**

Lands to the south of the subject property are designated and zoned for General Commercial use. Current uses include a Costco Store and the Ministry of Transportation Travel Information Centre. A large home improvement store (RONA) to the immediate south and a gas station/car wash/convenience store with a Tim Horton's component at the southeast corner of Bayview Drive and Mapleview Drive East are also existing commercial land uses.

#### **Lands to the East**

The Barrie Molson Centre Arena and associated parking and the new IBM Data Centre are located east of Bayview Drive on lands designated Major Institutional and General Industrial respectively. To the north, but still along Bayview Drive, the vacant lands are designated for General Industrial use.

### **OFFICIAL PLAN POLICY**

The City of Barrie Official Plan sets out Goals for Commercial areas in Section 4.3.1 as follows:

#### **4.3.1 Goals**

- To maintain, enhance and support the City's role as the primary commercial/ service centre of the region
- To encourage the maintenance and expansion of commercial/service sector activity through the adoption of land use designations and policies which complement and enhance the efforts of the private sector in the provision of goods, services and employment opportunities
- To promote a distribution of commercial facilities that provide a high level of convenience and accessibility for residents and limit the need for traveling extensive distances for minor purchases and local service facilities.

## **PLANNING ANALYSIS**

The entire original Molson Park site was developed as a part of the brewery in the 1970's. The 'park' component of the site was originally used as a series of baseball and soccer fields with cross-country skiing facilities available in the winter. In the 1980's, Molson's created an event facility that was added to over time, eventually hosting major outdoor concert events.

While the subject lands were originally developed as the only use in the area other than agricultural holdings, when the City of Barrie annexed the surrounding lands, and lands to the south, the development of the adjacent area proceeded. Beginning with the Costco store in the early 1990's and the development of a wide variety of retail, service and entertainment uses on the west side of Highway 400, the other three quadrants of the 400/Mapleview Drive interchange are now one of the City's major focal points of commercial uses.

The mixed-use development on the overall land holdings will consist of a wide range of employment uses including retail, office, hotel, industrial and service commercial uses. The southerly half of the property will be developed as a type of "Lifestyle Centre" featuring a Retail Village with a central boulevard. This concept provides for a pedestrian friendly shopping area. Parking areas are located to provide access without dominating the streetscape. Uses are intended to be mixed, allowing for a diverse character, creating interest for the user. Office uses are proposed north and south of the proposed Open Space area that traverses the site. It is also intended that hotel, recreational and restaurant uses will complement the retail and employment areas.

When considered in the context of the City's Land Use Plan, Schedule "A" of the Official Plan, the subject lands form the fourth and remaining quadrant at Highway 400 and Mapleview Drive, an interchange which has largely evolved into a "super regional commercial node", in industry terms. A second "super regional commercial node" exists in the City of Barrie, along Bayfield Street, north of the interchange of Highway 400 and Bayfield Street, and is locally known as the "Golden Mile".

The subject lands are partially developed and partially vacant and possess considerable visibility to the regional traffic corridor of Highway 400 at the southerly entrance to the City of Barrie. The development of the southern portion, and the eastern portion, in part, of the subject lands for commercial purposes together with the northern portion of the subject lands for prestige employment and the most easterly portion of the subject lands for traditional industrial use(s) will create a vibrant and synergistic quadrant of mixed employment uses, supportive of the employment and service commercial objectives for the Barrie area.

As such, the re-designation of the subject lands for the uses permitted by this Amendment and the built form of the development represents good planning, subject to the provisions of this Amendment, including the phasing of the proposed development, functional studies, including transportation, infrastructure, urban design guidelines and site plan agreements.

The focus of this proposed development, being the Retail Village, represents an opportunity for commercial development characterized by high quality urban design and a pedestrian scale, in a built form that does not exist in the City of Barrie or the broader Barrie region. The development of such a unique Retail Village will further enable the City to enhance its role as the areas regional urban growth centre.

The support for this Amendment is predicated on the implementing planning documents under the Planning Act (zoning by-law and site plan control) being drafted to ensure and enable the realization of the proposed location, scale and high quality built form of the Retail Village. Provision has also been made to incorporate public transit access, to enable the integration of the Park Place development with the City's broader public transit system.

The Amendment includes site specific policies for the commercial, business park and industrial areas that would be designated "General Commercial", "Business Park" and "General Industrial". The specific policies are detailed in Part B, The Amendment.

## **Part B – The Amendment**

### **Introduction**

All of this part of the document entitled Part B – the Amendment, consisting of the following text, constitutes Amendment No. 22 to the Official Plan of the City of Barrie.

