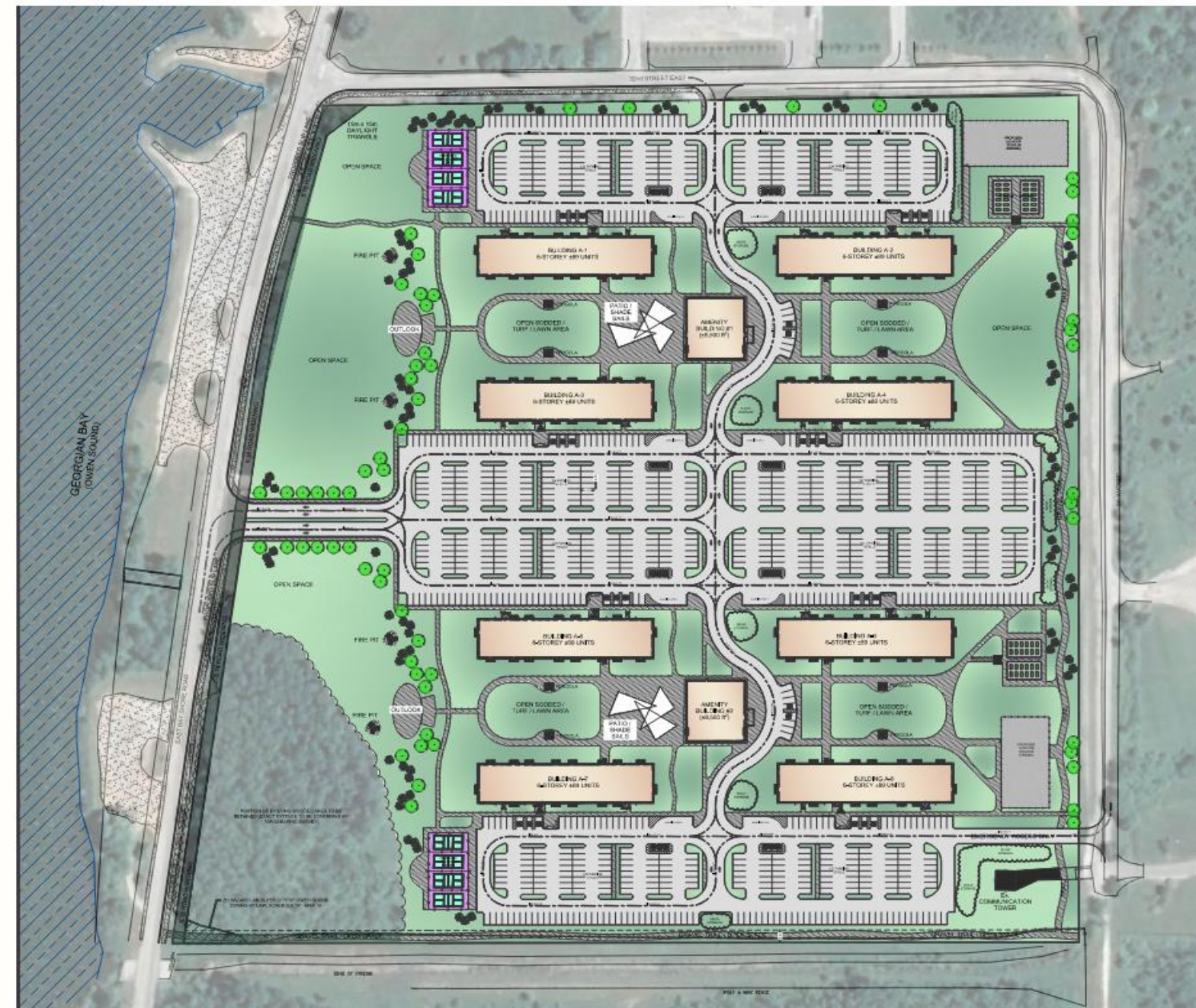




3195 East Bayshore Road

Zoning By-Law Amendment Application



Expert Team

Group

Key Professionals



Carrie Lamarche, Vice President of Development
Brandon Almeida, Development Manager



Brandon Flewwelling, Principal Planner
Evan Wittmann, Planner



Erica Bayley, Principal Engineer

Who Is Skyline?



SKYLINE GROUP OF COMPANIES

Grounded in real estate. Powered by people. Growing for the future.

Skyline Group of Companies has been recognized on a national level for its initiatives promoting the advancement of Environmental, Social, and Governance (ESG) factors.



