



NEIGHBOURHOOD MEETING 109 PARK PLACE BLVD.

P R E S E N T A T I O N B Y :



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



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



PARK PLACE

SHOP. DINE. UNWIND.

- ❖ 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!

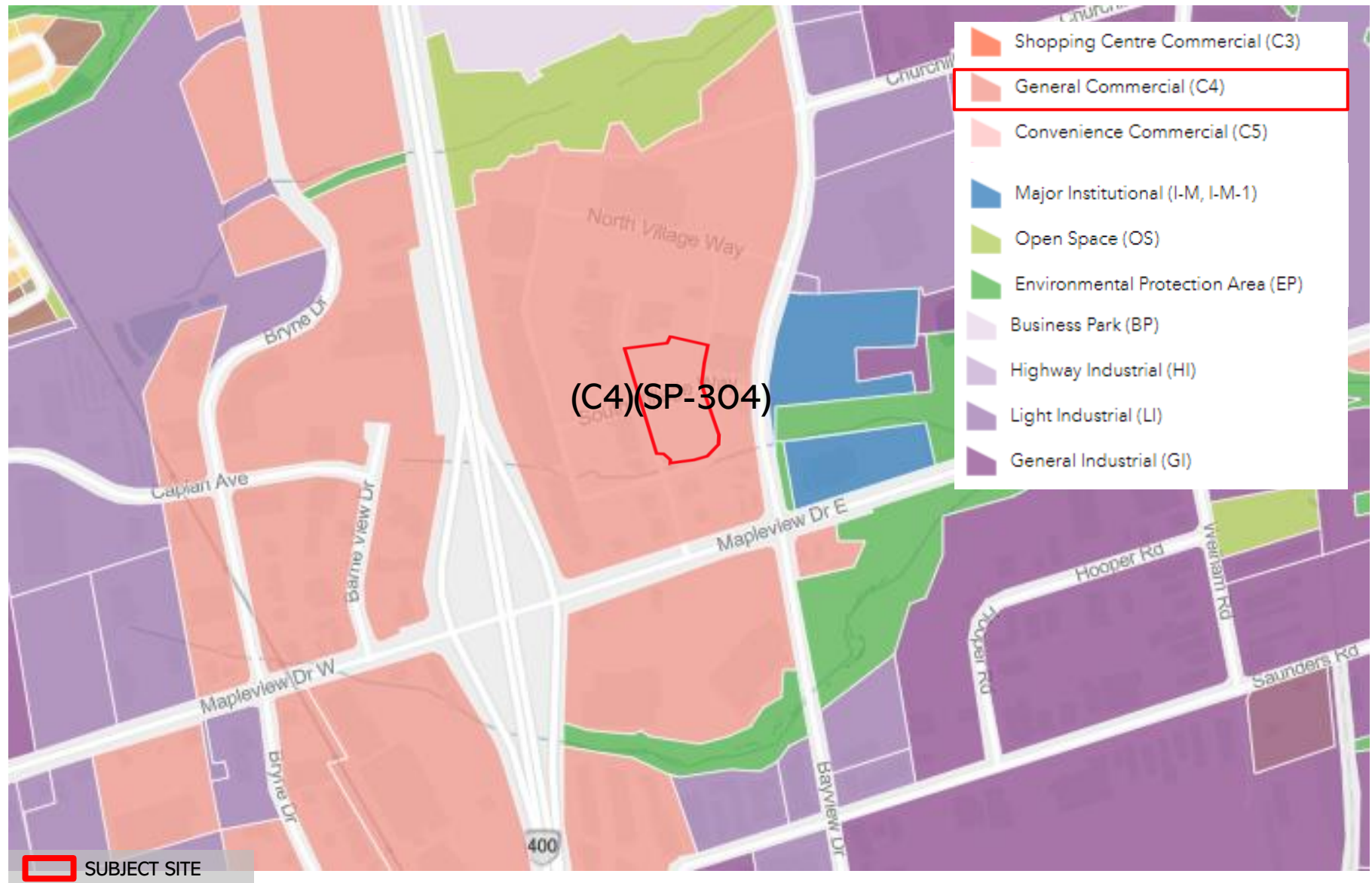
GREATER SURROUNDING CONTEXT



IPS
CONSULTING



ZONING



PROPOSED AMENDMENTS

OFFICIAL PLAN AMENDMENT

