

Park Place

Official Plan and Zoning Amendment Applications Files OPA-22/D14-1542

**Public Meeting
September 24th, 2012**



R.G. Richards & Associates

Amendment Applications

Official Plan and Zoning By-Law amendments are required to permit a modified Park Place development and to provide greater flexibility with respect to phasing.

North American is not proposing any change to the approved land-uses applicable to the Site.



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Location Map



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Official Plan Designation

SCHEDULE A Land Use MARCH 2011



Area 1

General Commercial,
Schedule A Land Use
Map

	Residential		Highway 400 Industrial
	City Centre		Restricted Industrial
	General Commercial		Institutional
	Community Centre Commercial		Educational Institutional
	Regional Centre Commercial		Major Institutional
	Business Park		Open Space
	General Industrial		Environmental Protection Area



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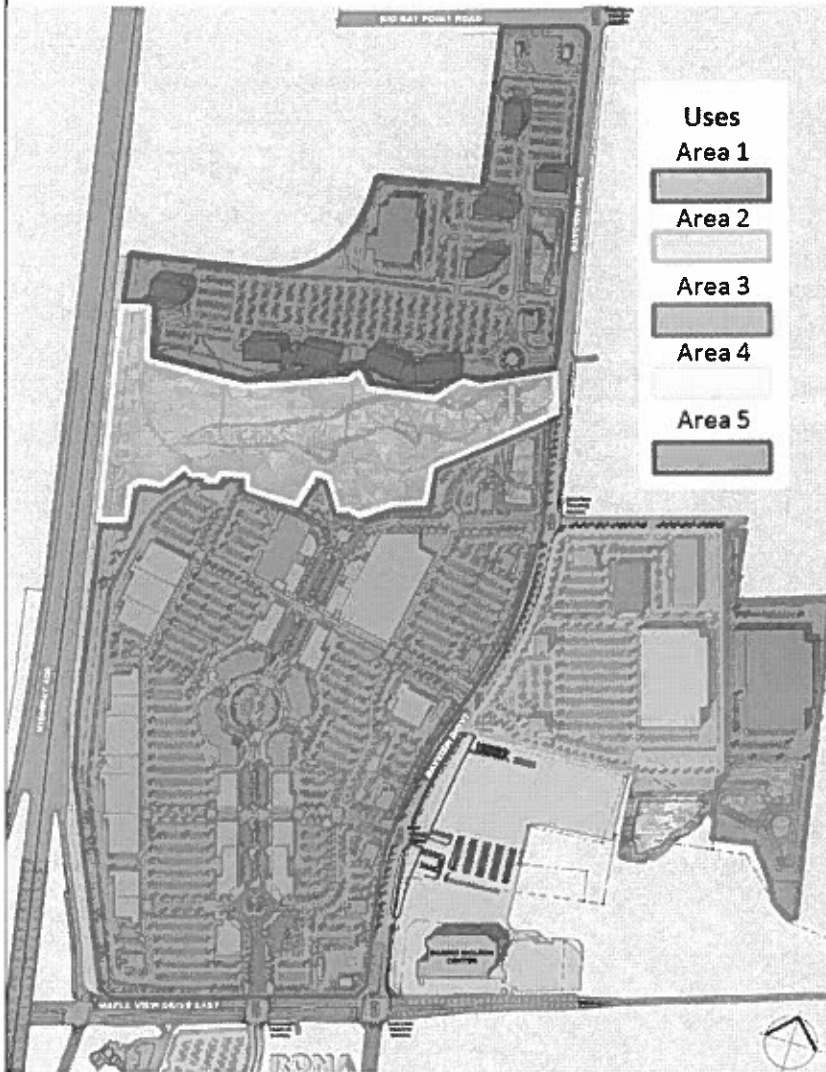
Proposed Amendments

1. Remove from the Official Plan all detailed site development requirements
2. Remove the provision requiring business and professional offices within the lands designated and zoned General Commercial
3. Remove the provisions requiring the phasing of retail within the designated and zoned General Commercial
4. Reduce the size of the Retail Village within the lands designated and zoned General Commercial
5. Amend certain specific zoning requirements applicable to the Retail Village