150+
communities
across Canada



20+
years of building
strong, supportive,
and sustainable
communities

1,000+
employees
across Canada



\$6.4B+
in assets under
management

3.3B+
in wealth under
administration



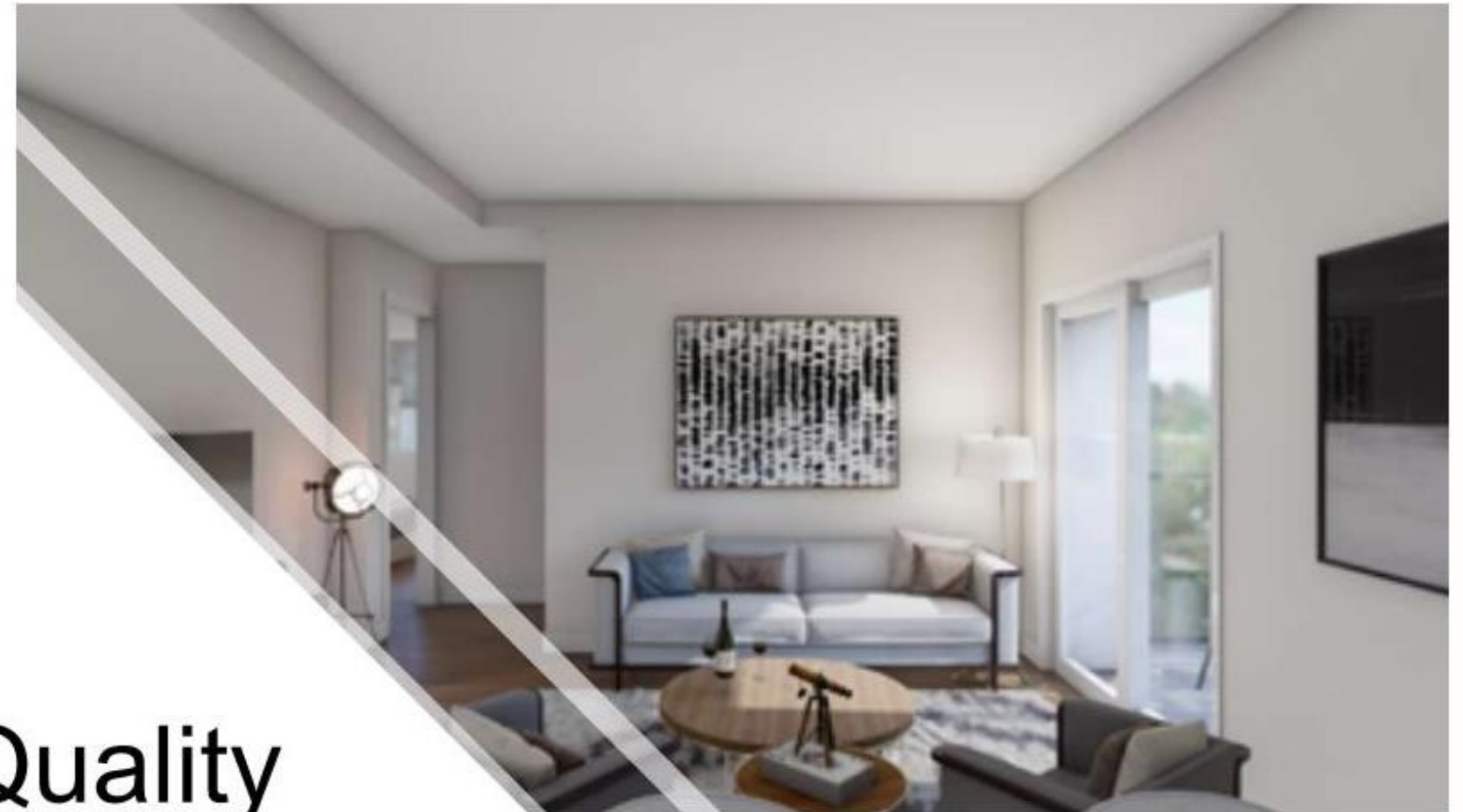
Skyline Group Of Companies is a fully integrated asset acquisition, management, development, and investment entity.

