



Legislation Details (With Text)

File #:	22-P-041	Version:	1	Name:	
Type:	Public Meeting	Status:		Received	
File created:	8/23/2022	In control:		City Council	
On agenda:	9/21/2022	Final action:		9/21/2022	
Title:	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
--------------------	----------

Permits Uses	Only listed Commercial and Institutional uses are permitted in the Retail Village and institutional uses	Add Text: Dwelling Unit(s) in conjunction with the permitted commercial and institutional uses
--------------	--	---

Parking Standards	N/A for Residential Uses 1 space per dwelling unit	Add standard:
-------------------	---	---------------

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
-----------------	---	---

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)

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
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.