

# 1130-1146 Colborne Street East, Cainsville

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**IBI GROUP**  
MRC Tech Inc.  
January 4<sup>th</sup>, 2022



Aerial Image of the Subject Lands



## SUBJECT LANDS

- Currently occupied by
  - Crossroads Antique Market (Trading Post)
  - Lil Louie's Eats and Sweets
  - One Single Detached Dwelling



## DEVELOPMENT PROPOSAL

- Six Storey Apartment Building with Ground Floor 'Flex Space'
- 20 Three-Storey Townhouses
- 32 Three Storey Stacked Townhouses
  - 121 underground parking spaces
  - 138 surface parking spaces





Precedent Images

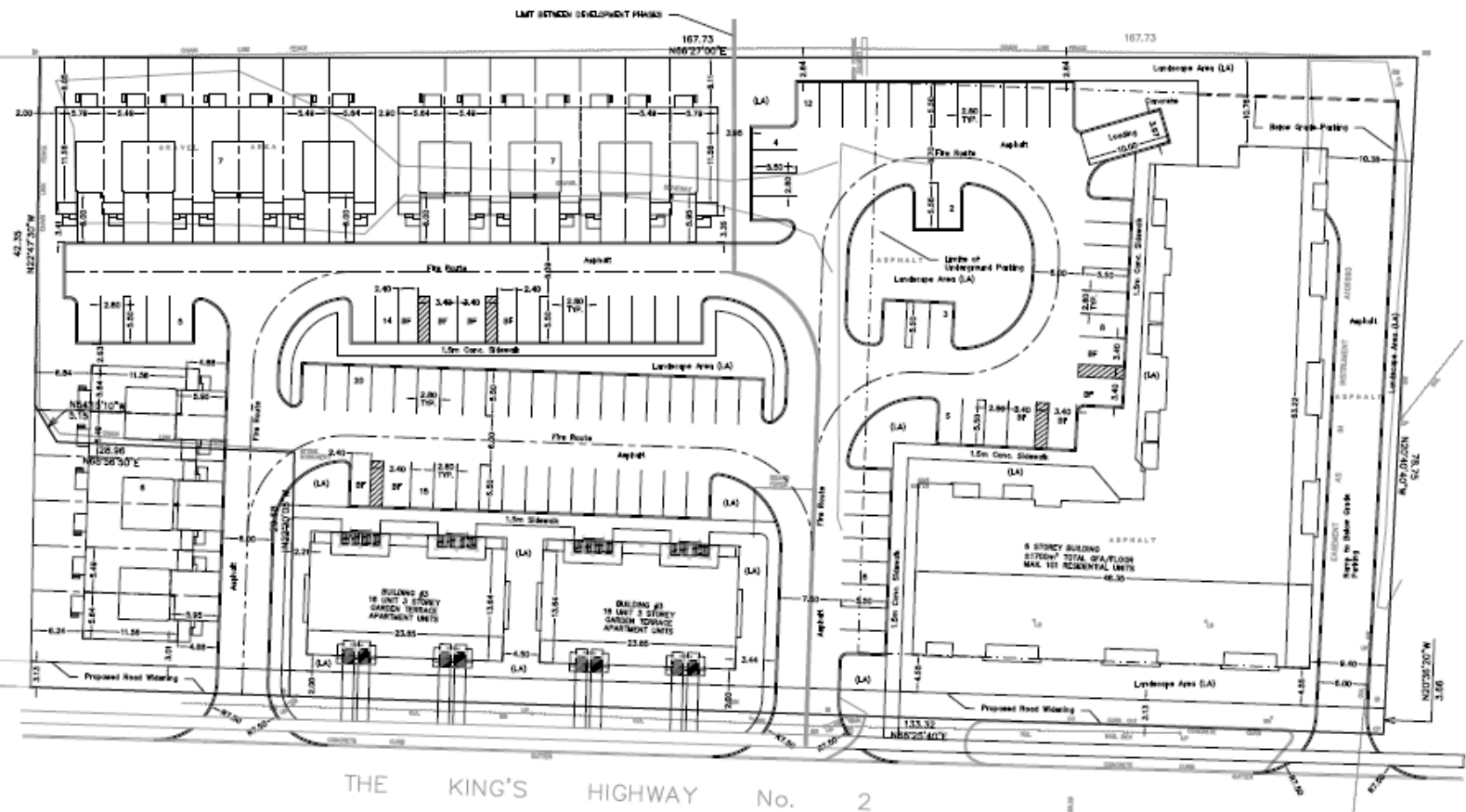
20 TOWNHOUSE UNITS  
32 STACKED TOWNHOUSE UNITS  
54 SURFACE PARKING SPACES  
1 SPACE PER STACKED TOWNHOUSE UNIT  
22 VISITOR PARKING SPACES

RESIDENTIAL PARKING  
1 BEDROOM UNITS = 1.25 SPACES PER UNIT  
2 BEDROOM UNITS = 1.4 SPACES PER UNIT  
PLUS 0.35 SPACES PER UNIT FOR VISITOR PARKING

121 UNDERGROUND PARKING SPACES  
42 SURFACE PARKING SPACES

POTENTIAL UNIT COUNT  
163 TOTAL PARKING SPACES  
101 UNITS (BASED ON ALL 1 BEDROOM UNITS)  
93 UNITS (BASED ON ALL 2 BEDROOM UNITS)

## CAINSVILLE TRAIL



Proposed Concept Plan

## STUDIES COMPLETED

- Urban Design Study
- Transportation Impact Study, including Parking/ Loading Analysis
- Noise Study
- Sun/Shadow Study
- Functional Servicing Report/ Stormwater Management Report

## PROPOSED APPLICATIONS

- Why aren't we waiting for the new Official Plan process
  - A Site-Specific Amendment is required for the Servicing policies (to allow for a Holding Provision to be put in place for longer than three years)
  - Long Onerous Process to wait for the new Draft Official Plan
  - The proposed Zoning will be in place, so the applications are closer to Site Plan Approval while the Class EA is taking place



## WHY ARE THE APPLICATIONS APPROPRIATE?

- In line with the Draft County of Brant Official Plan, as the subject lands are designated 'Community Node'
- More in line with existing conditions along Colborne Street East (reduced traffic due to Highway 403)
- Residential uses will support existing commercial and employment uses
- Diversity in housing typologies

# Thank you!