*As at March 31, 2022

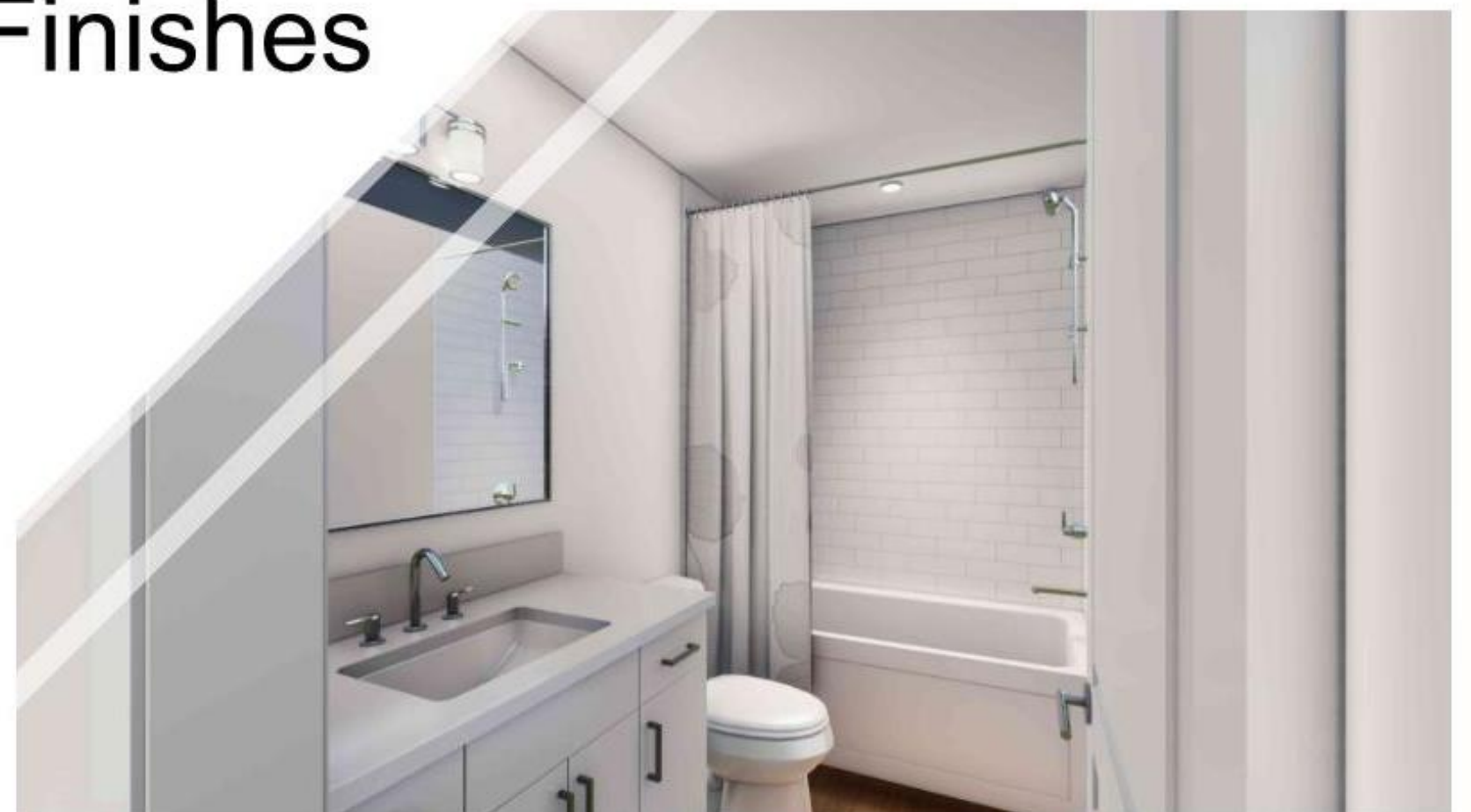


Other Development Projects





High Quality Interior Finishes



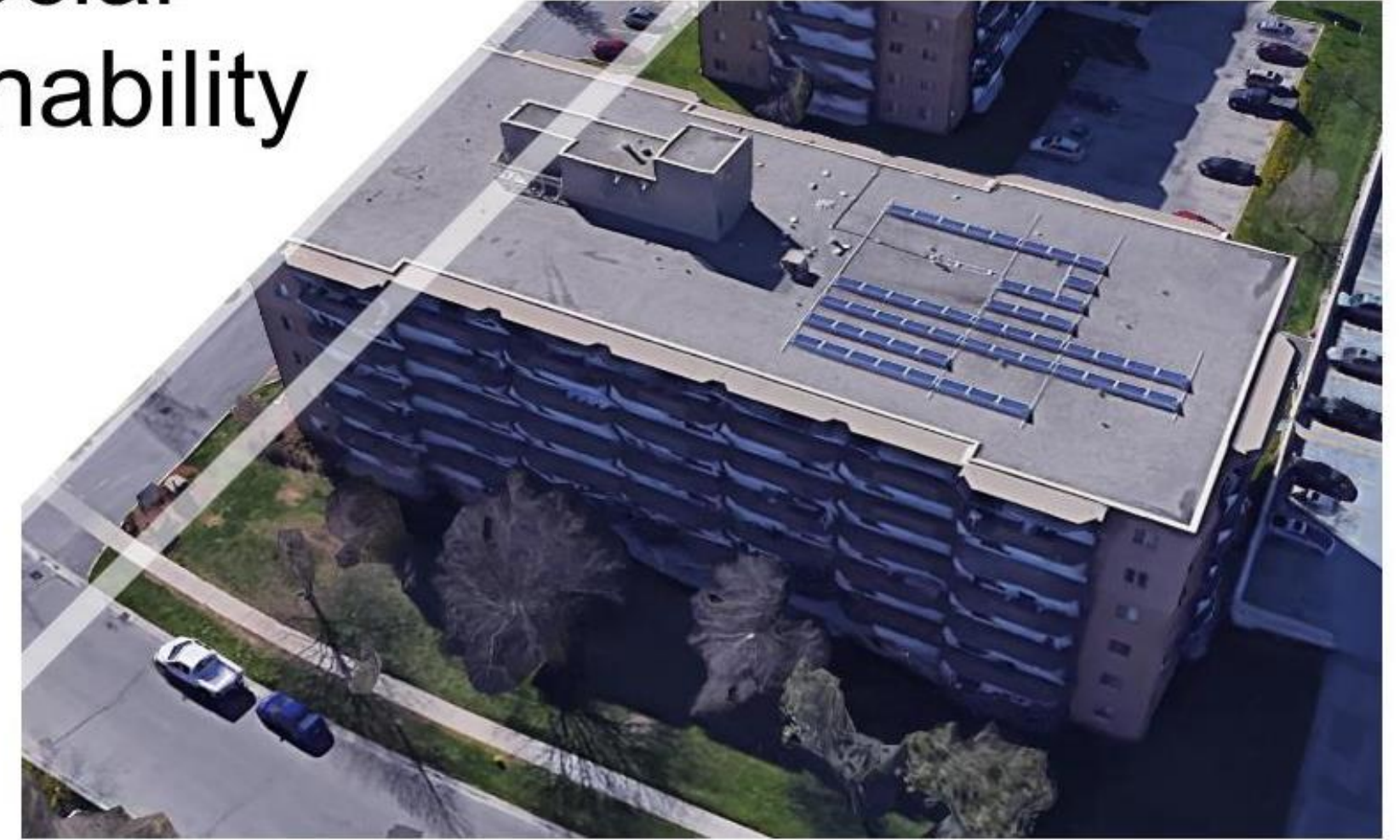


