



PUBLIC MEETING 109 PARK PLACE BLVD.

PRESENTATION BY:



R.G. Richards & Associates

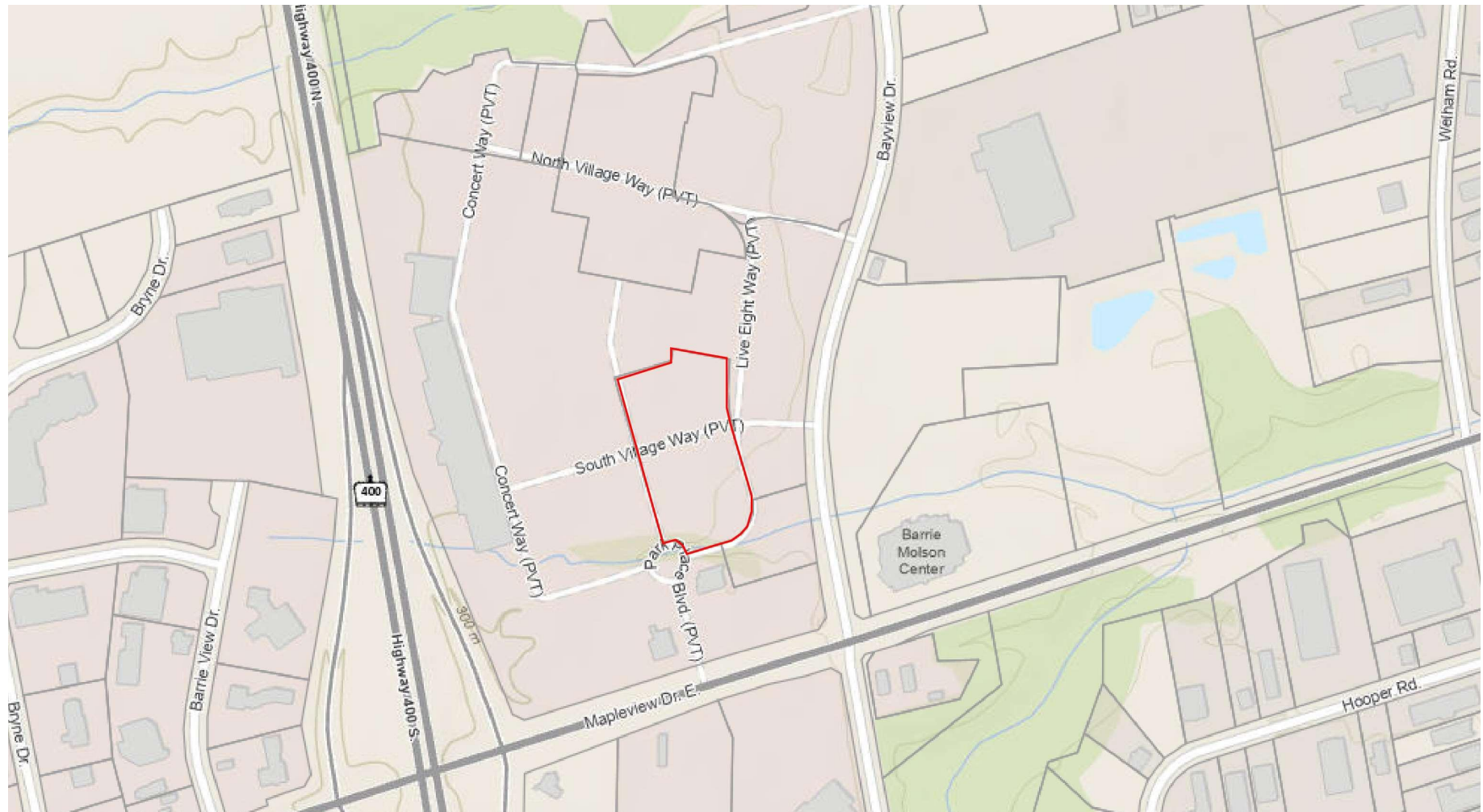


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SLIDE 1

SUBJECT SITE



Address:	109 Park Place	Frontage:	Park Place Blvd (pvt)	+/-200 m	Existing Uses:	Great Canadian Brewhouse
Area:	24,342 m ²		South Village Way (pvt)	+/-110 m		Vacant/Parking Lot
			Live Eight Way (pvt)	+/-200 m		