### **Details of the Amendment**

Section 4.8.10 –Special Policy Area (R) of the Official Plan is hereby repealed and replaced with include the following:

#### **4.8.10 DEFINED POLICY AREA [R]**

##### **4.8.10.1 LANDS DESIGNATED GENERAL COMMERCIAL**

The lands identified as Defined Policy Area [R] on Schedule “C” and designated as “General Commercial” on Schedule “A” shall be subject to the following provisions:

- (a) **Uses:** The subject lands are intended to accommodate a wide range of uses generating employment including retail, office, hotel, entertainment and service commercial uses. The lands designated to “General Commercial”, located west of Bayview Drive and south of the Open Space area shall be zoned General Commercial (C4) (SP304). The lands designated as General Commercial south west of the intersection of Big Bay Point Road and Bayview Drive shall be zoned General Commercial (C4) (SP304) (H) to permit an Automotive Service Station, Car Wash and Convenience Retail Store.

Within the area to be zoned General Commercial (C4) (SP304), will be located the Retail Village., with location, scale, and performance measures designed to require the construction of the central Retail Village as opposed to simply permitting it to occur. Certain uses which are clearly not intended to form part of the Retail Village component of the proposed development such as automobile service stations, the sale and leasing of automobiles and auto repair and taverns are not permitted as part of the Retail Village. Certain of these uses, for example, automotive sales and leasing, automotive service centres, and automotive repair uses in conjunction with automotive sales and leasing establishments or department stores shall be permitted on other lands designated and zoned General Commercial (C4) (SP304) outside of, and/or adjacent to, the Retail Village.

Large format stores, such as but not limited to a food store, a bookstore, a music store, or a home furnishing store may be located within the Retail Village, subject to a maximum size restriction and the gross floor areas of such stores shall be included in the overall gross floor area of the Retail Village. Office space and non-retail hotel space are permitted within the Retail Village but the gross floor area of the non-retail hotel space shall not be part of the calculation of the gross floor area of the Retail Village.

Department stores and/or cinemas shall be permitted outside of, and/or adjacent to, the Retail Village and the gross floor area thereof shall not be part of the calculation of gross floor area for the Retail Village. Adult entertainment parlours shall not be permitted on any of the subject lands.

Parking standards have been varied from the typical General Commercial (C4) provisions to reflect the needs of the project as identified in a parking report to the satisfaction of the City.

- (b) **Master Site Plan Agreement:** The subject lands shall be developed in accordance with high standards of urban design and shall be subject to site plan control. The general location of buildings, design criteria, servicing and landscaping shall be identified through a Master Site Plan and Servicing Agreement, including road infrastructure and one or more site plan agreements. The Master Site Plan Agreement shall include the provisions related to the establishment of the Retail Village, and shall include drawings showing the massing, conceptual design, and conceptual elevations of the proposed buildings, demonstrating the general intent and built form

of the Retail Village, and shall be executed by the owner prior to the issuance of a building permit for all or a part of the lands designated “General Commercial”.

- (c) Urban Design Guidelines: The subject lands shall be developed in accordance with high standards of urban design as contained in the Urban Design Guidelines demonstrating the general intent and built form of the Retail Village and shall be approved as an Appendix to this Amendment. The Urban Design Guidelines shall include the architectural and landscaping treatment of the rear elevations/loading spaces of the buildings with exposure to Highway 400.
- (d) Retail Village: Within the lands to be zoned General Commercial (C4) (SP304) the zoning by-law shall set out requirements for the Retail Village requiring that the main entrance and entry feature for the Retail Village shall be off of Mapleview Drive. The Retail Village shall be comprised of a central pedestrian scale street and shall require that all buildings within the Retail Village face each other, except for corner buildings. Buildings are to front on not more than one internal street designed for the safe movement of a single lane in one way traffic, associated turning movements for angle and/or parallel parking, and fire and emergency vehicle access, separated by a landscaped median.

A conceptual plan showing the general location, layout and intent of the Retail Village is included in the Urban Design Guidelines. A minimum of one central feature, such as a fountain with a public square, will be required as a design element along the main street of the Retail Village. Alterations to specific aspects of the general location, scale and design elements of the Retail Village area shall not be permitted without further amendment to this Plan unless, in the opinion of Council at the time of execution of the applicable site plan agreement, the general intent and built form of the Retail Village are maintained.