Indoor & Outdoor Amenities



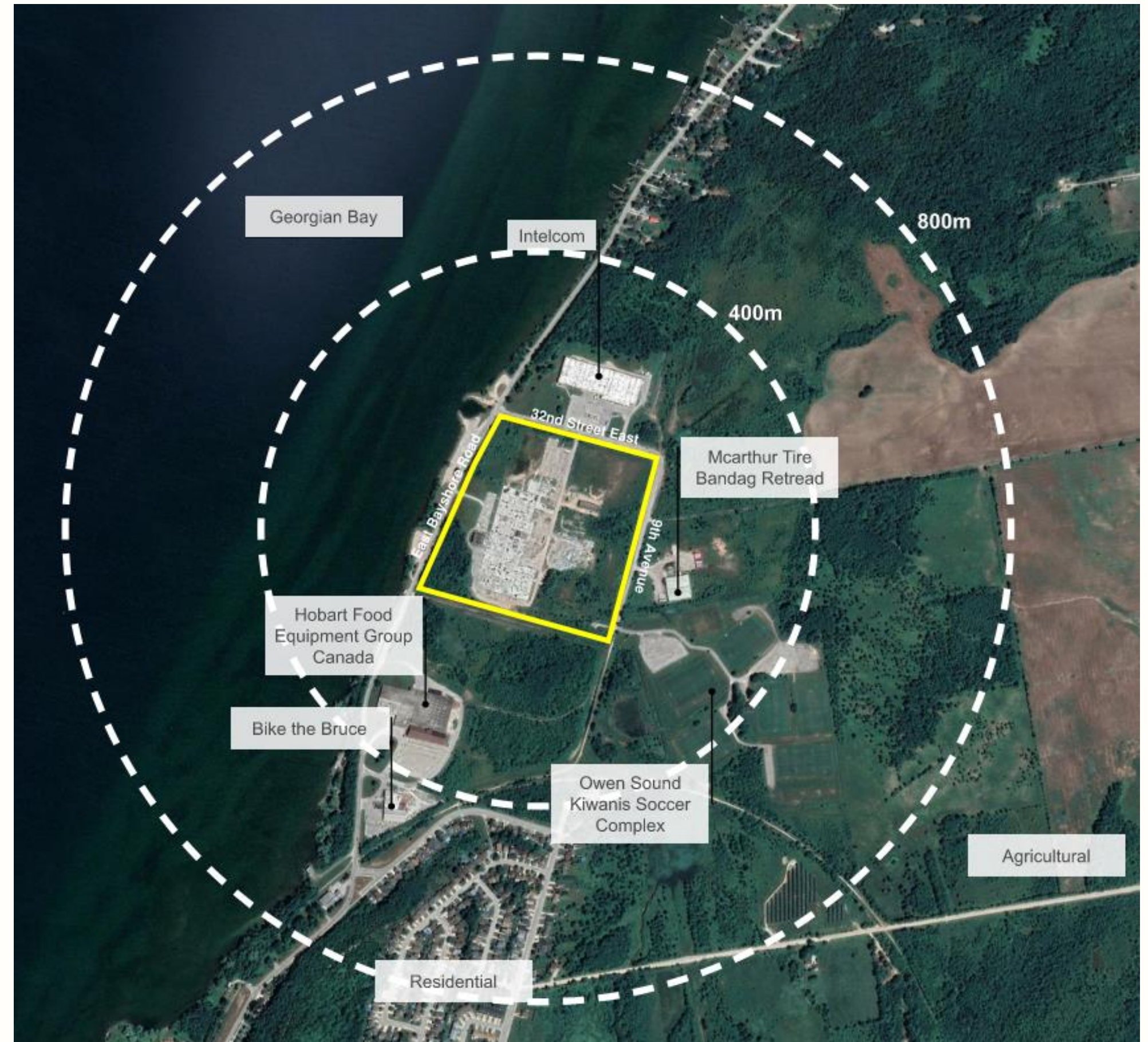


Environmental & Social Sustainability

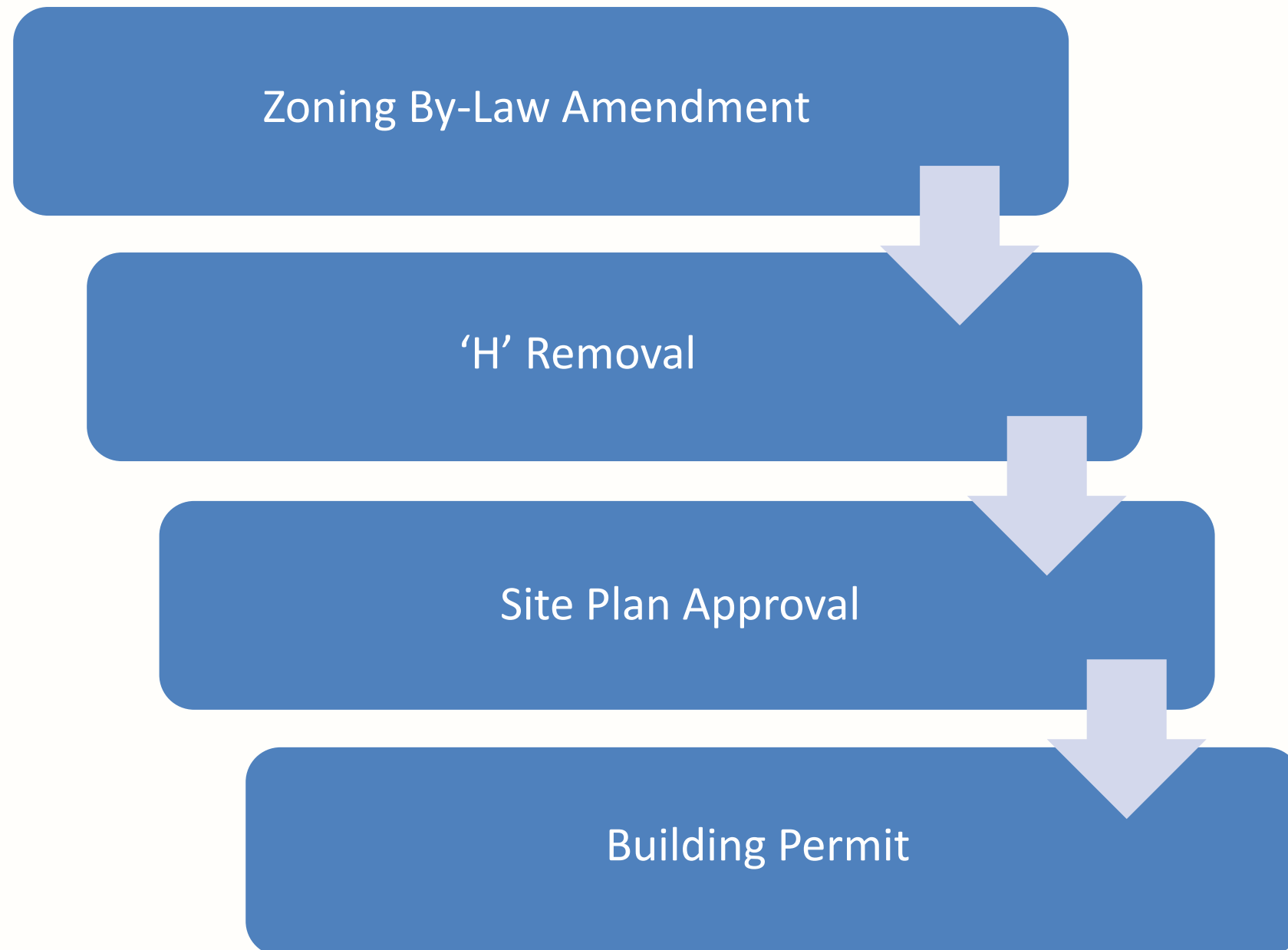


Site Location

- Site is approximately 15.5 hectares (38.3 acres)
- Located along Easy Bayshore Road in the northeastern area of the City
- Site is currently vacant and was formerly occupied by the RCA Factory