SURROUNDING CONTEXT

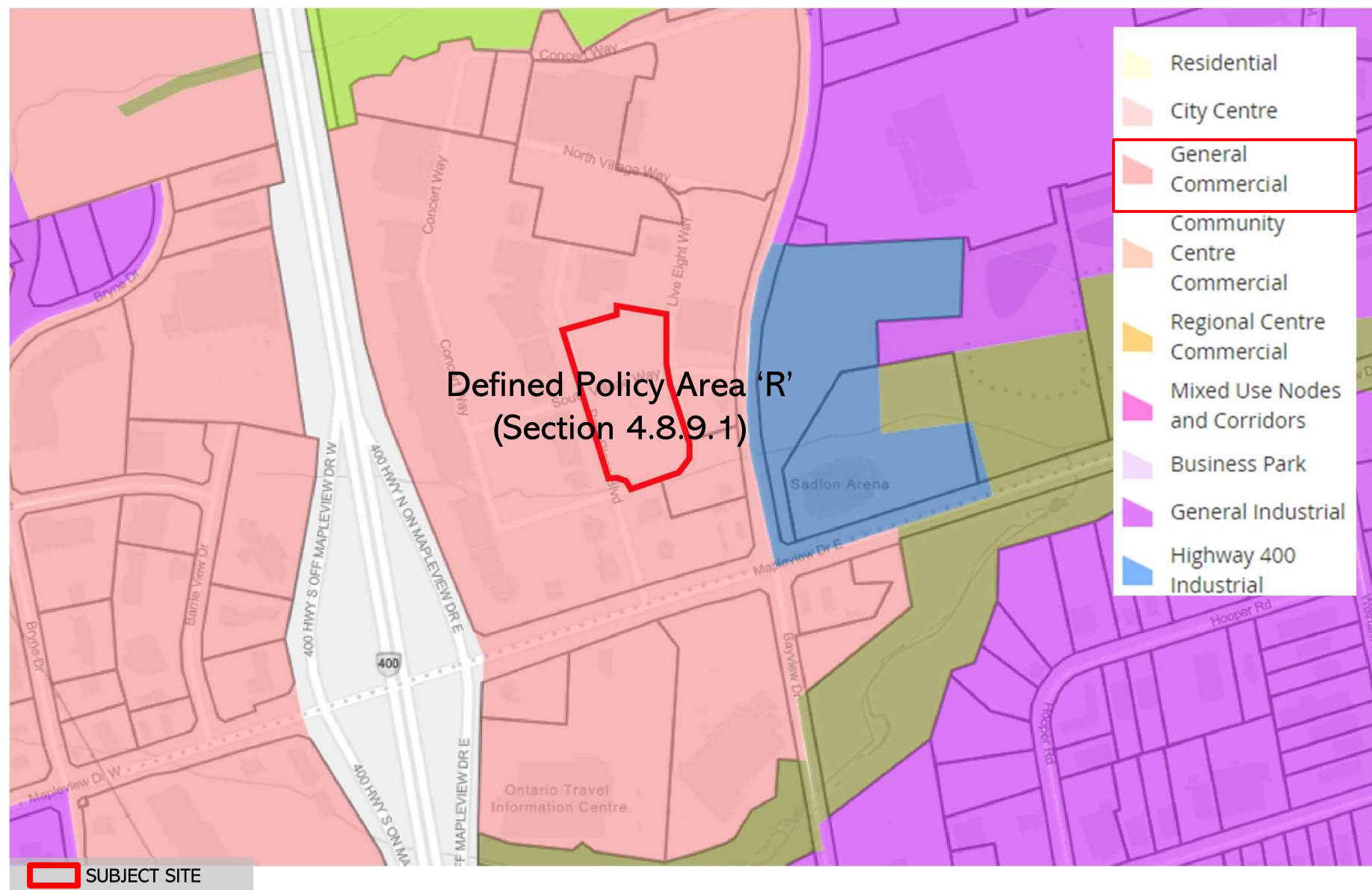


- ❖ Ashley
- ❖ Bed Bath & Beyond
- ❖ Best Buy
- ❖ Cabela's
- ❖ Dollarama
- ❖ Golf Town
- ❖ LA Fitness
- ❖ Lindt
- ❖ Magnotta Winery
- ❖ Marshall's
- ❖ McDonald's
- ❖ Milestones
- ❖ Michaels
- ❖ Old Navy
- ❖ Park Place Dental
- ❖ Park Place Nails
- ❖ Ren's Pet Depot
- ❖ Rogers/Fido
- ❖ Starbucks
- ❖ Sportchek
- ❖ Spoon & Fork
- ❖ The Keg
- ❖ The Rec Room
- ❖ Tesla Supercharger
- ❖ Telus Mobile
- ❖ The Sweet Oven
- ❖ Winners
- ❖ X-Play
- ❖ ...and more!

