



Fifth Wheel Lands Redevelopment Planning Committee Meeting

Tuesday, January 28, 2020



Proposed Applications



Official Plan Amendment

- To permit increased height:
 - 2 buildings – 14
 - 2 buildings – 16+

Plan of Subdivision

- To create Winston Road Park Block and Mixed Use Blocks

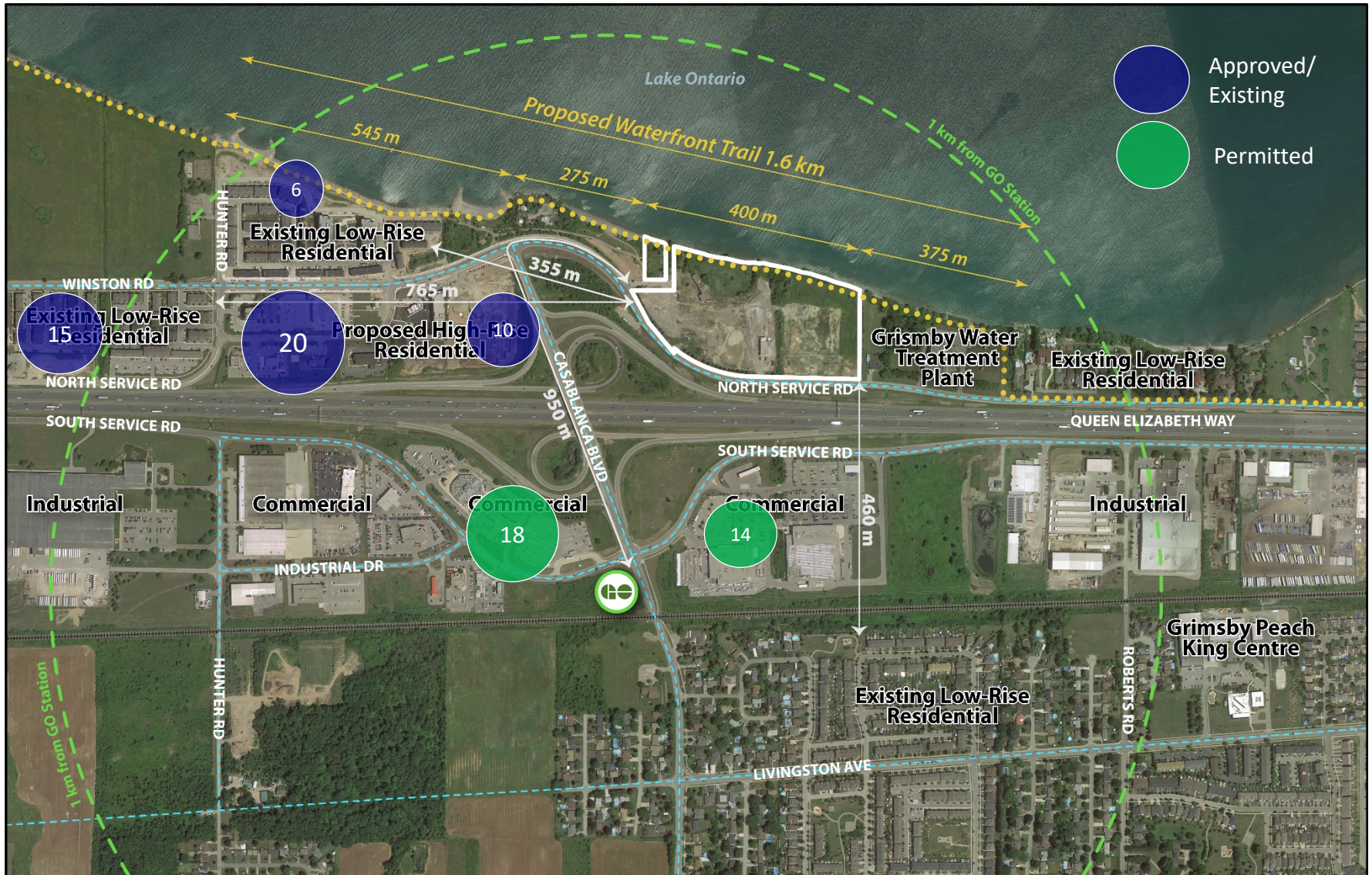
Zoning By-law Amendment

- Add uses permitted in the Official Plan
- Setback modifications
- To permit increased height for 4 buildings
- To permit parking rates in conformity with the Town's shared parking regulations

Timing Considerations

- Application Submission: June 4, 2018
- Agency Circulation: January 21, 2019
- Neighbourhood Meeting: February 26, 2019
- Resubmission of Materials: October 10, 2019
- Town / Agency Meetings: Nov. 14, 2018, Jan. 11, 2019, Jan. 22, 2019, Feb. 1, 2019, April 10, 2019, May 16, 2019, Aug. 27, 2019, Sept. 16, 2019, Oct. 30, 2019, Nov. 19, 2019, Jan. 7, 2020
- Notice of Public Meeting: January 8, 2020
- Town Planning Comments: January 14, 2020
- **Public Meeting for Information: January 28, 2020**
- Staff Recommendation to Committee / Council: TBD

