

1555 18th Avenue East

Official Plan & Zoning By-law Amendment

1555 18th Avenue East
March 27, 2023



Expert Team

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FROM SHOPPING CENTRES

SmartCentres was founded over 30 years ago, because we believed that Canadians deserved convenient access to affordable retail. We have since grown to:

185

properties
in all Canadian
provinces

+34M

square feet of built space

TO CITY CENTRES

Canadians now need transit-connected homes with urban amenities. So, SmartCentres is evolving and SmartLiving has emerged with a \$15B transformation plan to enhance Canadian Communities.

98%

industry-leading occupancy rate

+\$11.9B

total real estate assets

3,500

acres of land



THE SMARTER WAY TO LIVE

SmartLiving is redefining communities. As SmartCentres' wholly owned residential brand, SmartLiving gives Canadians access to city living without compromise. We do not simply build homes; SmartLiving apartments, condos, towns, and seniors' residences are designed around public squares and parks, within our pedestrian-focused, transit-connected master-planned communities.

Backed by over 30 years of extensive experience, SmartLiving leverages an in-house team of land development experts to drive all residential initiatives across SmartCentres' communities coast-to-coast.

RESIDENTIAL PIPELINE

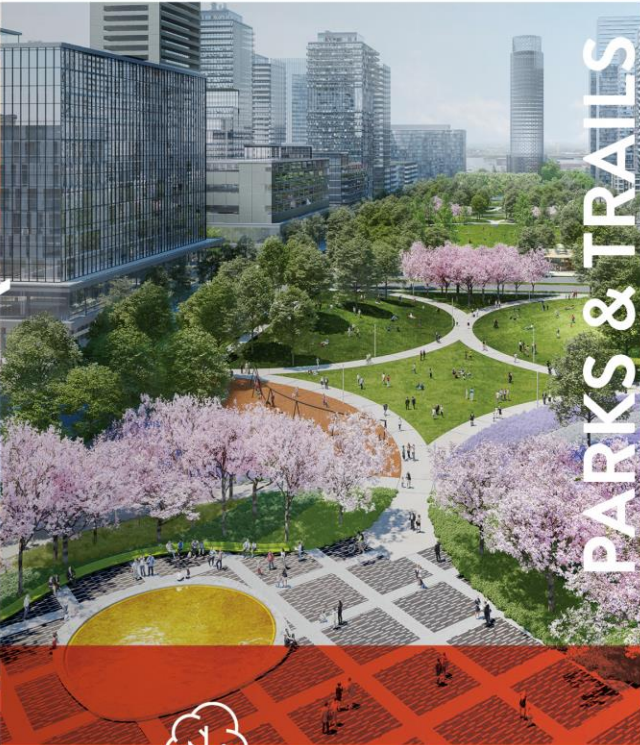


SmartCentres has publicly disclosed a pipeline of 239 SmartLiving residential projects across the portfolio.

BUILDING HOLISTIC COMMUNITIES



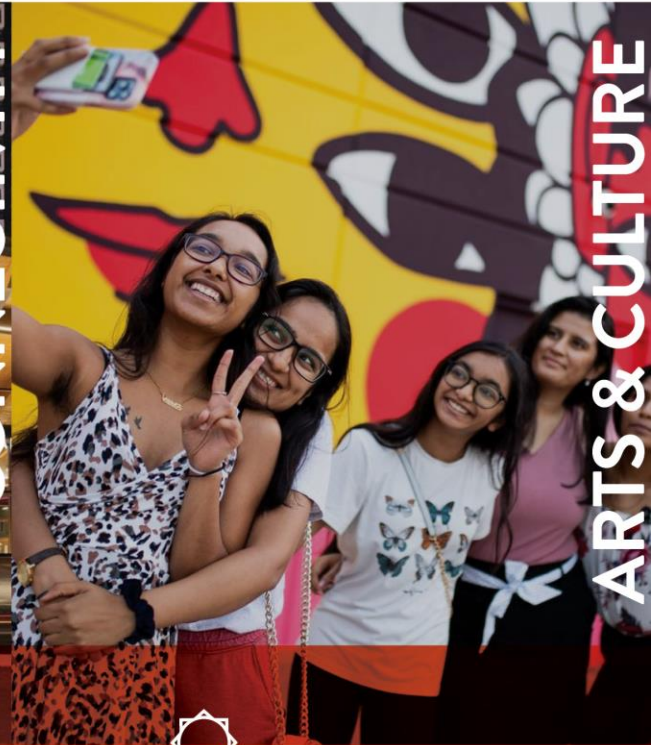
Enhanced urban programming with public spaces designed to bring residents together



