



# Fifth Wheel Lands Redevelopment Neighbourhood Information Meeting

Tuesday, February 12, 2019



# Policy Framework



## Provincial Policy Direction

- Intensification
- Transit Supportive Development

## Official Plan

- Residential / Mixed Use Area
- Intensification Targets
- Bonusing is permitted to permit the increase in height

## Winston Road Secondary Plan

- Mixed-Use High Density
- Major Intensification Area

## Waterfront Master Plan

## Zoning By-law

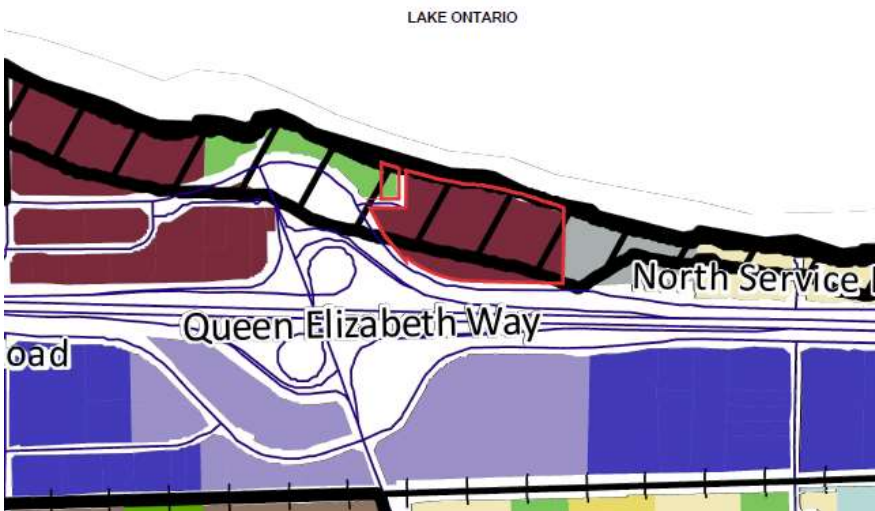
# Official Plan

## General Policy Direction / Vision

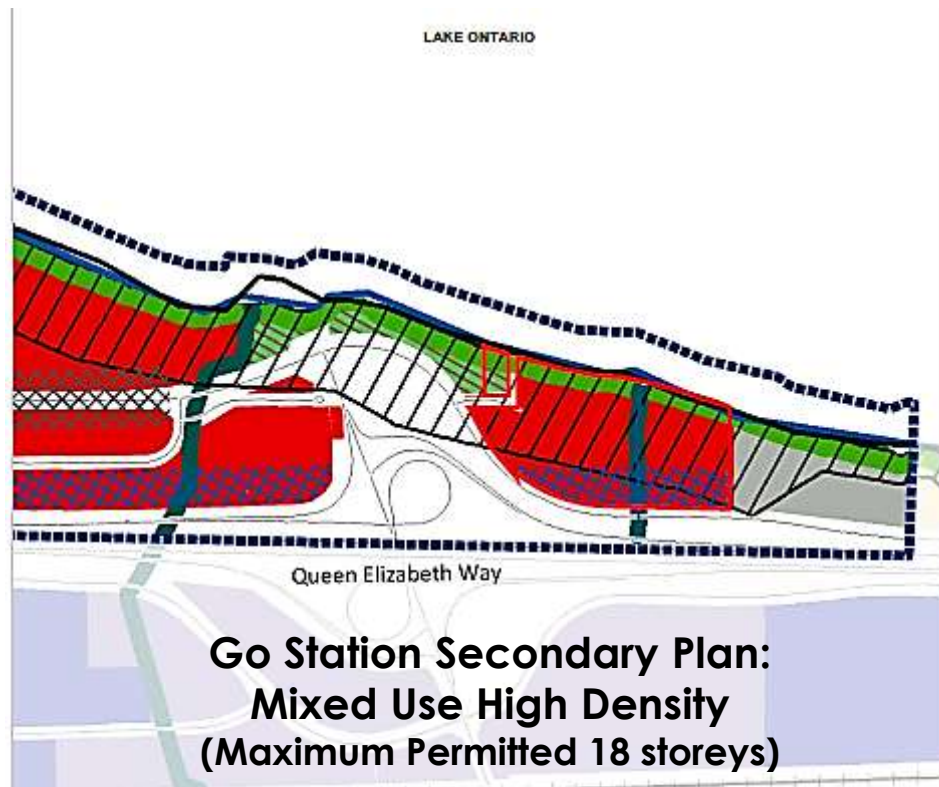
- Within the '**Built Boundary**' identified for intensification (*Policy 2.3.2.4*)
- Casablanca Interchange is 1 of 2 areas in the Town identified as a **primary focus area for intensification** (*Policy 2.3.2.6*)
- **80% intensification target** after 2015 (*Policy 2.4.4*)
- **Preserves view corridors**

