



## Legislation Details (With Text)

<b>File #:</b>	22-P-041	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Meeting	<b>Status:</b>		Received	
<b>File created:</b>	8/23/2022	<b>In control:</b>		City Council	
<b>On agenda:</b>	9/21/2022	<b>Final action:</b>		9/21/2022	
<b>Title:</b>	APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - 109 PARK PLACE BOULEVARD (WARD 8) (FILE: D30-015-2022)				

The purpose of the Public Meeting is to review the applications for an Official Plan Amendment and Zoning By-law Amendment submitted by North American (Park Place) Development Corporation, for lands known municipally as 109 Park Place Boulevard.

### Official Plan Amendment

The applicant proposes to amend the text of the Defined Policy Area 'R' designation in the Official Plan to permit residential uses at the location.

### Zoning By-law Amendment

The applicant proposes to amend the zoning on the subject lands to add additional special provisions to the 'General Commercial' with Special Provisions (C4)(SP-304) zone to permit the development of two (2) mixed use buildings at heights ranging from 6 storeys to 16 storeys, with ground floor commercial and a total of 475 residential units.

### Site Specific Standards/ Provisions(C4) (SP-304):

Required/Permitted	Proposed
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Permits Uses	Only listed Commercial and Institutional uses are permitted in the Retail Village	Add Text: Dwelling Unit(s) in conjunction with the permitted commercial and institutional uses
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Parking Standards	N/A for Residential Uses	Add standard:
	1 space per dwelling unit	

Building Height	Within the Retail Village, a height limit of 16.0 metres shall apply for all buildings and residential uses, ... structures used for retail store, restaurants, entertainment, and personal service uses but not for hotels, buildings used predominantly for office commercial purposes, or architectural features	Add text: ... buildings used predominantly for
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that may include a  
recreational component.

Uses Not Permitted Notwithstanding the Remove text:  
within the Retail foregoing list of ... a residential use...

Village permitted uses,  
a tavern, an adult  
entertainment parlour,  
a freestanding  
amusement arcade,  
an automotive service  
station, an automotive  
sales and/or leasing  
establishment, an  
automotive repair  
establishment and a  
residential use shall  
not be permitted.

Uses Not Permitted For lands not Remove text:  
Outside the Retail comprising the Retail ... a residential use...

Village Village, a tavern  
an adult entertainment  
parlour and a residential  
use shall not be  
permitted.

Specific Development The following standards Add text:

Standards shall apply: The following standards  
Lot Area - 450 m2 shall apply to  
Lot Frontage - 15m non-residential  
Front Yard - 6m development:  
Side Yard - 3m  
Side Yard Adjoining  
Residential Zone - 6m  
Side Yard Adjoining  
Street - 6m  
Rear Yard - 7m  
Rear Yard Adjoining  
Residential Zone - 10m  
Rear Yard Adjoining  
Street - 6m  
Lot coverage - 50%

Presentation by a representative(s) of North American Park Place Corporation.

Presentation by Celeste Kitsemetry, Senior Planner, Development Services Department.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PM Notice 109 Park Place Blvd, 2. PM Memo 109 Park Place Blvd, 3. PM Correspondence 109  
Park Place Blvd, 4. ADDITIONS - PM Presentation 109 Park Place Blvd

Date	Ver.	Action By	Action	Result
9/21/2022	3	City Council	Received	
9/13/2022	2	Planning Committee	recommended for receipt (Section "B")	

## APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - 109 PARK PLACE BOULEVARD (WARD 8) (FILE: D30-015-2022)

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### Official Plan Amendment

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### **Site Specific Standards/ Provisions(C4) (SP-304):**

	<b>Required/Permitted</b>	<b>Proposed</b>
Permits Uses	Only listed Commercial and Institutional uses are permitted in the Retail Village	<u>Add Text:</u> Dwelling Unit(s) in conjunction with the permitted commercial and institutional uses
Parking Standards	N/A for Residential Uses	<u>Add standard:</u> 1 space per dwelling unit
Building Height	Within the Retail Village, a height limit of 16.0 metres shall apply for all buildings and structures used for retail store, restaurants, entertainment, and personal service uses but not for hotels, buildings used predominantly for office commercial purposes, or architectural features that may include a recreational component.	<u>Add text:</u> ... buildings used predominantly for residential uses, ...
Uses Not Permitted within the Retail Village	Notwithstanding the foregoing list of permitted uses,	<u>Remove text:</u> ... a residential use...

a tavern, an adult entertainment parlour, a freestanding amusement arcade, an automotive service station, an automotive sales and/or leasing establishment, an automotive repair establishment and a residential use shall not be permitted.

Uses Not Permitted  
Outside the Retail  
Village

For lands not comprising the Retail Village, a tavern an adult entertainment parlour and a residential use shall not be permitted.

Remove text:  
... a residential use...

Specific Development  
Standards

The following standards shall apply:  
Lot Area - 450 m2  
Lot Frontage - 15m  
Front Yard - 6m  
Side Yard - 3m  
Side Yard Adjoining Residential Zone - 6m  
Side Yard Adjoining Street - 6m  
Rear Yard - 7m  
Rear Yard Adjoining Residential Zone - 10m  
Rear Yard Adjoining Street - 6m  
Lot coverage - 50%

Add text:  
The following standards shall apply to non-residential development:

Presentation by a representative(s) of North American Park Place Corporation.

Presentation by Celeste Kitsemety, Senior Planner, Development Services Department.