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Park Place – Areas



Area 1 – Mixed use Employment Area

- medium box retail
- Retail Village
- Service Corridor

Area 2 – Mixed Employment Area

- retail warehouse, restaurants
- auto sales and service

Area 3 – Industrial Area

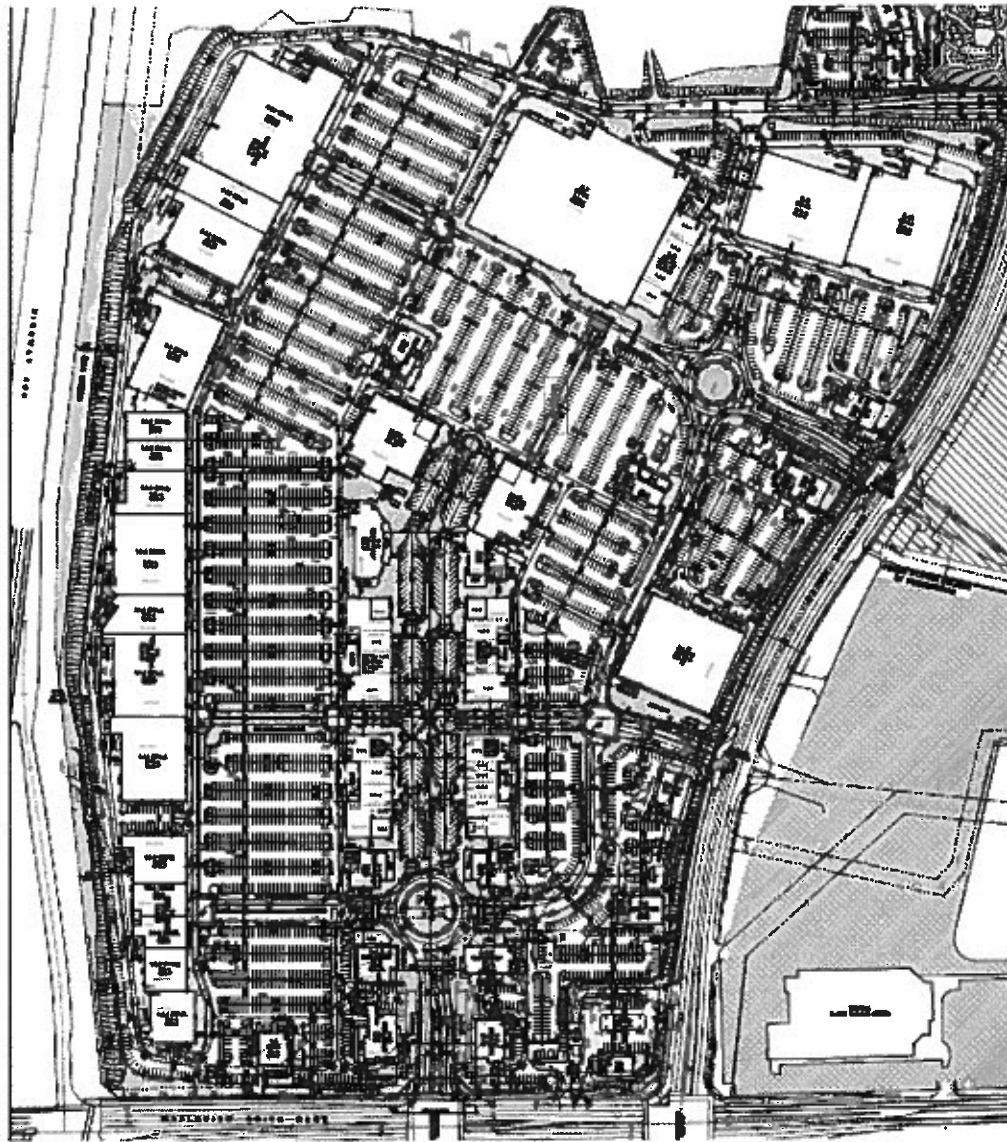
Area 4 – Open Space

Area 5 – Business Park



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Proposed Site Plan



Area 1 – all three elements retained

No changes proposed for Areas 2-5



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Conclusions

Based on analysis detailed in the Planning Justification Report prepared by R.G. Richards & Associates dated July 12, 2012 and the supporting studies provided by Consultants, RGR are of the opinion that:

- The proposed amendments represent good planning;
- The proposed amendments will facilitate the continued development of the Park Place project while maintaining as much as possible the original vision for the site;
- The basic elements of the development, as approved by the Ontario Municipal Board remain in place.



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Thank You



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