Princess Auto Flagship Store
474-494 Panet Road
Public Engagement Summary
April 12, 2024

1.0 Introduction and Purpose

The proposed Princess Auto Flagship Store located at 474-494 Panet Road is currently a vacant property that was a former scrap yard. In order to proceed with the proposed development, the site will need to be converted from Employment Lands to Regional Mixed Use Centre as per Complete Communities 2.0 as well as rezoned from M2 to C3. The property to the north is a commercial property zoned as C3 and to the south is a commercial property zoned as C2. The purpose of the Public Engagement was to collect questions and comments from the local stakeholders in the surrounding area regarding the proposed Princess Auto Flagship Store prior to the submission of a DASZ (proposed consolidation and re-zoning) and Secondary Plan Amendment. Members from the Client Group and Design Team were available in person for comment and questions.

2.0 Public Engagement Methods and Advertisements

Princess Auto delivered an information pamphlet to the surrounding Panet Road, Stapleton and Thomas Avenue properties that are not owned by Princess Auto on March 19, 2024 with information regarding the proposed development and inviting stakeholders to an open house event that took place on March 25, 2024. Pamphlet delivery included, the adjacent business neighbouring to the South as well as the businesses located along Stapleton Street from Thomas Avenue to Nairn Avenue, the adjacent businesses located on Thomas Avenue and the Cavalier Inn located on the East side of Panet Road at Regent Avenue West. All remaining properties along Panet Road from Regent Avenue West to the Railway to the South are owned by Princess Auto.

The Stakeholder Open House event that took place on March 25th from 3 to 4:30pm at Princess Auto's home office located at 475 Panet Road.

Large format boards outlining the proposed consolidation, re-zoning, secondary plan amendment, preliminary site plan and preliminary building plans were provided for the stakeholders to review at the Stakeholder Open House.

3.0 Participation

There were two attendees at the March 25th stakeholder open house from one of the businesses located on Thomas Avenue. Princess Auto has also been in contact with the business neighbouring to the south as they currently have an easement and leased area on the proposed site that is being reviewed in relation to the new development.

4.0 Summary

One comment sheet was filled out from the Stakeholder open house, those comments are provided below.

The comment sheet noted the participant was in support of the proposed development and considered the truck entrance and exit to be the most important element to consider on the preliminary site plan. One suggestion was made to provide large truck and trailer parking spots.