To be determined through further
Consultation with City Staff

ZONING BY-LAW AMENDMENT

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

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

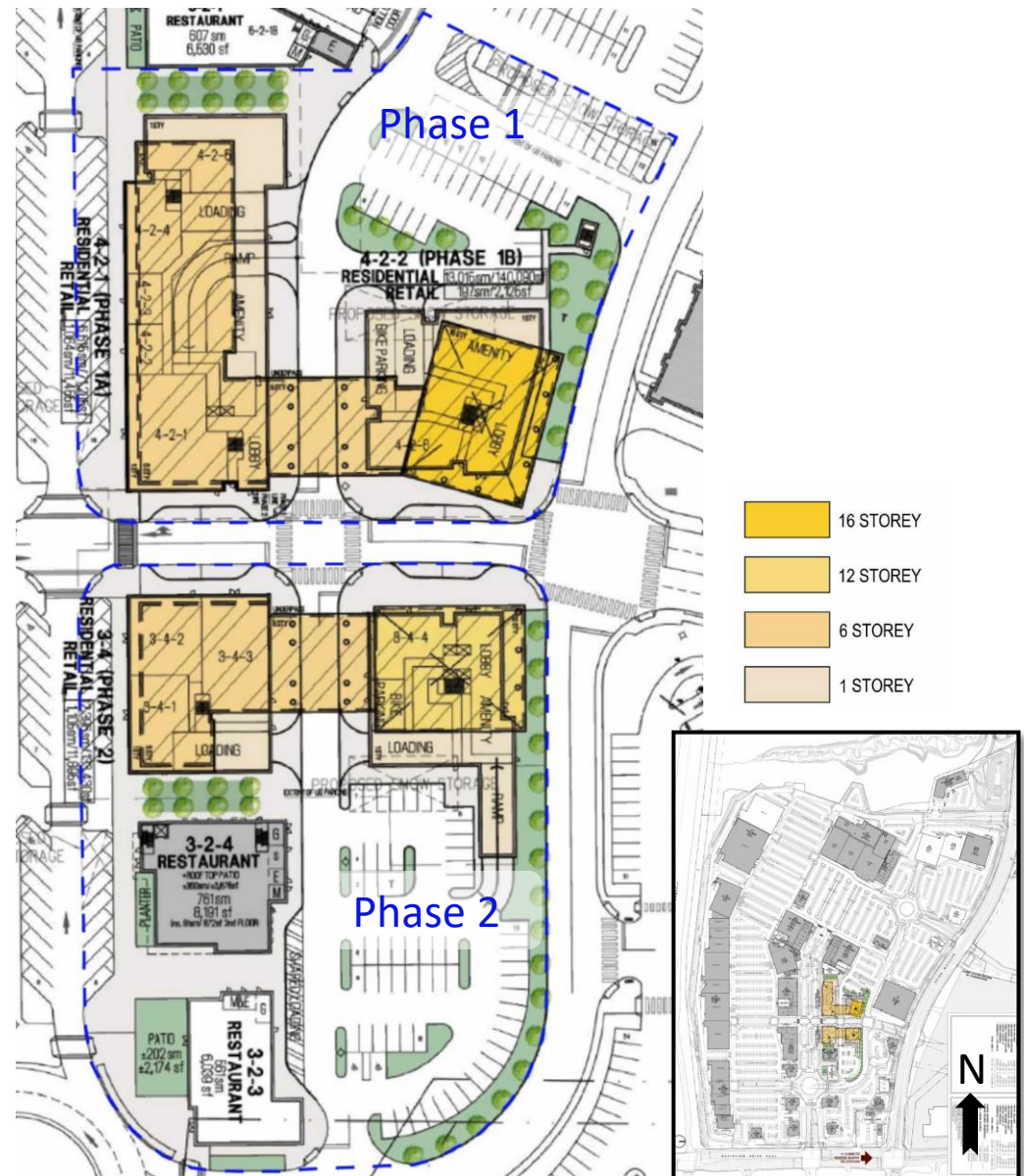
THE PROPOSAL

Phase 1

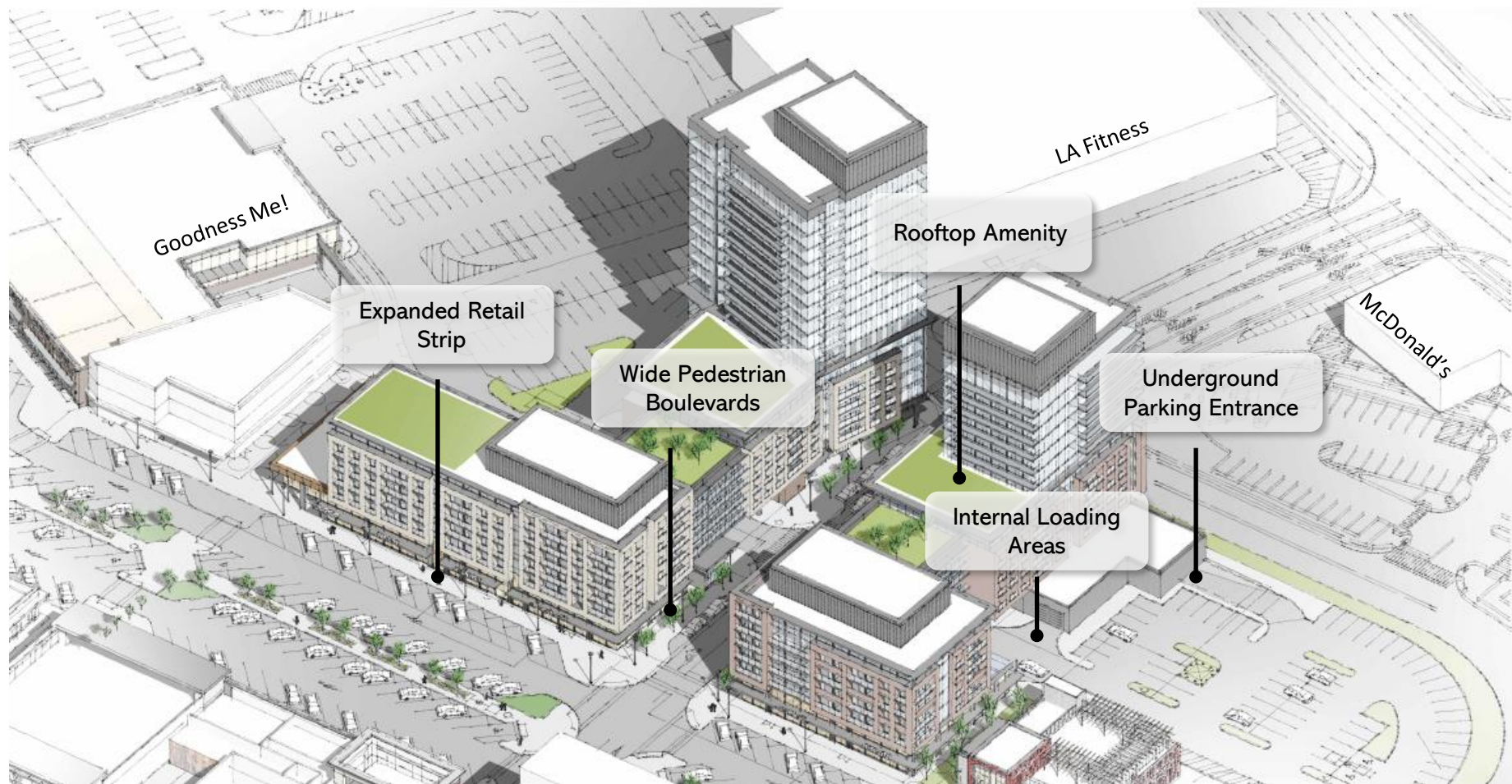
- 16-storey Tower
- 6-storey Podium
- Ground Floor Commercial Space
- +/- 296 dwelling units
- +/- 333 underground residential parking spaces

Phase 2

- 12-storey Tower
- 6-storey Podium
- Ground Floor Commercial Space
- +/- 179 dwelling units
- +/- 224 underground residential parking spaces



THE PROPOSAL



THE PROPOSAL



THE PROPOSAL

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



THE PROPOSAL



THE PROPOSAL



THE PROPOSAL



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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