Pedestrian-focused greenspace connects residents with the outdoors and each other



Prime transit-connected locations with convenient highway access



Creativity and diversity are leveraged to foster community building and quality of place

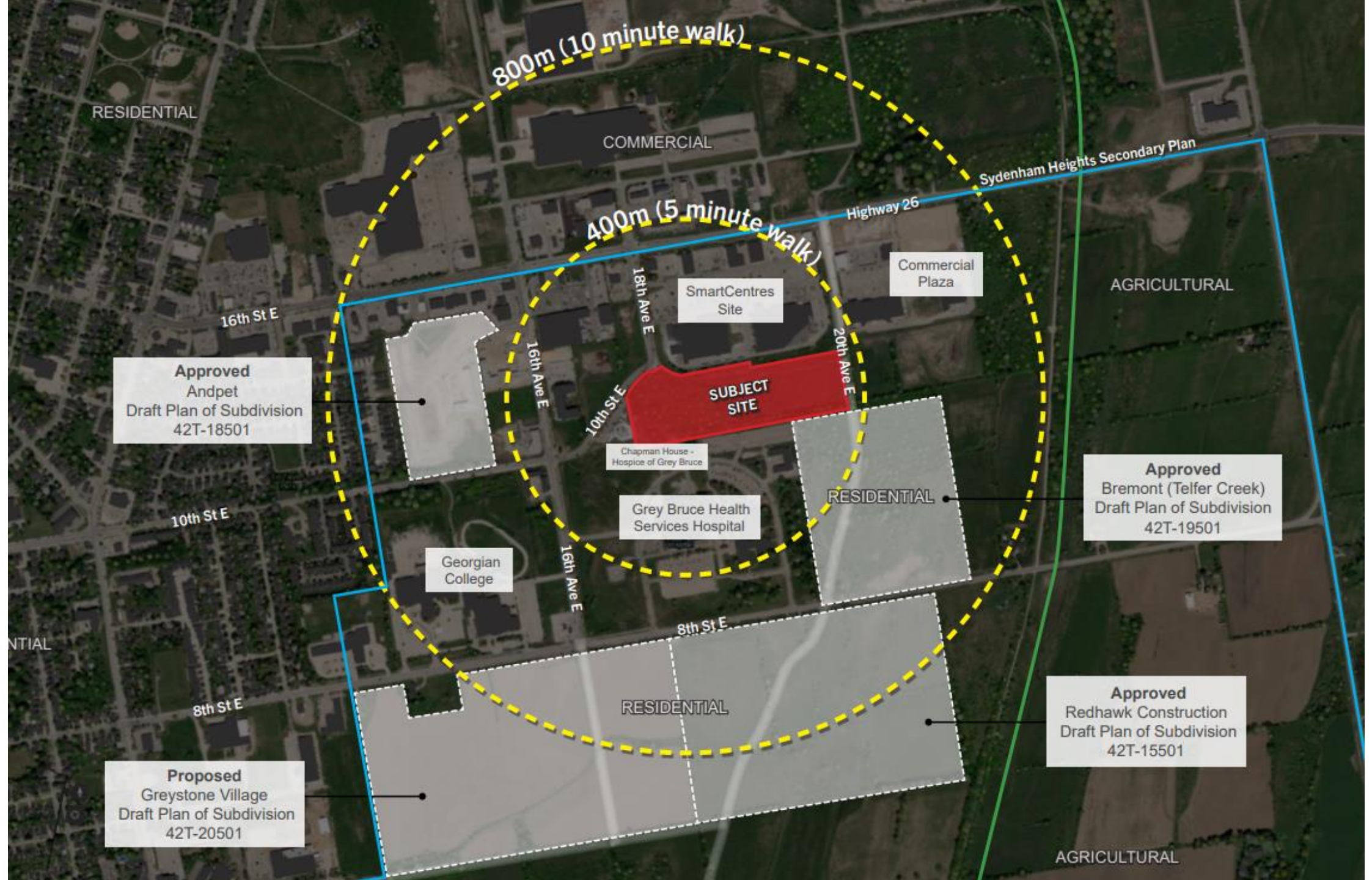
Site Location

- The site is the residential zoned portion of 1555 18th Ave E, immediately south of SmartCentres' existing Walmart anchored shopping centre.
- Redevelopment portion of the Site is approximately 6 hectares in area.