Waterfront Context Plan

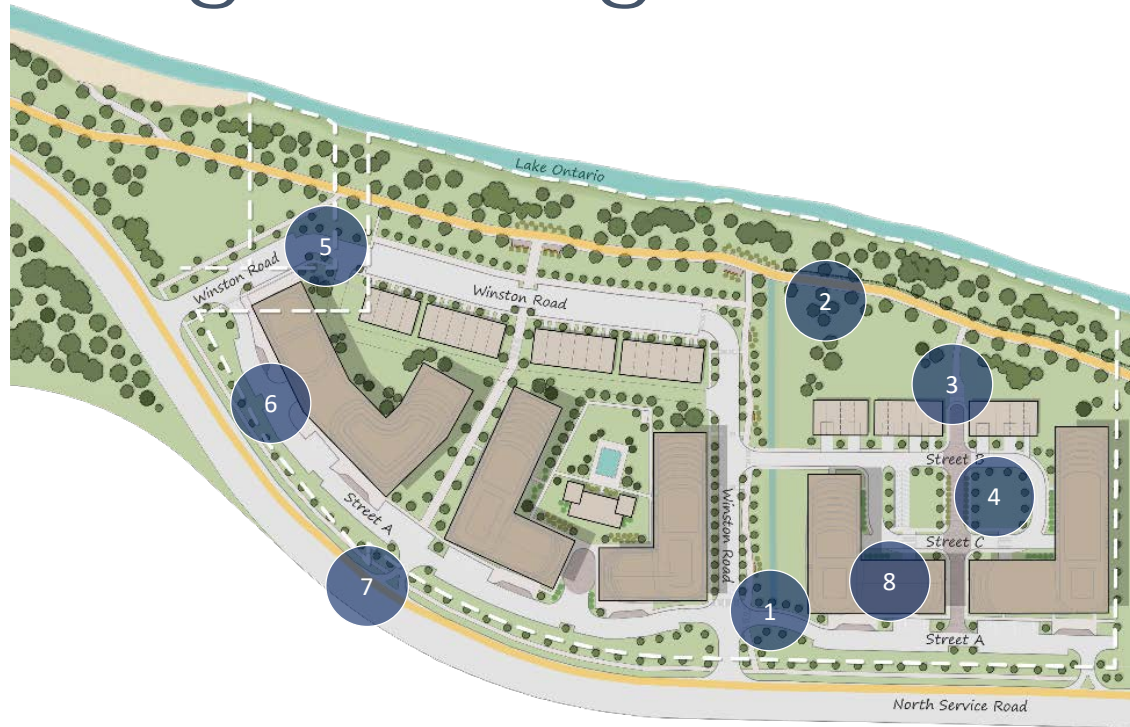


Initial Proposal – June 2018



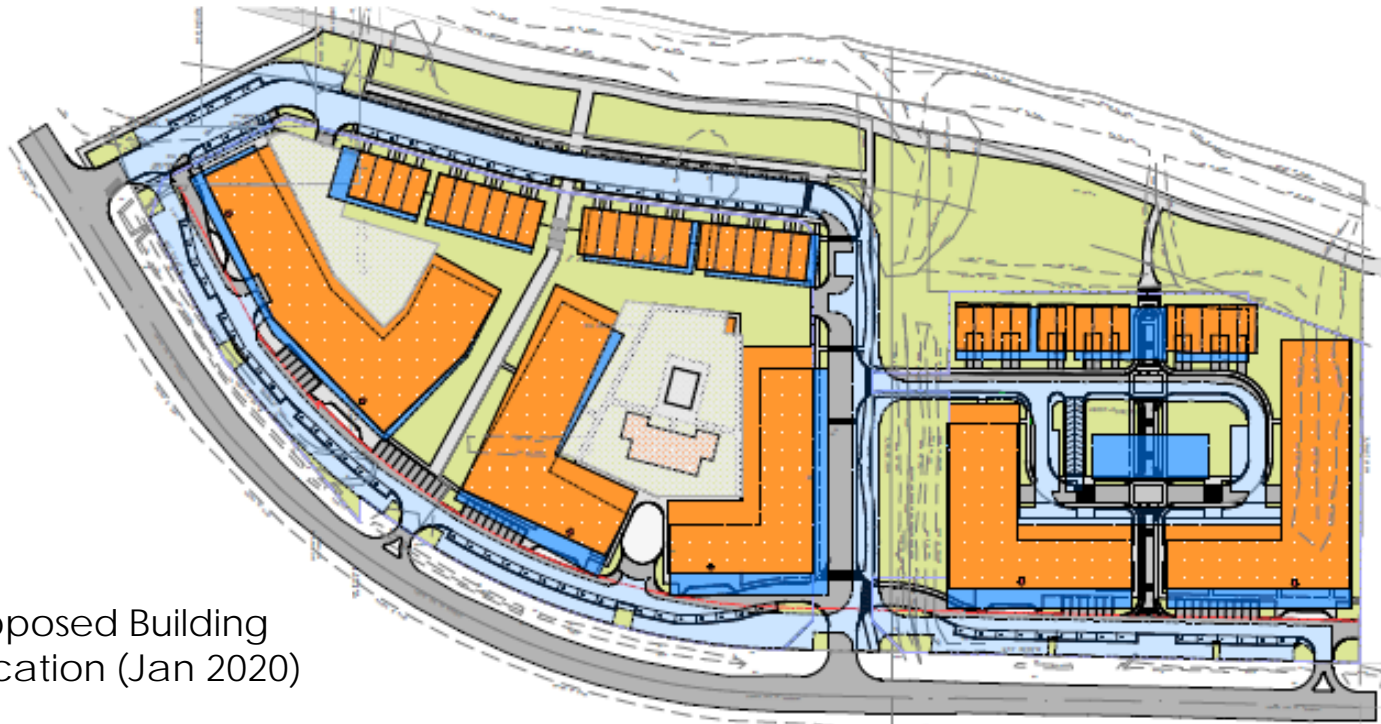
| | Proposed |
|-------------------------|---|
| Floor Space Ratio (FSR) | 1.88 |
| Height | Max. 22 storeys |
| Units | 1247 |
| Parking Spaces | 1.25 spaces / unit including visitor parking spaces |

