

Public Open House

March 19, 2019

361 South Service Road

Official Plan and Zoning By-law Amendment Applications

Choice Properties REIT

Project Team

- Developer: Choice Properties REIT
- Planning: GSP Group
- Commercial Real Estate Advisory: Tate Economic Research
- Architect: Turner Fleischer Architects
- Traffic: Lea Consulting

Site Overview

- Approximately 6 hectares in size
- Located south of the QEW interchange, east of existing RONA building store
- Currently occupied with a Real Canadian Superstore and gas bar



Supporting Studies

- Planning Justification Report – GSP Group
- Retail Market Impact Study – Tate Economic
- Parking Study – Lea Consulting
- Urban Design Addendum – GSP Group

Parking Study

- 613 parking spaces required for overall development
- 516 parking spaces proposed
- Parking Study assessed existing and future parking demands, based on existing and proposed development
- Parking study determined that 516 parking spaces is adequate

Retail Market Impact Study

- Superstore serves a regional customer base extending beyond Grimsby
- Proposed retail will have a similar draw to that of the Superstore
- Geographic location of the Site diminishes any potential impacts of the Proposed Development on any existing commercial areas in Grimsby
- Report considered the Proposed Development in relation to planned Winston Road Neighbourhood – Winston Road will be local serving, the Proposed Development is regional
- Report considered vacancy rates in the Downtown District of Grimsby - the vacancy level of the Downtown is 2.2% which is indicative of a lack of supply of retail commercial space (normal rate is 5-7.5%)
- Population growth will support additional retail space

Proposed Development



PRELIMINARY

STATISTICS		
SITE AREA	± 19,016.42 SQ. FT.	± 0.07 HA.
EXISTING RETAIL A AREA	± 29,200 S.F.	± 0.08 SQ. AC.
EXISTING RETAIL B AREA AREA	± 44,000 S.F.	± 0.001 SQ. AC.
EXISTING KICKER AREA	± 300 S.F.	± 0.00 S.M.
PROPOSED RETAIL A AREA	± 10,000 S.F.	± 0.09 S.M.
PROPOSED RETAIL C AREA	± 2,200 S.F.	± 0.02 S.M.
PROPOSED RETAIL D AREA	± 3,300 S.F.	± 0.03 S.M.
PROPOSED RETAIL E AREA	± 8,000 S.F.	± 0.08 S.M.
NEW KICKER AREA	± 100 S.F.	± 0.00 S.M.
TOTAL RETAIL AREA	± 114,200 S.F.	± 1.04 S.M.
TOTAL EXISTING PAVEMENT AREA	± 114,200 S.F.	± 1.04 SQ. AC.
TOTAL BUILDING AREA	± 126,200 S.F.	± 1.22 SQ. AC.
PARKING PROVISION		320 CAR
ON-LOT GARAGE (OPTION)	± 4,000 SQ. FT.	± 46,000 S.F.
PARKING PROVISION		440 CAR
ON-LOT GARAGE (OPTION)	± 4,000 SQ. FT.	± 46,000 S.F.
CONTRACT		28.00%

EXISTING RETAIL AREA	± 90,241 S.F.	± 0.82 S.M.
PROPOSED RETAIL AREA	± 25,700 S.F.	± 0.20 S.M.
TOTAL RETAIL AREA	± 115,941 S.F.	± 1.02 S.M.
CONTRACT	± 21,700 S.F.	± 0.20 S.M.

ZONING REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA	2,800 S.M.	660,700 S.M.
MIN. LOT COVER/AGE	8%	20.00%
MIN. LOT FRONTAGE	30 METERS	110 METERS
MIN. FRONT YARD SETBACK	0 METERS	0 METERS
MIN. SIDE/REAR YARD SETBACK	0 METERS	10 METERS
MIN. INTERIOR SIDE YARD SETBACK	0 METERS	10 METERS
MIN. REAR YARD SETBACK	0 METERS	10 METERS
MAX. BUILDING HEIGHT	10 METERS	12.5 METERS

TURNER FLEISCHER



361 SOUTH SERVICE RD.

GRIMSBY, ON

02.1478 (PID 2420)

CONTEXT SITE PLAN

A1-35.1



SCALE = 1:1200 2019-02-07



Overall Site Perspective



Building Perspective – East of Superstore



South Service Building Perspective – Looking North



Summary

- Proposed Applications are necessary to permit individual retail uses on the Site, less than 5,000 square metres
- Will facilitate development on an underutilized Site
- Will improve and diversify the commercial opportunities within the surrounding area and the larger regional area
- Consideration has been given to the building's massing, features and materials to provide architectural interest that takes its design queue from the current RCS store
- Retail Market Impact Study concludes that the scale of the Proposed Development and existing market conditions (low vacancies) will not result in any negative impacts on existing or planned commercial areas

Questions