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800m (10 minute walk)

400m (5 minute walk)

Sydenham Heights Secondary Plan

Highway 26

RESIDENTIAL

COMMERCIAL

AGRICULTURAL

16th St E

Approved
Andpet
Draft Plan of Subdivision
42T-18501

SmartCentres
Site

Commercial
Plaza

16th Ave E

18th Ave E

20th Ave E

10th St E

Chapman House -
Hospice of Grey Bruce

Grey Bruce Health
Services Hospital

**SUBJECT
SITE**

RESIDENTIAL

Approved
Bremont (Telfer Creek)
Draft Plan of Subdivision
42T-19501

10th St E

Georgian
College

16th Ave E

8th St E

RESIDENTIAL

Approved
Redhawk Construction
Draft Plan of Subdivision
42T-15501

NTIAL

8th St E

Proposed
Greystone Village
Draft Plan of Subdivision
42T-20501

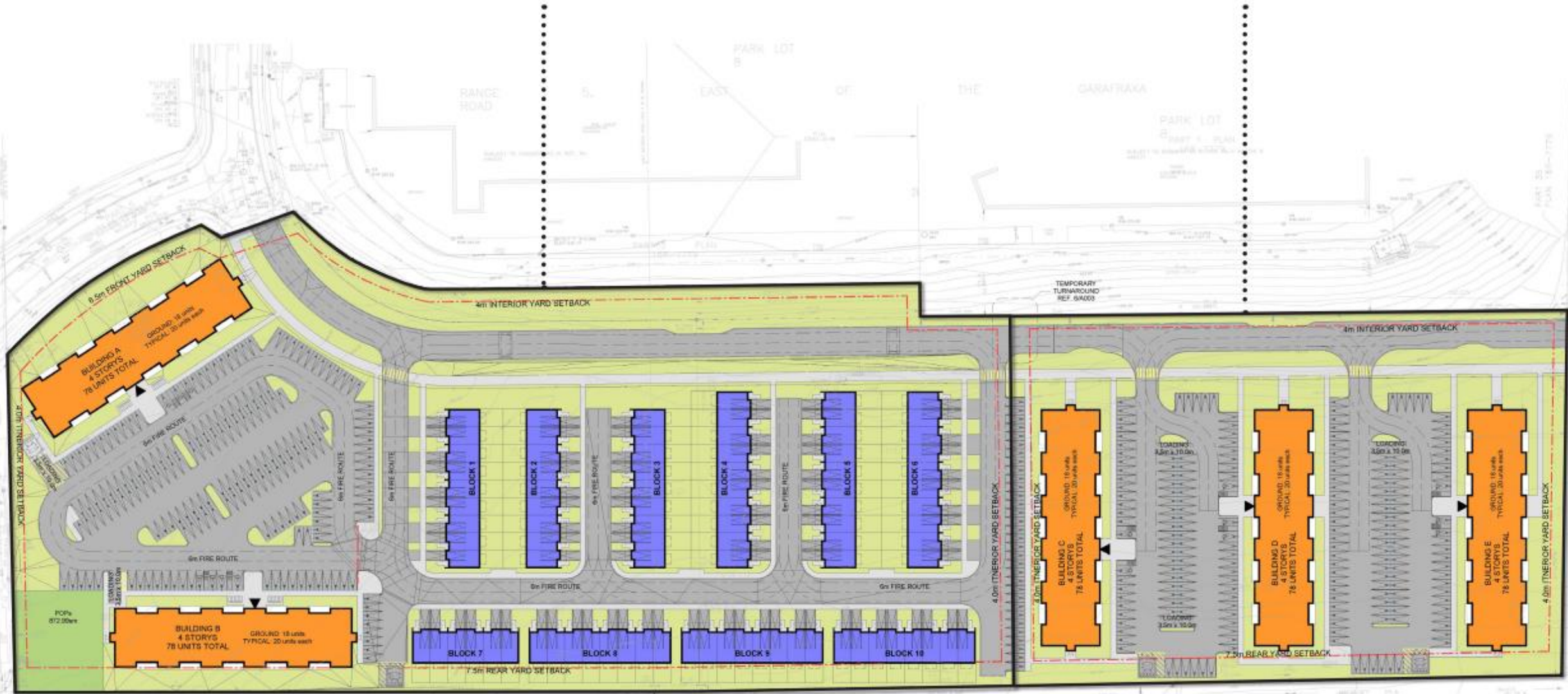
AGRICULTURAL

Proposed Development and Key Statistics

- Redevelopment is expected to occur over two phases.
- Phase 1:
 - Two four-storey apartment buildings for a total of 156 units
 - 87 townhouse units
 - Private outdoor amenity area at south western corner of Site
 - Pedestrian walkways proposed throughout
- Phase 2:
 - Current concept is illustrative in nature and proposes three four-storey apartment buildings with 78 units each.
- New collector road between 18th Ave E and 20th Ave E will be constructed.

PHASE 1

PHASE 2



Rendering of townhouse units – looking east



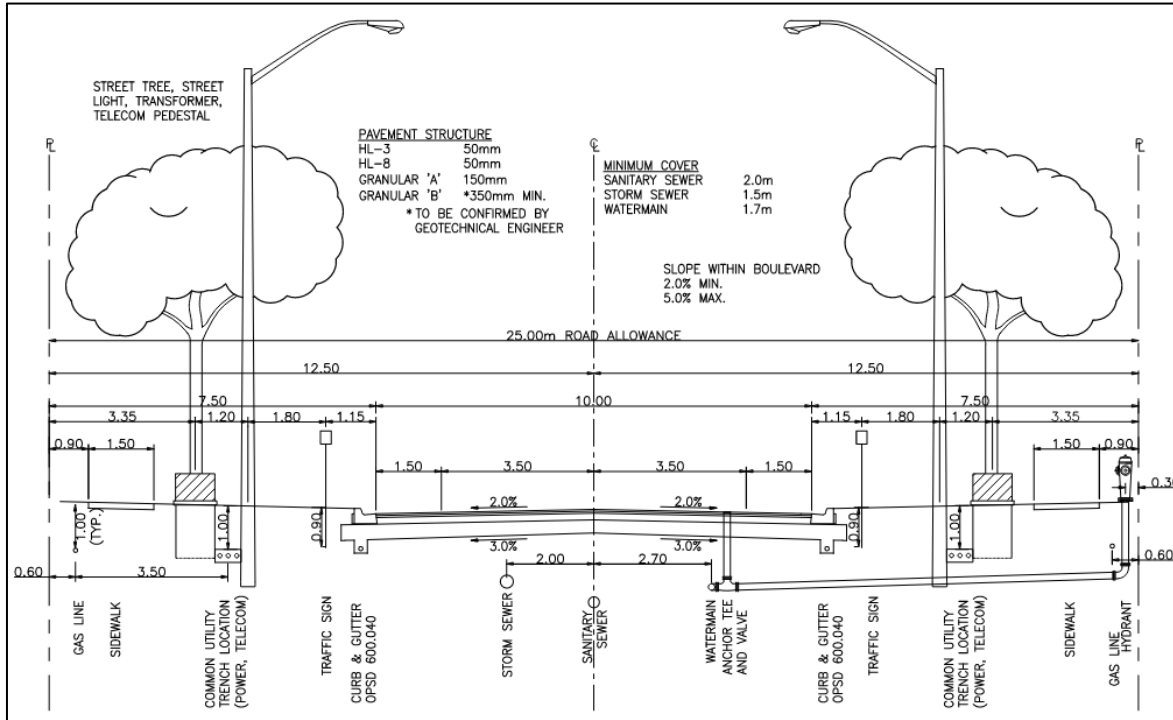
Rendering of apartment building – looking north



