
Heritage Grove Centre Inc.

2125 16th Street East

Zoning By-Law Amendment No. 48

Location

- The lands are legally described as Range 5 EGR Park Part Lots 8 and 9, Registered Plan 16R-9039 Part 1 in the City of Owen Sound, municipally known as 2125 16th Street East (the “Subject Lands”).
- The Subject Lands are located generally on the south side of 16th Street East, between 18th Avenue East and 28th Avenue East.
- Site Statistics:
 - A total area of 7.6 hectares (18.78 acres);
 - +/- 296 metres of frontage along the south side of 16th Street East
 - The site has five (5) points of access. Three (3) accesses from 20th Avenue East and two (2) accesses on 16th Street East consisting of, one (1) right-in right-out (RI-RO) and one full access from a privately owned lane.
 - Approximately +/- 11,125 m² of existing Gross Floor Area (“GFA”) on site.



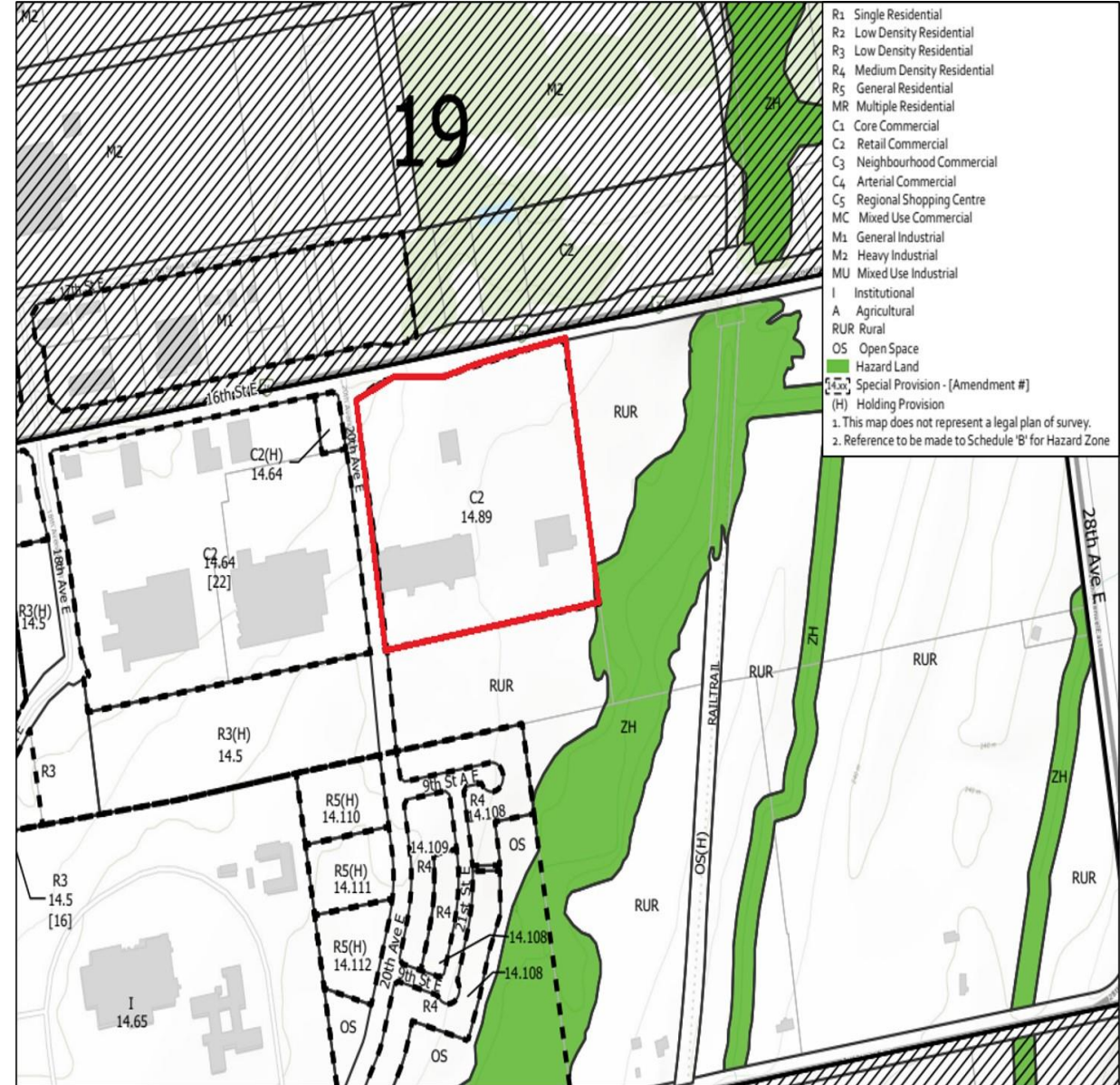
Development Proposal

- The development of the northeast quadrant of the Subject Lands signifies one of the last phases of development for the existing large format retail commercial plaza.
- The purpose of the applications is to facilitate the development of a commercial retail building 49,093 ft² in size:
 - A Grocery Store with a GFA of 35,000 ft²
 - A Pet Supply Store with a GFA of 14,093 ft²
 - Referred to as “Building K”
- A total 215 parking spaces are proposed. Loading spaces have been provided at the rear of the building.
- The proposed building occupies a similar footprint of the previously approved four (4) storey hotel building (40,000 ft²) previously approved by Council in April 2020 (ZBA No. 29 and SPA ST2019-005).



Zoning By-law Amendment

- The Subject Lands are currently zoned C2 – Retail Commercial under By-law 2010-078 subject to site-specific provision 14.89.
- The purpose of the Zoning By-law Amendment is to amend the existing site-specific By-law 14.89 to capture the full breath of existing uses and permissions granted by the parent by-law (i.e., Grocery Store) and modify site-specific exceptions (i.e., landscape buffer adjacent to 16th Street East) to facilitate the proposed development.
- We note, the Grocery Store use being added already exists within the current parent zoning, C2 Commercial Zone.



View Looking South-East



View Looking East



Questions?

- Presentation by: Aidan Pereira, KLM Planning Partners Inc.