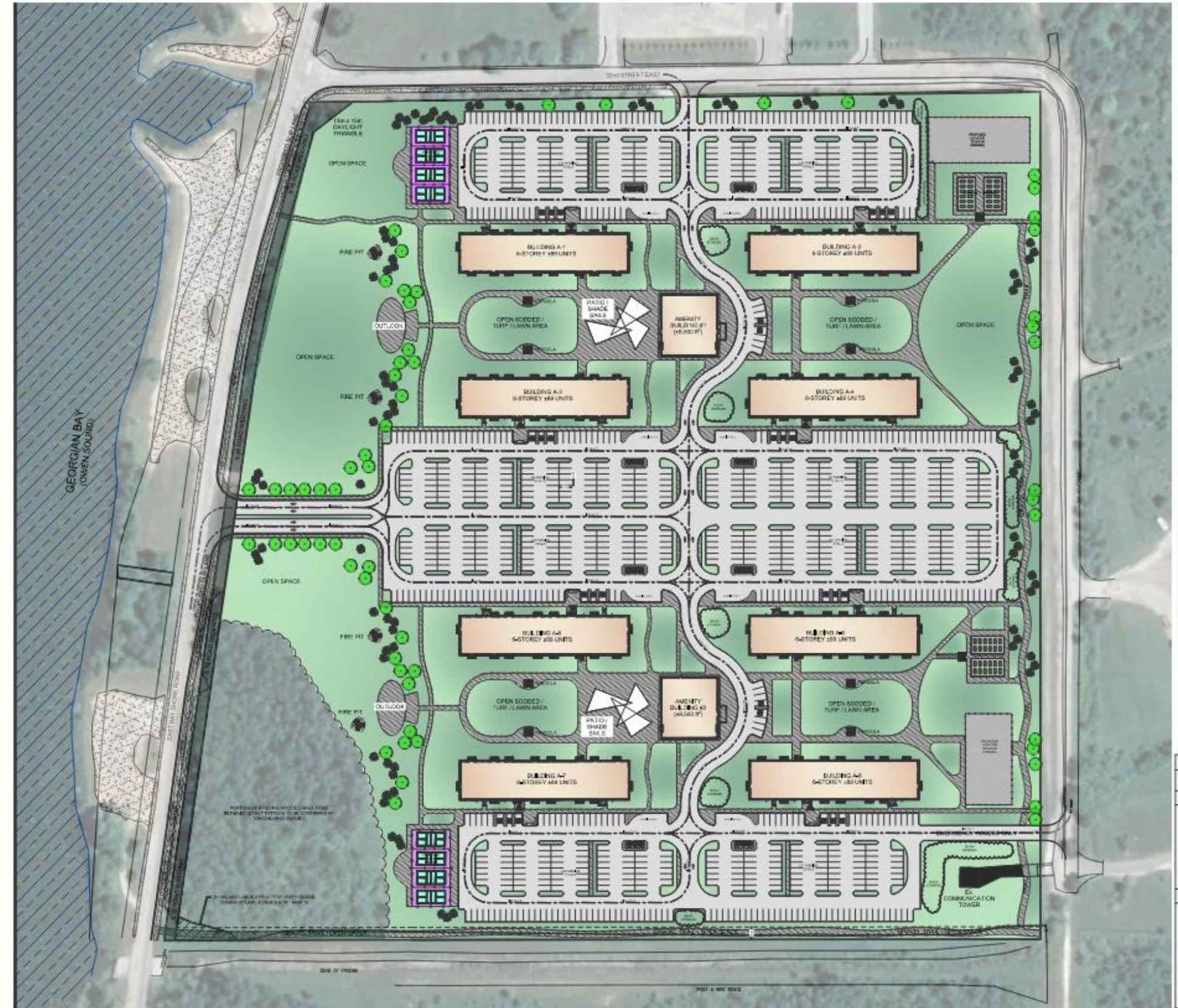
Applications & Submission Requirements



- 'H' Removal:
 - Completion of technical studies
 - Land Use Compatibility Study
 - Urban Design Brief
 - Record of Site Condition
 - Archaeological Assessment
 - Functional Servicing Review
- Site Plan Approval:
 - Detailed architectural, servicing, landscaping, and lighting plans

Proposed Development and Key Statistics

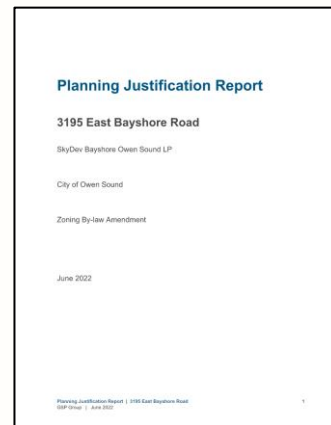
- Eight - 6 storey rental apartment buildings
- 712 dwelling units
- Indoor/Outdoor amenity buildings with extensive outdoor amenity space:
 - Pickleball courts
 - Fenced dog run
 - Community Gardens
 - Trails and seating
- Sustainability features to be incorporated
- Road Widening along East Bayshore Road including northbound right-turn lanes at Site Entrance and 32nd Street East