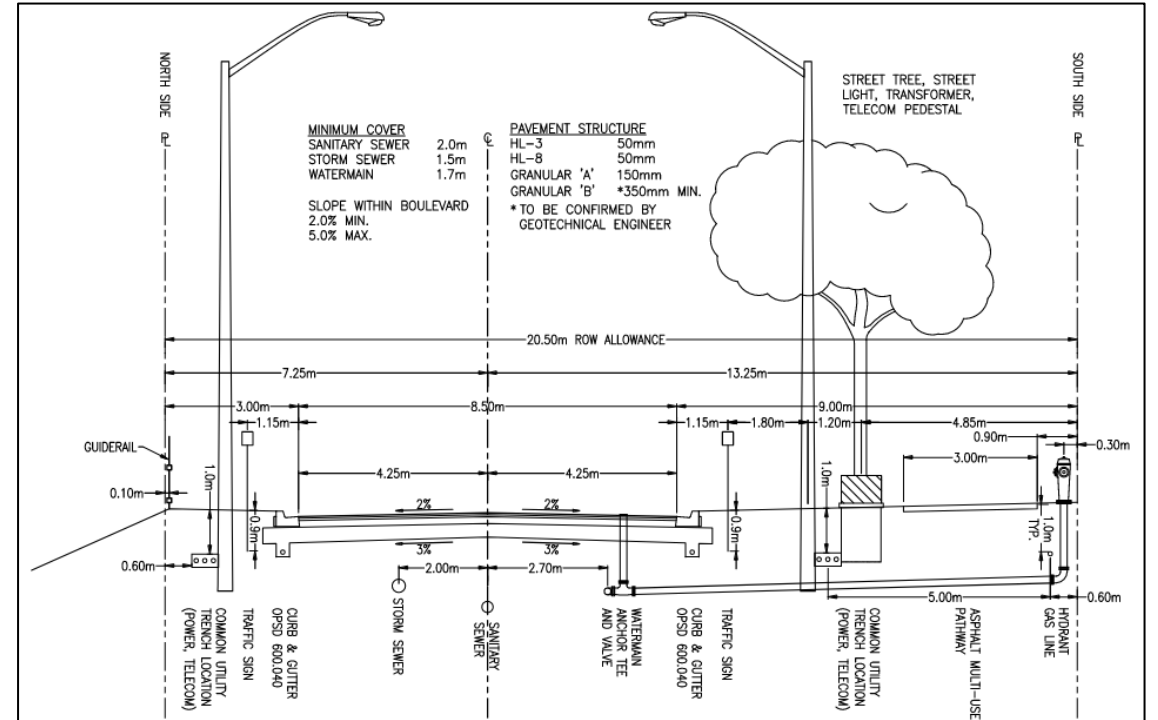
10th Street East Extension

- New collector road will be constructed through this plan, proposing a refined design to typical collector roads.
- A multi-use two-way pedestrian and bike path will be located on the south side, adjacent the development.
- This width is sufficient to accommodate all servicing needs, street trees, lighting, and car and pedestrian mobility.
- This design is mindful of grade changes between the adjacent commercial use, includes traffic calming measures to ensure a safe and family friendly pedestrian environment.