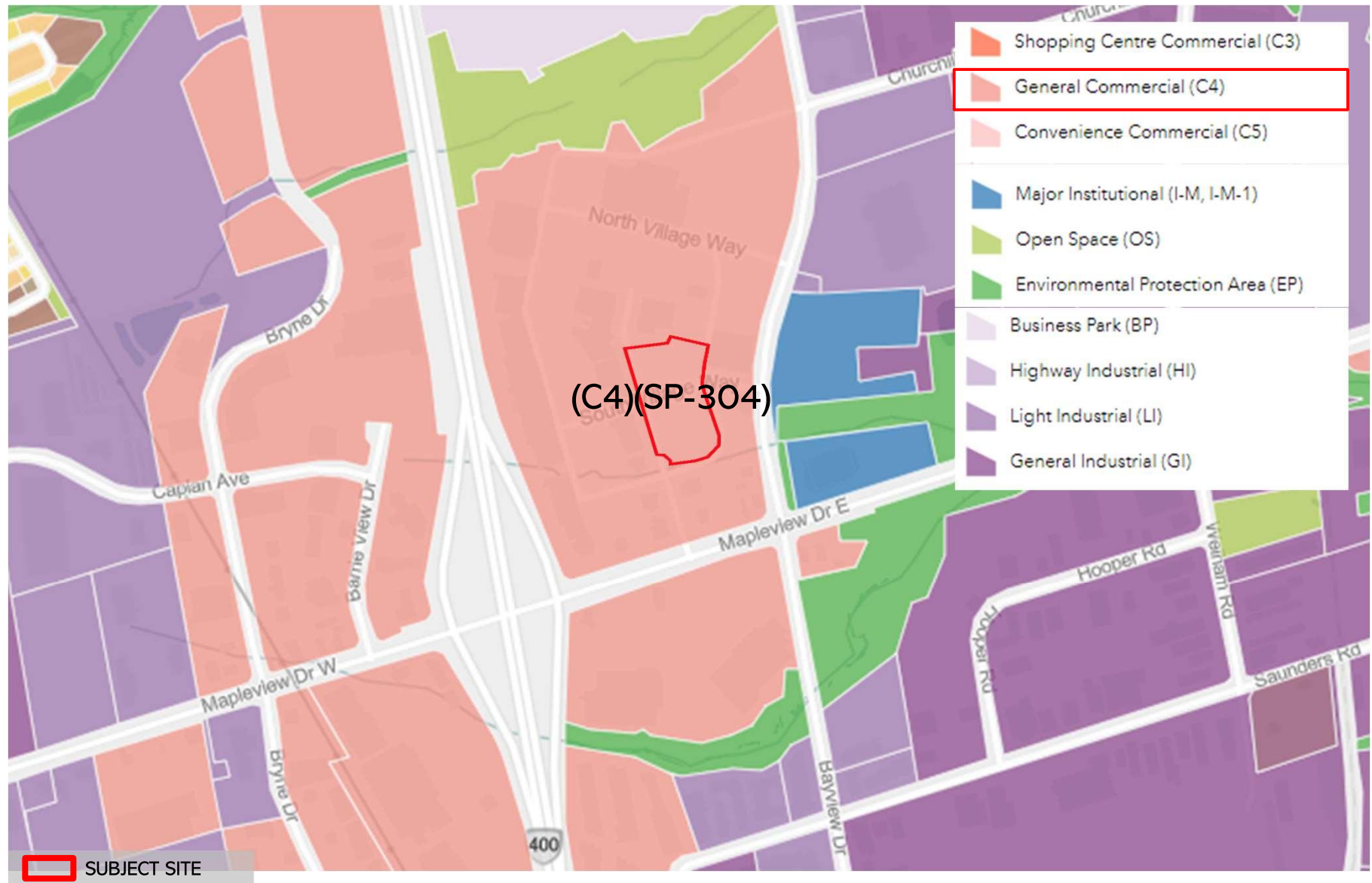
GREATER SURROUNDING CONTEXT



OFFICIAL PLAN DESIGNATION



ZONING



PROPOSED AMENDMENTS

OFFICIAL PLAN AMENDMENT

Refinement to 'Defined Policy Area R'

ZONING BY-LAW AMENDMENT

From - General Commercial, Special Provisions (C4)(SP-304)

To – General Commercial, Special Provisions (C4)(SP-____)