Conceptual Plans

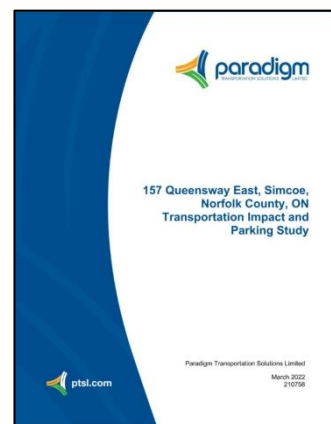


Reports in Support of Zoning By-law Amendment



Planning Justification Report

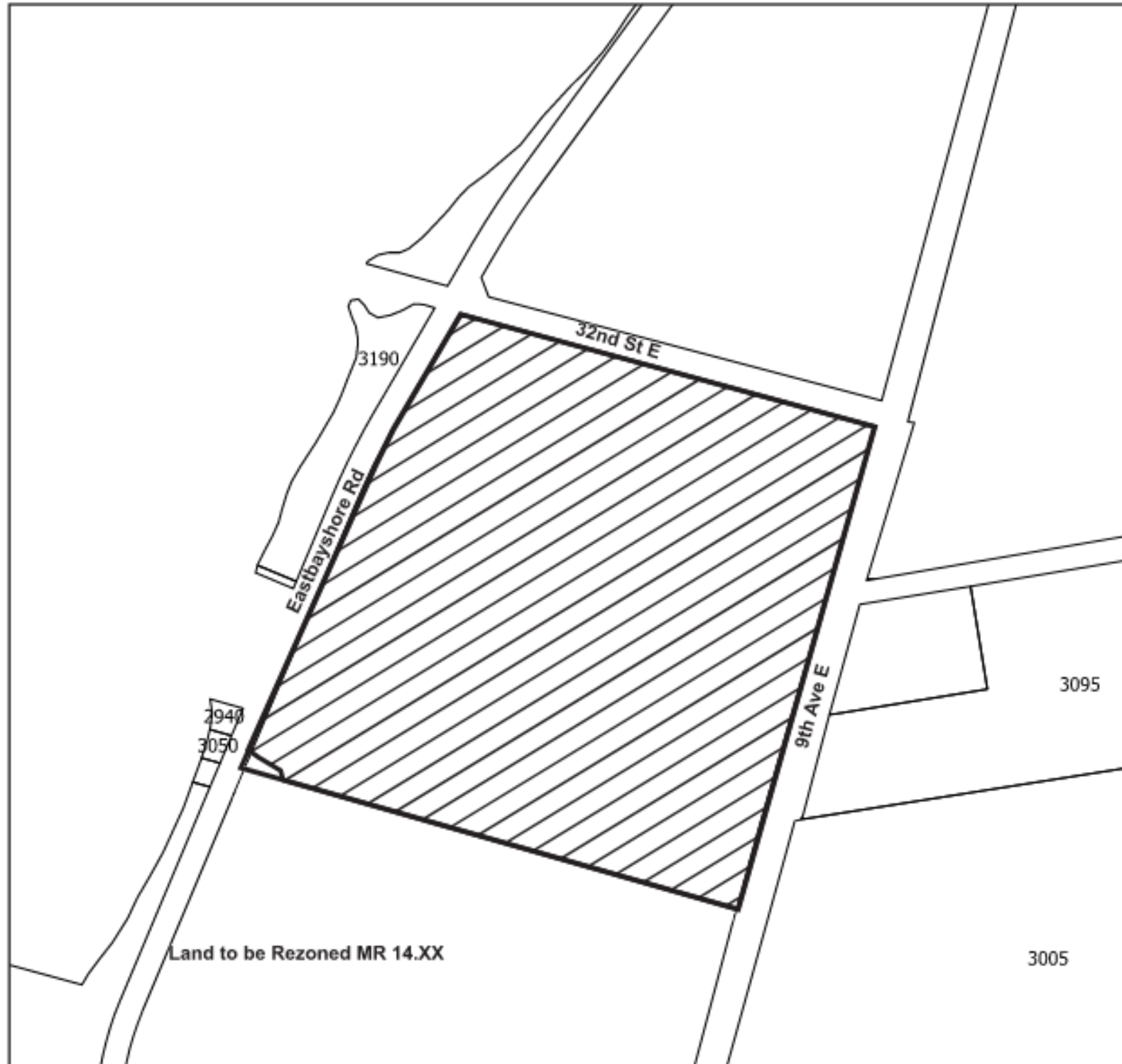
- Review of Applicable Planning Policy & Rational for proposal
- Urban Design Brief
- Draft Zoning By-Law
- Transportation Plan



Transportation Impact & Parking Study

- Analysis of anticipated traffic generated from the proposed development
- Analysis of existing traffic conditions & forecast of post development traffic
- Parking Demand analysis
- Transportation Demand Management review and recommendations.