Proposed Cross Section

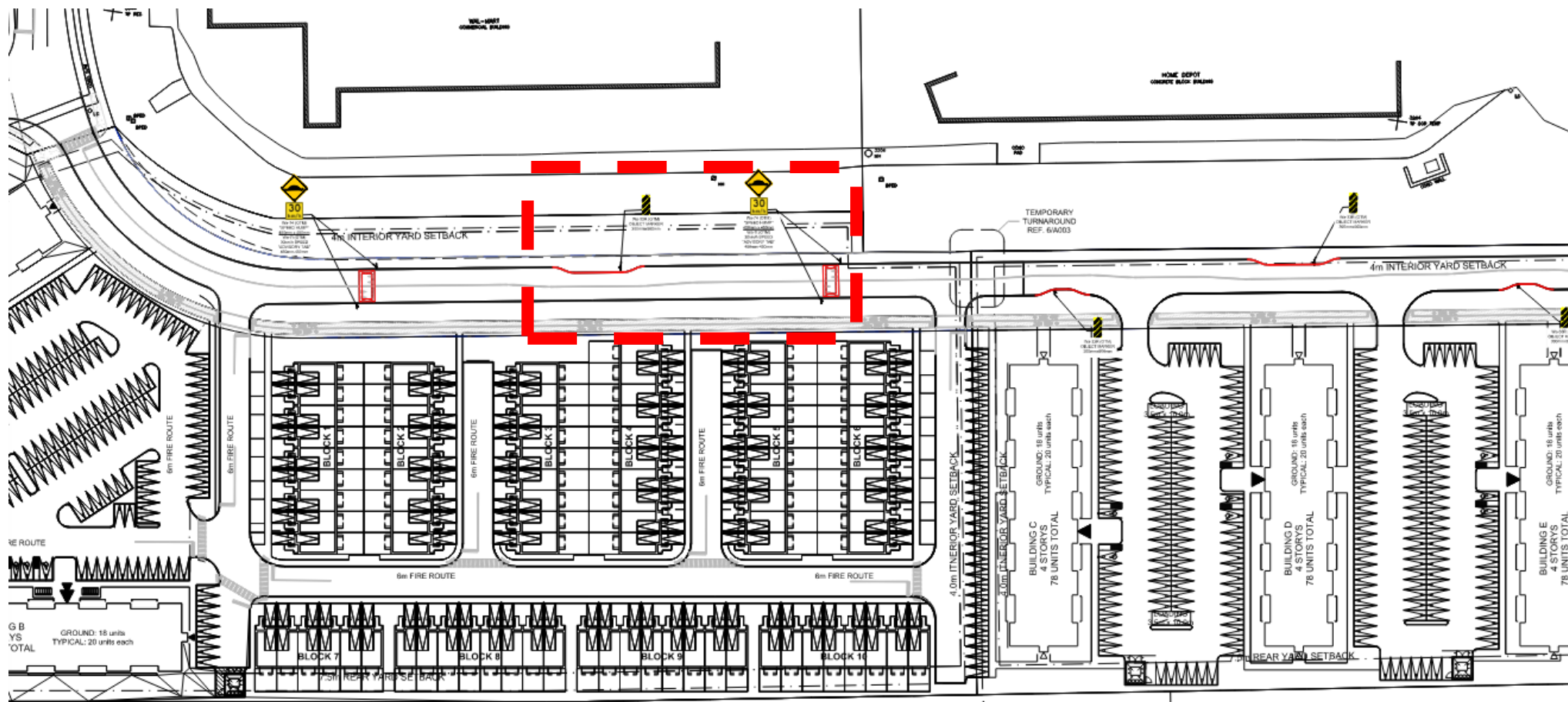


City of Owen Sound 25.0 metre Right-of-way Cross-section
 (Drawing OSS-100C)