- (e) Pedestrian Scale of Retail Village: The built form and design of the Retail Village will promote a strong pedestrian-related character, with cohesion between buildings, from block to block. The Retail Village is intended to create an identity and continuity of the built form environment and be pedestrian friendly in terms of scale and streetscape amenities. Such amenities shall include trees and other high quality landscaping, street furniture and lighting fixtures, temporary and permanent kiosks and suitable sidewalks and patios. Vehicular access and on-street parking facilities shall be permitted on the central street separated by the landscaped area to avoid separating the retail stores facing one another with a vehicle dominated street and parking area, and also to provide for the safe movement of pedestrians.
- (f) At least one public transit facility shall be provided on the lands to be zoned General Commercial (C4) (SP304), which may include a bus layaway lane(s) and a public transit shelter.

Development of all the lands that are the subject of this Amendment shall be phased to ensure that existing or planned road and intersection capacities are adequate.

#### **4.8.10.2 LANDS DESIGNATED GENERAL INDUSTRIAL**

The lands identified as Defined Policy Area [R] on Schedule “C” and designated as “General Industrial” on Schedule “A” shall be subject to the following provisions:

The lands designated as “General Industrial” immediately east of Bayview Drive shall be zoned Service Industrial (EM3) (SP408) (H) and may be used for purposes in accordance with the Service Industrial (EM3) zone plus automobile sales and no more than two freestanding restaurants along the frontage of Bayview Drive.

#### **4.8.10.3 LANDS DESIGNATED BUSINESS PARK**

The lands identified as Defined Policy Area [R] on Schedule “C” and designated as “Business Park” on Schedule “A” shall be subject to the following provisions:

The lands designated as “Business Park” shall be zoned Business Park EM 1 (SP) (H) to accommodate Business Park type land uses in a campus-like setting in accordance with Section 4.4.2.3 of this Plan. It is

the policy of this Plan that these Business Park lands be used for such purposes and as such, it is the policy of this Plan that the Business Park land use, for these lands, shall not be reviewed for at least a 10 year period after this Special Policy Area comes into full force and effect.

#### **4.8.10.4 STAGING POLICIES**

A (H) Holding provision shall be used to ensure for specified stages, the provision of appropriate physical servicing in accordance with a functional report, traffic infrastructure improvements and the staging of the proposed commercial development, and to ensure that site plan agreement(s) and, if necessary, other agreements, are provided to the satisfaction of the Council of the City of Barrie prior to the removal of the (H) and the issuance of any occupancy for each appropriate stage. The relevant (H) shall be removed by Council in accordance with the requirements of the implementing zoning by-law.

#### **Implementation**

The provisions of the Official Plan for the City of Barrie concerning the implementation of that Plan shall also apply to this Amendment.

A by-law amendment to the City of Barrie Zoning By-law 2009-141 will be approved to reflect these amendments to the Official Plan.

#### **Interpretation**

The provisions of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.

**PART C - THE APPENDIX**

TO: Director of Legal Services – note  
Director of Planning – note

D14-1542

FROM: Dawn McAlpine, City Clerk

DATE APPROVED

BY COUNCIL: October 1, 2012

12-G-237 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW - NORTH AMERICAN (PARK PLACE) CORPORATION - 100 MAPLEVIEW DRIVE EAST, BARRIE (WARD 8) (OPA-22/D14-1542)

Terry Coughlin of North American (Park Place) Corporation explained that the purpose of the public meeting is to review an application to consider an Official Plan Amendment and Amendment to the Zoning By-law submitted by R.G. Richards and Associates, on behalf of the owner, North American (Park Place) Corporation, for lands located east of Highway 400 and north of Mapleview Drive East. The property is known municipally as 100 Mapleview Drive East and has a total area of approximately 60 hectares. He outlined plans for the next phase of Park Place including the addition of a Target store and a medical office complex. Mr. Coughlin provided images of the existing site, described the stores and offices that already opened and the aspects that are currently submitted for site plan approval. He reviewed the proposed changes to the Official Plan, Zoning and reorganization of the lands to reflect the existing development, the proposed Target store and site amenities.

Mr. Coughlin explained that North American Corporation is not proposing any change to the approved land uses currently identified for the site. He noted that the Official Plan and Zoning By-Law amendments are required to permit a modified Park Place development providing greater flexibility with respect to phasing. He outlined the proposed zoning by-law amendments and their application to each of the land parcels. He stated that the Target company of stores is very involved in the site development and requires site plan approval prior to construction to permit one of the first stores to open in Canada. Mr. Coughlin concluded by providing his opinion that he believes that the modified Park Place development concept offers the residents of Barrie a place to Shop, Dine and Unwind.

