

Date: March 2 2020

File: 010421 - 4200 Innes Road

To: Steve Belan, MCIP RPP
Planner II, File Lead
Development Review, Central, PIEDD

RE: 4200 INNES ROAD

Dear Steve,

In accordance with the Park Dedication By-law, Innes Road Shopping Centres has confirmed a park location and size. This is now identified and shown on the revised plans as submitted.

A separate plan (extract below) highlights all pedestrian routes through the plan of subdivision which includes sidewalks on both sides of the streets, in front of all buildings, and through larger parking lots and forming easy and accessible connections to the proposed park location.

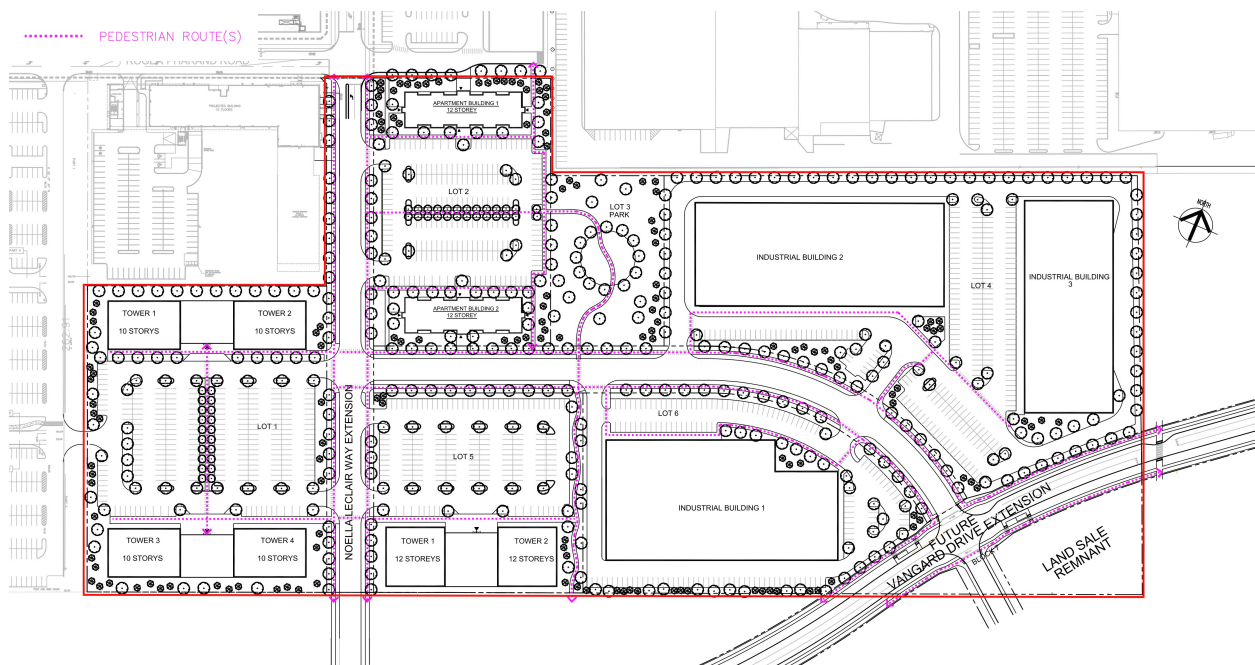


Figure 1: Conceptual Pedestrian Routes

Pathways have been avoided in locations where there might be safety considerations such as between “back” or “side” portions of buildings where there would be minimal windows, such as at the rear of the north industrial lot that backs on to the rear loading area of existing commercial development.

As noted on the plan provided, the proposed park will be situated in the north-middle of the proposed subdivision creating separation between the residential and the industrial uses while still maximizing the provision of residential and housing in accordance with intensification efforts given the greater demand for housing compared to industrial. It is noted that a park is permitted in the existing General Industrial (IG) zone. The location of the park within the IG Zone ensures that the park size is maximized, it also positions the park nicely to tie into proposed services.

The proponent confirms that a Facility Fit Plan for the proposed park will be established as a condition of draft approval and the provision of said park will be in accordance with the policies of the EUC Secondary Plan. If the park represents an over-dedication, the costs will be shared as set out in the identified agreements.

Should you have any questions please contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'CM', is positioned below the text 'Yours truly,'.

Christine McCuaig, RPP MCIP M.PI
Principal Senior Planner + Project Manager

CC: Heather Jenkins, Smart Centres
Mauro Pambianchi, Smart Centres