Key Design Changes – Summary

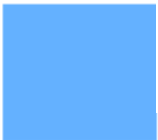


- 1) Redesign to provide a wider and open channel based on Region & NPCA comments
- 2) Increased open space
- 3) Addition of flex street to create additional access point, views and trail connections
- 4) Removed back-to-back townhouses
- 5) Reconfigured Winston Road parking based on Town comments for 40-50 spaces (51 provided)
- 6) Adjustment of internal laneway connection to Winston Road and parking (80 MTO spaces)
- 7) Increased landscaped area along North Service Road frontage
- 8) Increased height for Building E
- 9) Achieve shared parking rate as required in the Zoning By-law

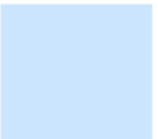
Key Design Changes - Comparison



Proposed Building Location (Jan 2020)



Previous Building Location (June 2018)



Previous Drive Aisle Location

Revised Proposal – 2020



| | Proposed |
|-------------------------|--|
| Floor Space Ratio (FSR) | 1.69 |
| Height | Max. 22 storeys |
| Units | 1276 |
| Parking Spaces | Conform to Town's shared parking regulations |

Draft Plan of Subdivision



- 1) Active, Usable Parkland: 1.394 ha
- 2) Open Space: 1.237 ha
- 3) Surface Amenity: 4,947m² / 0.5 ha
- 4) Rooftop Amenity: 3,255m² / 0.33 ha
- 5) Waterfront Loop: 3.35 km

Total Open Space, Parkland, and Amenity Area: 3.461 ha
Total Site Area: 7.195 ha

Conceptual Trails Plan

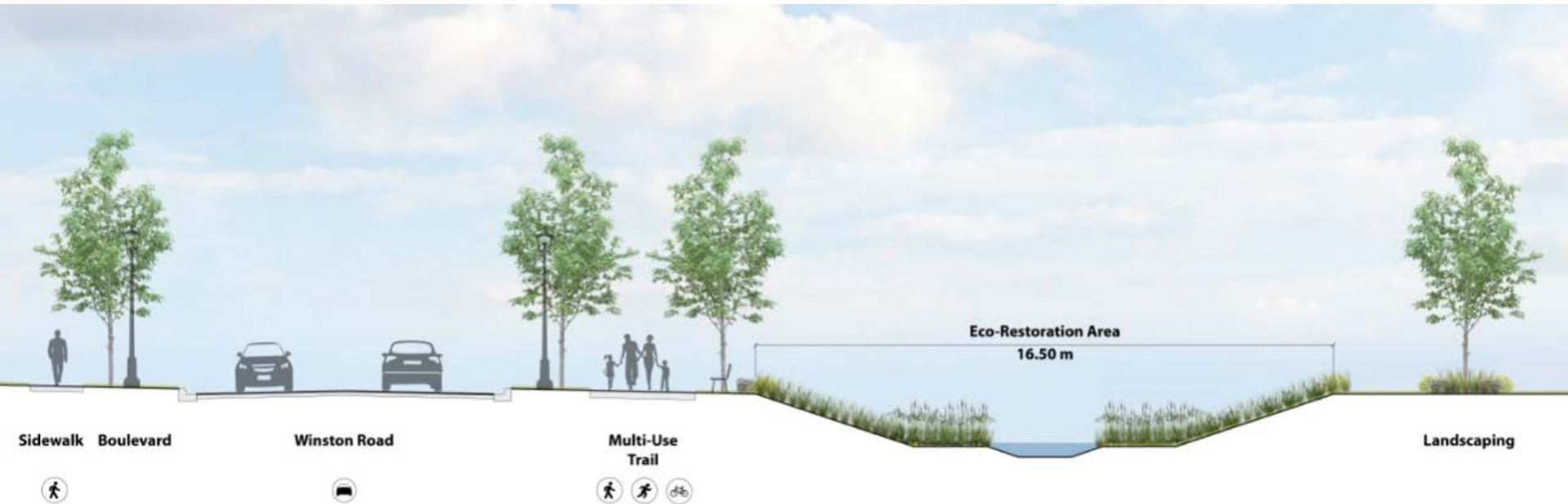


Conceptual Site Plan



Restoration Channel / Winston Road

Multi-Use Trail Connection to Waterfront



Review of Information Report

(January 14, 2020)