**PUBLIC COMMENTS:**

1. **Todd Pierce** on behalf of Barrie Bryne Developments and Calloway Reit (Barrie) Inc. advised that his client owns property municipally known as 35 Mapleview Drive East. He noted that they were in receipt of the Planning Justification Report and had begun a review of the document. He expressed concern with the drastic deviations from the Ontario Municipal Board decision. He encouraged the City of Barrie to undertake a thorough review of the application.
2. **Brad Keast** on behalf of Osmington Inc., advised that his client owns property on the north east corner of Highway 400 and Essa Road. He stated that in his opinion, the proposed amendments are a drastic change to what was approved by the Ontario Municipal Board. B. Keast requested that there be a proper process to review the retail hierarchy as well as consider the impact the development would have Barrie as a whole.



3. **Gary Bell** on behalf of Bell Media, advised that Bell Media is interested and potentially has concerns relating to the OPA amendments for Park Place. He expressed that in his opinion, special policy provisions were required as a result of the 2006 OMB hearing and decisions regarding the site development should be maintained. G. Bell noted that Bell Media owns 94 acres of land which would include the potential extension of Bryne Drive and has concerns relating to the significant changes of the rules after the Ontario Municipal Board decision. He requested careful and prudent attention to traffic, phasing and equitable cost sharing proposals. He stated that Bell Media requests further notification as the amendment proposal progresses.
  
4. **Mark Blake, 1077 Currie Street**, advised that he has observed the ongoing construction of the Park Place site over the past four to five years. He expressed, that in his opinion, it would be beneficial to have the amendment approved to allow the development to progress more quickly as the development is not attractive in its current state. M. Blake stated that it would be beneficial to attract retail business to reap the economic benefits.

Members of General Committee asked a number of questions related to the presentation and received responses from the Applicant, the Applicant's Planner and City staff.

**WRITTEN COMMENTS:**

1. Correspondence from Mady Development Corporation dated September 17, 2012.
2. Correspondence from Bell Media dated September 24, 2012.

TO: Director of Legal Services – advise  
Director of Planning - prepare OPA and Zoning Map  
Director of Engineering – note  
Director of Recreation, Facilities and Transit – note  
City Clerk – Tammie-note

D14-1542

FROM: Dawn McAlpine, City Clerk

DATE APPROVED

BY COUNCIL: December 17, 2012

**12-G-354 APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - NORTH AMERICAN (PARK PLACE) CORPORATION - 100 MAPLEVIEW DRIVE EAST (WARD 8)**

1. That the application to amend the language of the site specific Official Plan Amendment (OPA No. 86), submitted by R.G. Richards and Associates, on behalf of North American (Park Place) Corporation, for lands known municipally as 100 Mapleview Drive East be approved in part, with the exception of removal of Section 3.4: Planning Analysis and removal of general language and performance standard language regarding the Retail Village.
2. That the application to amend the language of the site specific Zoning By-law 2010-130, submitted by R.G. Richards and Associates, on behalf of North American (Park Place) Corporation, for lands known municipally as 100 Mapleview Drive East be approved in part with the exception of the amendment to the definition of "Retail Village" and increasing the maximum percentage of gross floor area of the Retail Village devoted to "small unit" retail stores.
3. That the Director of Planning Services and/or his delegate(s) be authorized to negotiate with the applicant and prepare an amended Official Plan Amendment (OPA) and Zoning By-law to be brought forward for consideration.
4. That Zoning By-law 2010-130 be amended to include the following Special Provisions (SP) and that they be referenced in the amended implementing Zoning By-law for the subject lands:
  - a) That the definition of Retail Village be amended to read as follows: "the Retail Village shall mean a grouping of buildings, designed and developed with a high quality of urban design, with a main street type of urban design, at a pedestrian scale, and with pedestrian amenities. This mixed use employment area consists of retail, restaurant, entertainment and service commercial uses and may contain office, medical office, and/or accommodation uses."
  - b) That no more than 15% of the gross floor area of the Retail Village shall be devoted to retail stores having a minimum floor area of less than 186 square metres (2,000 square feet), excluding kiosks.
  - c) A minimum of 9,290 square metres (100,000 square feet) of office space is to be constructed within the lands zoned C4 (SP-304).
  - d) The frontage of individual stores, excluding flankage sides of stores, within the Retail Village be limited to no more than 40 metres.
  - e) That a landscaped centrally located courtyard feature with a minimum area of 570 square metres be provided.

5. That in accordance with Section 17(22) and 34(17) of the Planning Act, no further public notification is required. (PLN049-12)(File: D14-1542/D09-OPA22)