



1910 St. Laurent Boulevard - Elmvale Acres Shopping Centre
Update on proposed Official Plan Amendment application (D01-01-15-0019)

A Secondary Planning process for the Elmvale Acres Shopping Centre has been initiated by RioCan Management Inc., the owner, and Holzman Consultants, the consulting planner. The purpose of undertaking a Secondary Plan process is to examine, through a public process, the opportunities and constraints to redevelopment on the site. The property owner, RioCan, wishes to consider intensification of the site through the addition of residential uses on the property in proximity to the Elmvale bus rapid transit station. In response to changes in the retail market, consideration is also being given to the redevelopment of the commercial uses on the property.

On November 25, 2015, prior to the application being submitted, an open house meeting was organized by Councillor Cloutier. The purpose of the meeting was to present an initial concept plan for the site and obtain community feedback. Written comments were received at that meeting and are being compiled by the City.

Applications for Official Plan and Zoning By-law Amendments were submitted on December 10, 2015. Supporting plans and reports are posted on the City's Development Applications website. Comments were requested between January 14 to February 11, 2016.

Next Steps:

- The City will review and summarize the technical and community comments that have been submitted to date. A summary of the comments will also be sent to the applicant for their review and response.
- Further work will be undertaken by the applicant to fulfill the requirements for the Secondary Plan process, including:
 - o Site context review and the overall vision for redevelopment
 - o Assessment of the applicable policy framework
 - o Identification of the key spatial components of the plan and associated issue resolution on: the location of land uses; details of the vehicular, pedestrian and cycling network; the public realm and open spaces; transit service implications; infrastructure and servicing implications; community focal points; and phasing.
 - o A strategy for implementation
- The City anticipates a resubmission of information that responds to the comments from circulation. The timeline for a resubmission is not yet known.
- Additional community meetings will be held following resubmission.
- Following further consultation as outlined, a report summarizing the analysis will form the basis for the Secondary Plan for the site.
- The Zoning By-law Amendment application (D02-02-15-0087) will remain on hold until such time as Secondary Planning process for the site is concluded.

Summary of Process Timelines

Activity	Date
Part 1 Existing Conditions and Plan Context <ul style="list-style-type: none">- Consultation with City staff, key stakeholders- Voluntary pre-application consultation with Urban Design Review Panel- Prepare Initial Concept Plan- Public Open House #1- Application submission (OPA and ZBA)	Fall 2015
Part 2 Vision, Objectives, and Targets <ul style="list-style-type: none">- Establish vision statement- Identify opportunities and constraints- Further develop concept plan- Open House #2	TBD
Part 3 Develop Elmvale Acres Shopping Centre Secondary Plan <ul style="list-style-type: none">- Prepare draft Secondary Plan	TBD
Part 4 Prepare and Present Final Draft of the Elmvale Acres Shopping Centre Secondary Plan <ul style="list-style-type: none">- Open House #3	TBD
Part 5 Report to Planning Committee and Council <ul style="list-style-type: none">- Formal public meeting as per the Planning Act	TBD