No planning issues identified with:

- Proposed density
- Proposed building height increase
- Parking calculations
- Parkland dedication

Region supports the development in principle



Review of Information Report

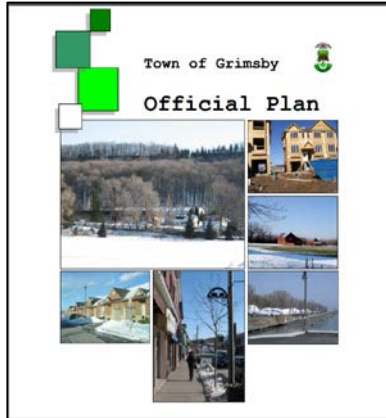
(January 14, 2020)

Future Site Plan Process:

- Tower design
- Tower separation
- Building setbacks
- Loading and parking design
- Streetscape



Policy Framework



Provincial Policy Direction – Growth Plan / PPS

- Intensification
- Transit Supportive Development

Official Plan

- Residential / Mixed Use Area
- Intensification Targets
- Bonusing Provisions



Winston Road Secondary Plan

- Mixed-Use High Density
- Major Intensification Area

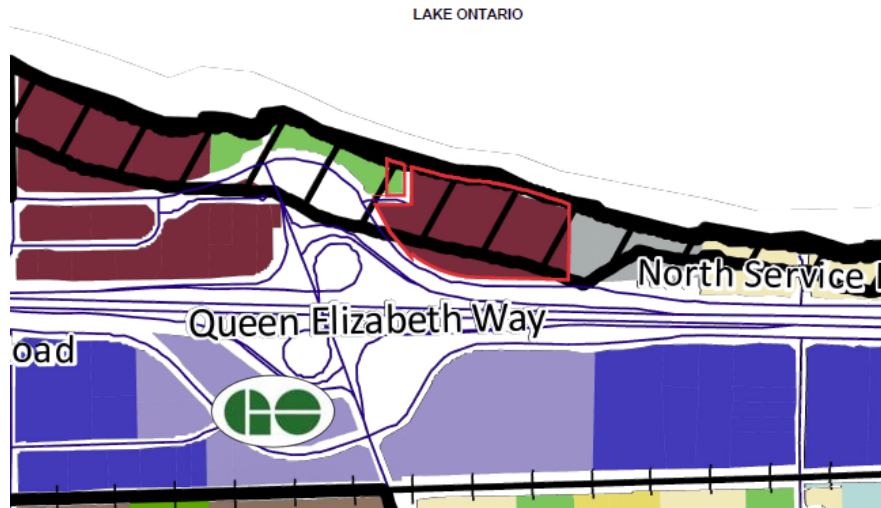
Waterfront Master Plan

Zoning

Official Plan

General Policy Direction / Vision

- Within the 'Built Boundary' identified for intensification (*Policy 2.3.2.4*)
- Casablanca Interchange is 1 of 2 areas in the Town identified as a primary focus area for intensification (*Policy 2.3.2.6*)
- 80% intensification target after 2015 (*Policy 2.4.4*)
- Preserves view corridors