Refinements to permit Residential Development

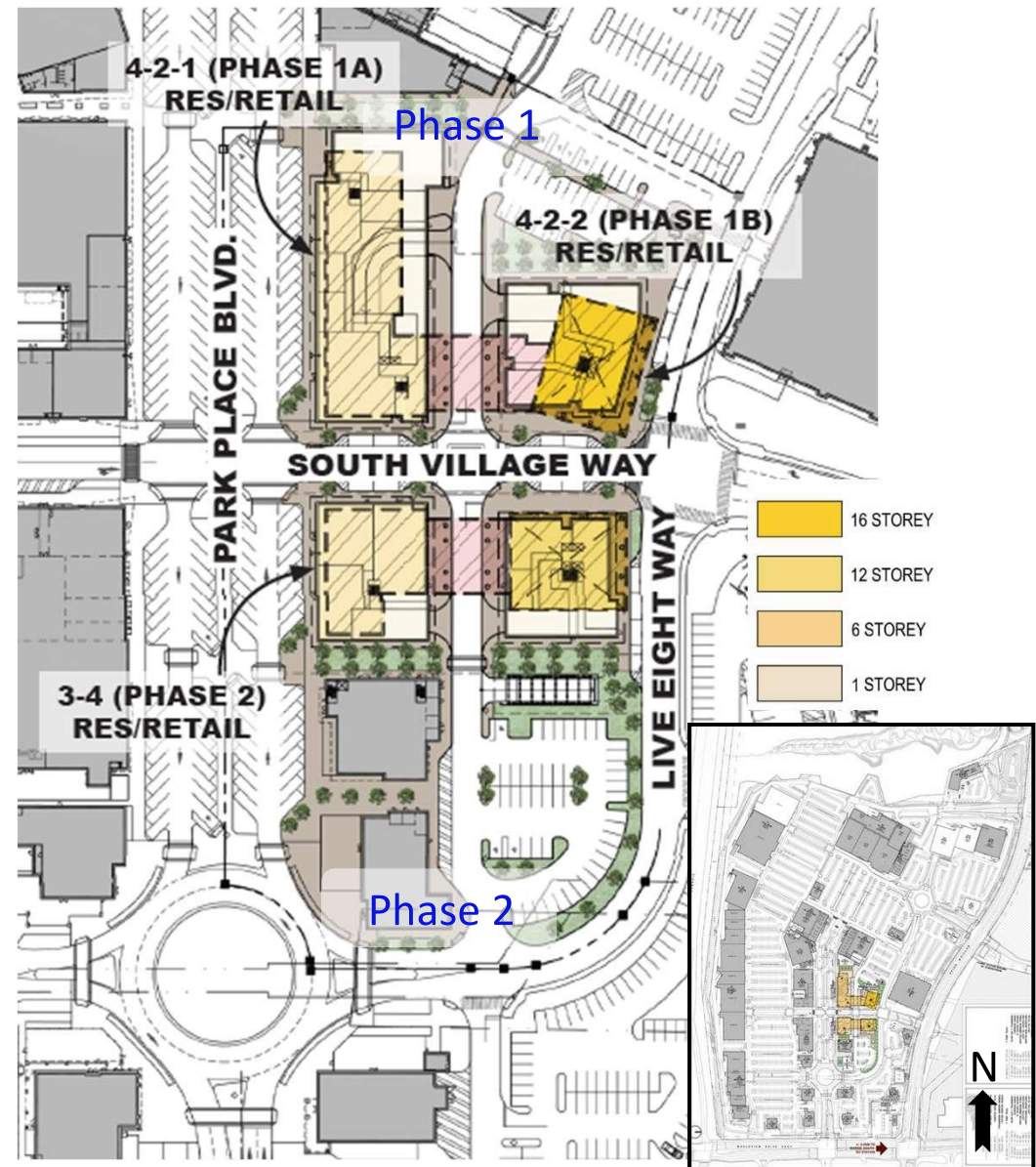
THE PROPOSAL

Phase 1

- 16-storey Tower
- 6-storey Podium
- Ground Floor Commercial Space
- 296 dwelling units
- +/- 388 commercial/residential parking spaces

Phase 2

- 12-storey Tower
- 6-storey Podium
- Ground Floor Commercial Space
- +/- 179 dwelling units
- +/- 251 commercial/residential parking spaces



THE PROPOSAL

IPS
CONSULTING



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PETROFF

NorthAMERICAN
DEVELOPMENT GROUP

SLIDE 9

THE PROPOSAL



THE PROPOSAL

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Expanded retail strip
supports an activated
street front and
continues the main
street village feel



THE PROPOSAL

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THE PROPOSAL



THE PROPOSAL

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SUMMARY

- ❖ Residential growth will allow Park Place to evolve as a mixed-use district that will support the longevity of this existing regional shopping destination.
- ❖ The proposal accommodates for residential intensification, tall buildings, and higher densities to facilitate the development of a complete community that is pedestrian-friendly and transit-supportive.
- ❖ Continued coordination and consultation with City Staff will ensure that development aligns with the City's goals and objectives for future development within Park Place.



THANK YOU

Questions and Comments Welcome

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