Existing Zoning & Proposed Zoning By-law Amendment



 Land to be Rezoned MR 14.XX

- Current zoning is:
 - Low Density Residential Three with Special Provision 14.55 and Holding ((H) R3 14.55)
 - Hazard Lands (ZH)
- Proposing zoning is:
 - Multiple Residential Zone (MR) with site specific regulations
 - Hazard Lands (ZH) maintained

Transportation Plan

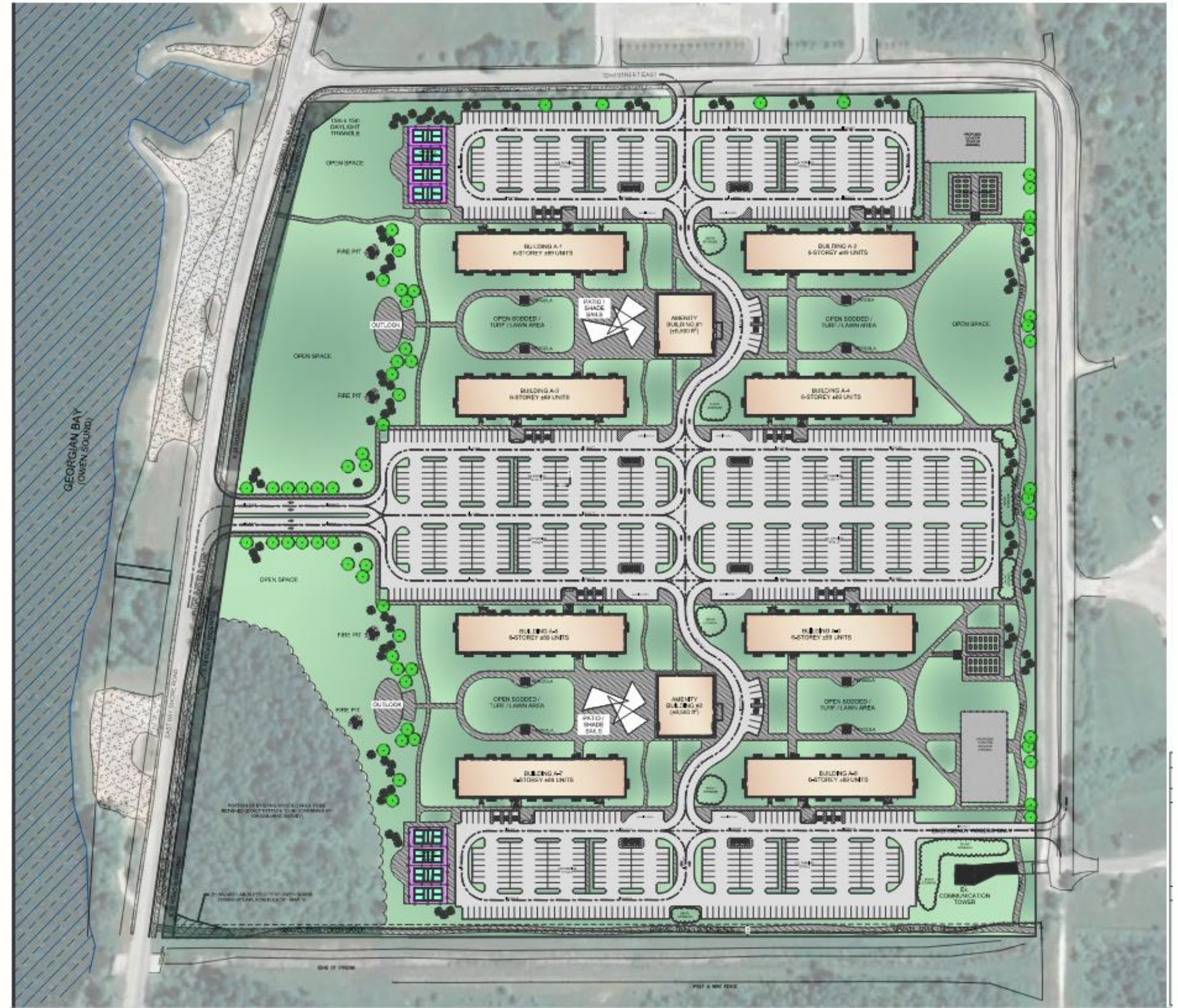
The Site is well connected to both the road, public and active transportation networks

- East Bayshore Road is a County Road, intended to accommodate higher traffic levels
- Walking distance to East Bayshore Bus Route (stop located at 3rd Ave E @ CP Rail Trail)
- Grey County CP Rail Trail is located just south of the Site
- Bicycle routes designated on all roads surrounding the Site, the Grey County CP Rail Trail, and Stoney Orchard Park Loop with connections proposed within the Site



Conclusions

- Consistent with the Provincial Policy Statement
- Conforms to the County of Grey Official Plan & City of Owen Sound Official Plan
- Meets the intent of the Zoning By-Law
- Addresses the need for rental accommodation supply in the City of Owen Sound
- Redevelopment of an underutilized site



Thank you