## Residential / Mixed Use Area

- Permits proposed residential, employment and open space uses
- 1295 residential uses and 57 416 sq. ft. of employment area proposed



# Winston Road Secondary Plan



- **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



- 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** with a trail, look out features, rest areas, a beach and a park

# Waterfront Master Plan



# Permitted Height and Density

## Permitted:

- FSR: 3.0
- Height: 12 storeys
- Units: +/- 2000 units



# Subject Lands and Surroundings





# Context Plan



# Vision Implementation

- **A mixed use redevelopment** of the Fifth Wheel Lands, located at Casablanca and South Service Road
- **A revitalization of a 7.2 hectare parcel of the waterfront,** including parkland dedication, and a waterfront trail
- **A master planned community** that integrates with the policy framework and vision for the area



# Vision Implementation



# Proposed Development

## Mixed use buildings and townhouses

- 1295 units
- 57 416 sq. ft. of employment area

**Height:** Maximum of 22 storeys

**Total Site Area:** 7.195 hectares

**Parkland:** 1.4 hectares

## Within permitted density

- Proposed: 1.88 gross floor area / lot area
- Permitted: 3.0 gross floor area / lot area

**Parking Spaces:** 1.0 space / unit, majority of parking is proposed underground



# Conceptual Site Plan



# Cross Section



# View Corridors



**Design Consideration:** Preserve viewsheds of Lake Ontario

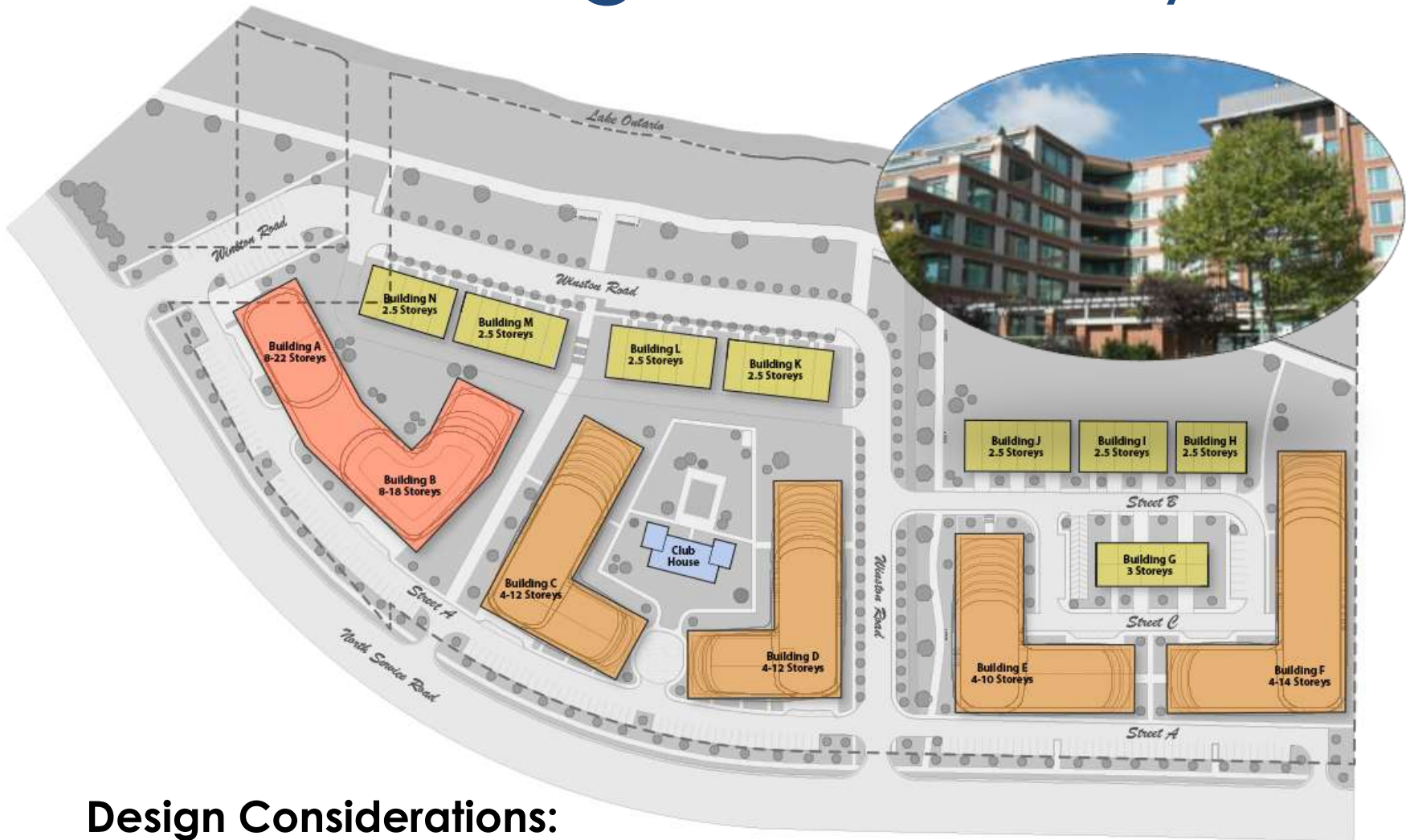