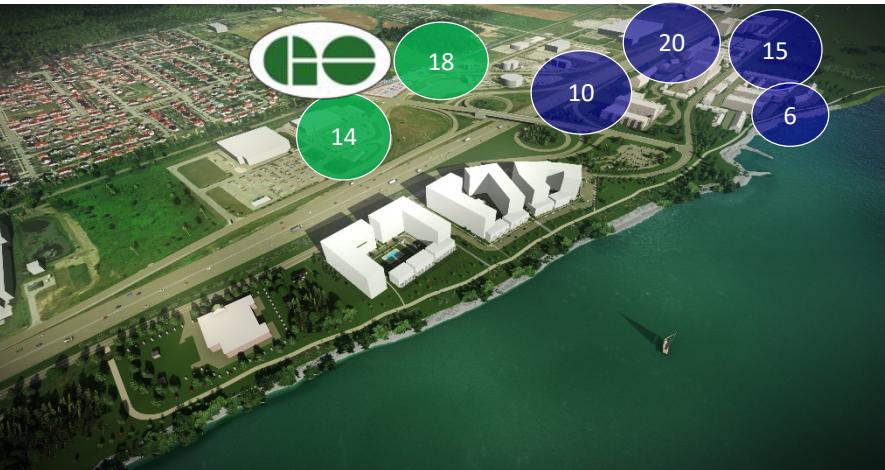


Residential / Mixed Use Area

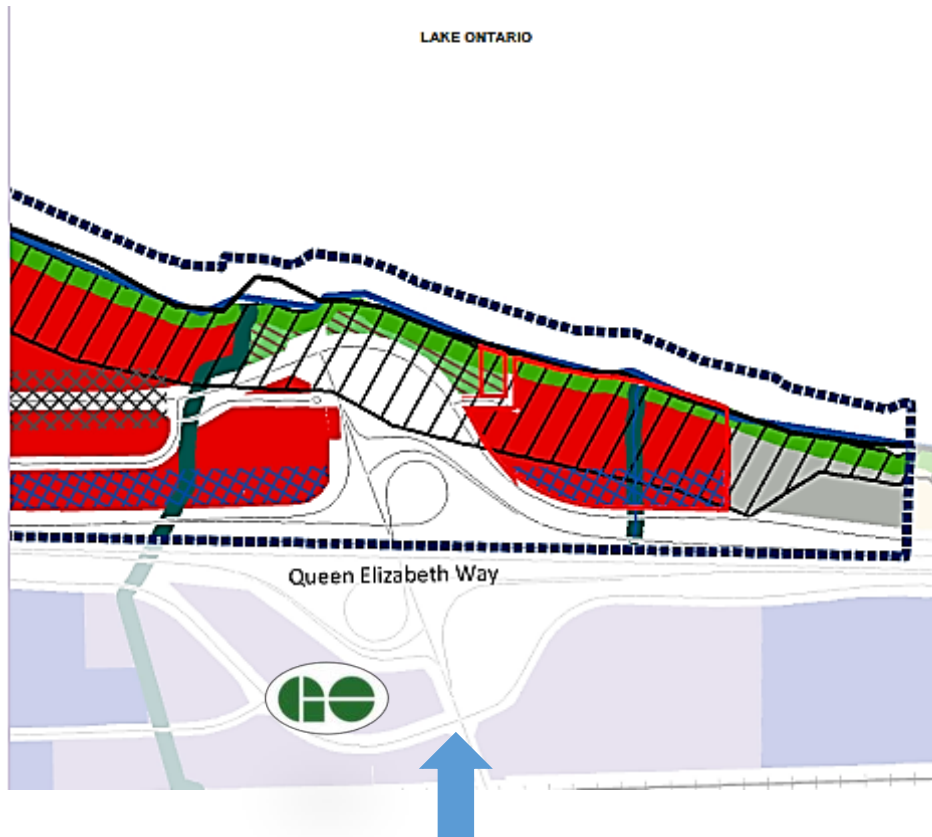
- Permits proposed residential, employment and open space uses

Parkland

- Requires 30 m width abutting Lake Ontario and 5 metre boardwalk (*Policy 11.3.3.2 j*)