Proposed 20.5 metre Right-of-way Cross-section

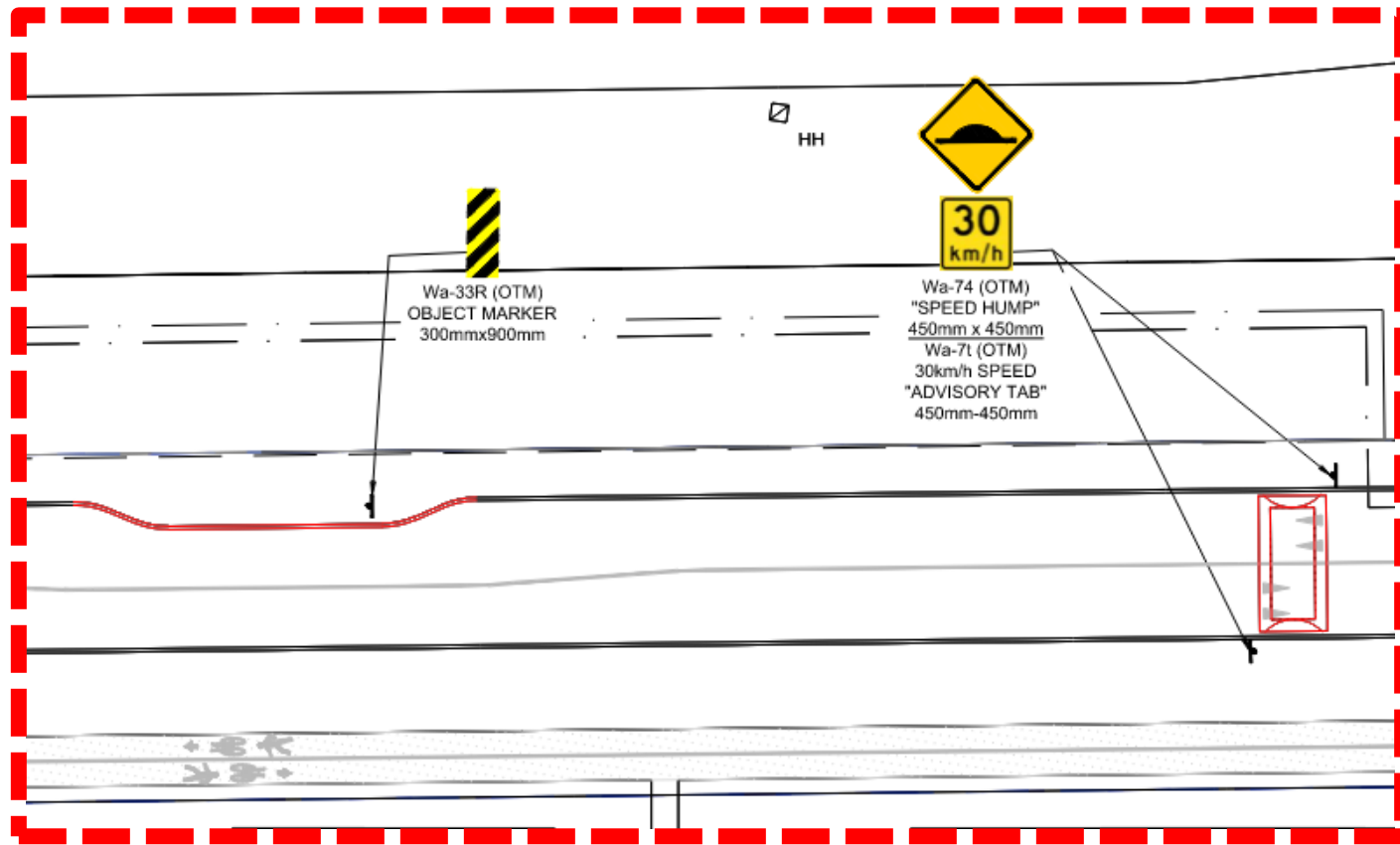
Proposed Roadway Traffic Calming



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Proposed Roadway Traffic Calming



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Proposed Amendments

- Official Plan Amendment proposes to redesignate the site from the existing Low Density residential to High Density residential.
- The Zoning By-law Amendment proposes to:
 - Phase 1:
 - Increase permitted height to 15 metres from 12 metres.
 - Decrease minimum exterior side yard to 1.5 metres.
 - Permit 0 bicycle parking spaces for townhouse units.
 - Permit an FSI of 1.0 across the Phase 1 lands.
 - Phase 2:
 - Increase permitted height to 15 metres from 12 metres.
 - Permit 1.0 parking spaces per unit.

Proposed Amendments

- The proposed site-specific regulations of the Zoning By-law Amendment are generally minor in nature and are used to address specific instances of the development. For example:
 - The 3 metre increase in height to 15 metres of height is consistent with the height requirements of apartment buildings in the MR zone.
 - The reduction to exterior side yard addresses specific instances of encroachment. Once for the protrusion of the side entrance of an apartment building, and for select townhouse blocks.
 - The reduction in bicycle parking spaces is due to each townhouse unit having their own private garage and back yard.

Policy Context

- The Provincial Policy Statement directs for settlement areas to be the focus of growth and development.
- The housing policies of the County Official Plan direct for increased densities in newly developing areas with a mix of housing types.
- Additionally, the County Official Plan permits higher densities within the built-up area, where development is compatible with adjacent residential uses.
- The Owen Sound Official Plan directs that high-density uses are to have direct access to a collector road, which is accomplished by the extension of 10th Avenue East, and be compatible with adjacent development and planned land use.

Conclusions

- Consistent with the Provincial Policy Statement.
- Conforms to the County of Grey Official Plan & objectives of the City of Owen Sound Official Plan.
- Meets the intent of the Zoning By-Law.
- Provides a significant amount of attainable housing units to address Provincial direction and housing supply needs.
- Development of a well located, vacant site which will efficiently use municipal water, wastewater, and stormwater infrastructure.

Thank you

We would be happy to answer any questions.

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