# Waterfront, Park, Amenity and Open Space Complex



**Design Consideration:** Waterfront trail, public parkland and access, private landscape / amenity area.



# Massing and Density



## Design Considerations:

Higher density proposed to provide a balance of public space, view corridors, and amenity / landscape area.

# Proposed Applications

## Official Plan Amendment

- To permit increased height for 3 buildings up to 22 storeys

## Zoning By-law Amendment

- Add uses permitted in the Official Plan
- Modify setback requirements
- To permit increased height for 3 buildings up to 22 storeys
- Reduce amount of employment uses required
- To permit a residential parking rate of 1.25 spaces per unit

## Plan of Subdivision

- To create Winston Road Park Block and Mixed Use Blocks





# 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



# Development Analysis: Permitted and Proposed

## Permitted:

- FSR – 3.0
- Height – 12
- +/- 2000 units



## Proposed:

- FSR – 1.88
- Height –  
3 buildings 10-12  
3 buildings – 12+
- 1295 Units



# Proposed Development



# Economic Impact and Community Benefits

- Development Charges (approximately \$13 million)
- Development Applications (+/- \$50, 000) and Permit Fees (+/- \$900, 000)
- Employment opportunities – 57,416 sq. ft., 140-150 jobs
- Clean up of a previously contaminated brownfield site
- Redevelopment of a former truck stop and associated truck traffic
- Public parkland and waterfront access



# 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 reviewing comments, and a formal public meeting at Planning Committee.
- The application will be subject to future site plan applications, and plan of condominium applications.



# THANK-YOU / QUESTIONS



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