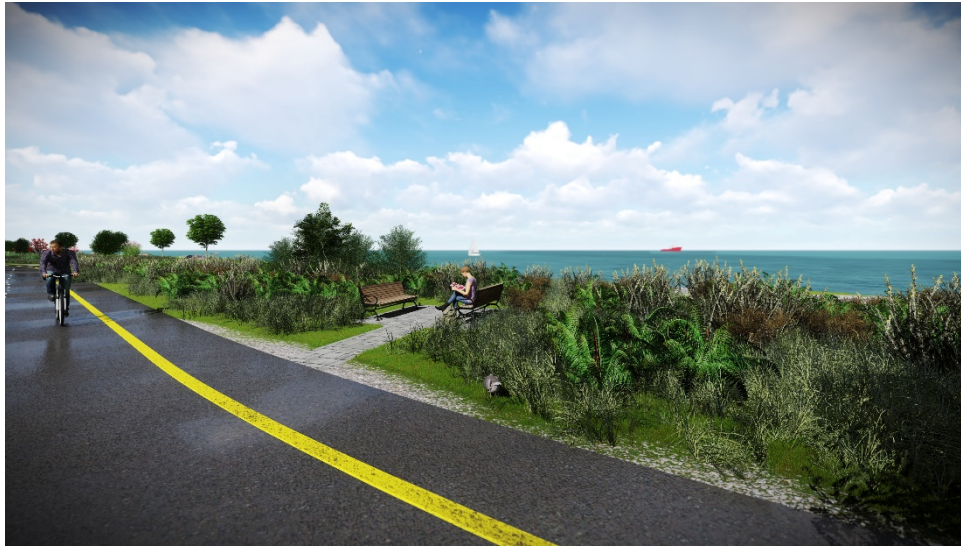
Winston Road Secondary Plan



**Go Station Secondary Plan:
Mixed Use High Density**
(Maximum Permitted 18 storeys)

- Mixed Use – High Density designation to provide a mix of housing types, open space features and employment uses. (*Policy 11.2.2.4*)
- Minimum density of 1 times the lot area, maximum density of 3 times the lot area. (*Policy 11.2.2.4*)
- Mixed Use - High Density designation focused to the interchange
- Objective to improve waterfront access (*Policy 11.2.3*)
- Employment Overlay adjacent to North Service Road reserves land for employment uses (*Policy 11.3.3.2 h*)

Waterfront Master Plan



Preliminary image of waterfront trail

- Promotes a **range of residential densities** from townhouses to high rise apartments
- Locate **higher buildings towards Casablanca**
- Create a **diverse and attractive skyline** that highlights key vistas
- Provision of a **waterfront promenade, including a multi-use trail**
- **Built form transition** that addresses water edge, open space
- **Trail loop** of 3.35 km

Complete Application Supporting Studies

- ✓ Planning Justification Report
- ✓ Urban Design Brief
- ✓ Functional Servicing Report
- ✓ Traffic Impact Study
- ✓ Environmental Impact Study
- ✓ Geotechnical Report and Shoreline Study
- ✓ Archaeological Assessment
- ✓ Noise Study
- ✓ Phase 1 & 2 Environmental Site Assessment

*Updates have been provided as required as identified in staff report.



Economic Impact and Community Benefits

- **\$20 Million** - Development Charge revenue the Project is anticipated to generate for Town, Region and School Board infrastructure
- **\$7 Million** – Approximate Realty Tax Revenue anticipated – lowering future increases in municipal taxes by as much as 14%
- **\$3 million** – permit fees anticipated – helping the Town attract, retain and train staff in its building and zoning departments
- **3,366 full time jobs** – anticipated to be created by the project during its build out cycle (ratio is 1/27)
- **160 new full time jobs** – in Grimsby anticipated to be created in the Project's employment space
- Clean up of a previously contaminated brownfield site (former truck stop)

Summary



- The proposal is consistent with provincial planning policy, and supports intensification targets.
- The application achieves the intent of the Town of Grimsby Official Plan
- The application achieves the intent of the Winston Road Secondary Plan.



- Next steps include a recommendation meeting at Planning Committee.
- The application will be subject to future site plan applications, and plan of condominium applications.