

Legislation Text

File #: 22-P-041, Version: 1

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	<u>Add text:</u> ... buildings used predominantly for residential uses, ...

purposes, or architectural features that may include a recreational component.

Uses Not Permitted within the Retail Village

Notwithstanding the foregoing list of 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.

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

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.