



# Public Meeting

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Winona Point Joint Venture Inc.



1290 South Service Road and 5 & 23 Vince  
Mazza Way, Stoney Creek

December 7, 2021







Myst Towns



CoMo Condos



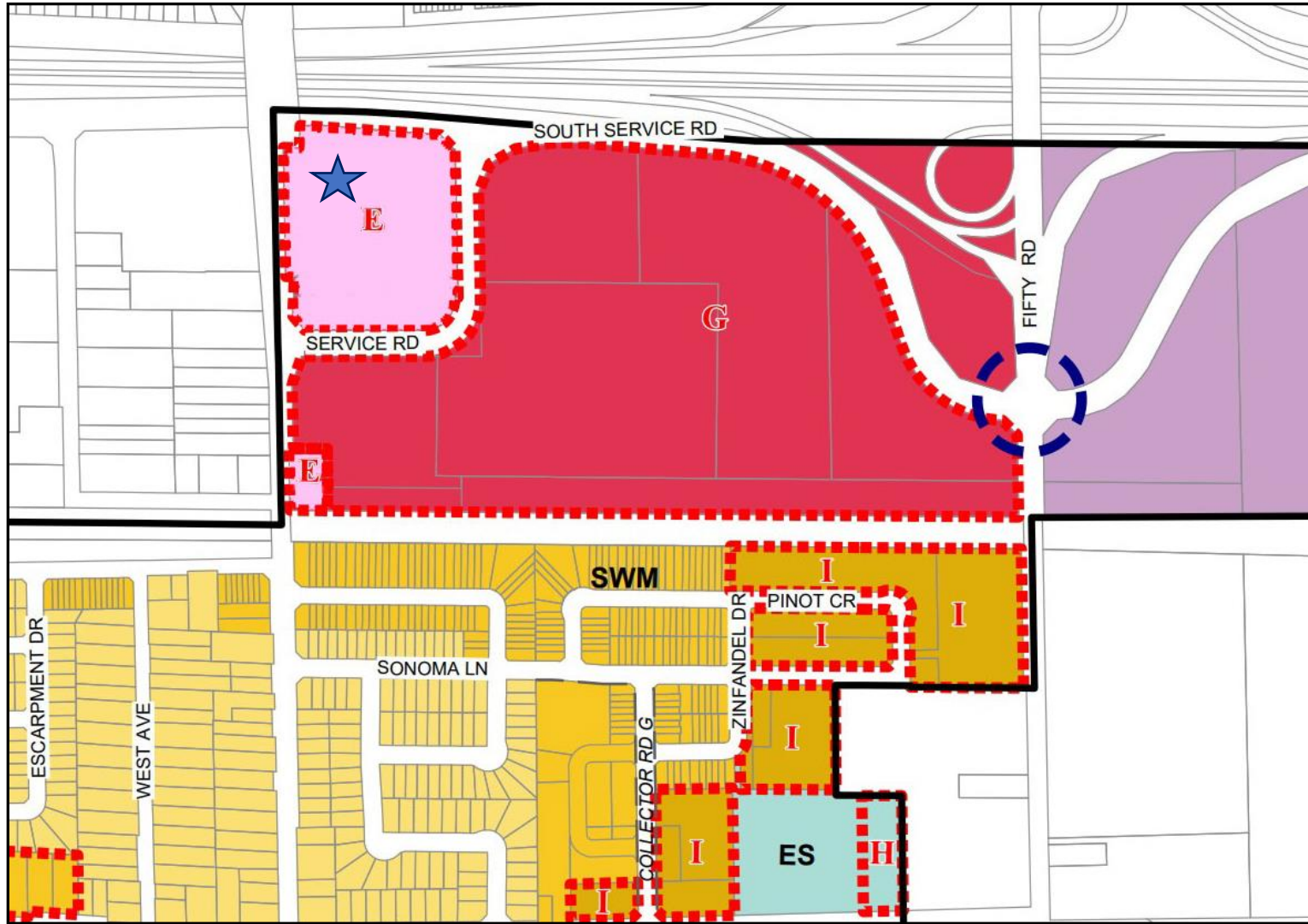
Lake Pointe –  
Rosehaven/DeSantis/Melrose

KiWi – Rosehaven/Melrose



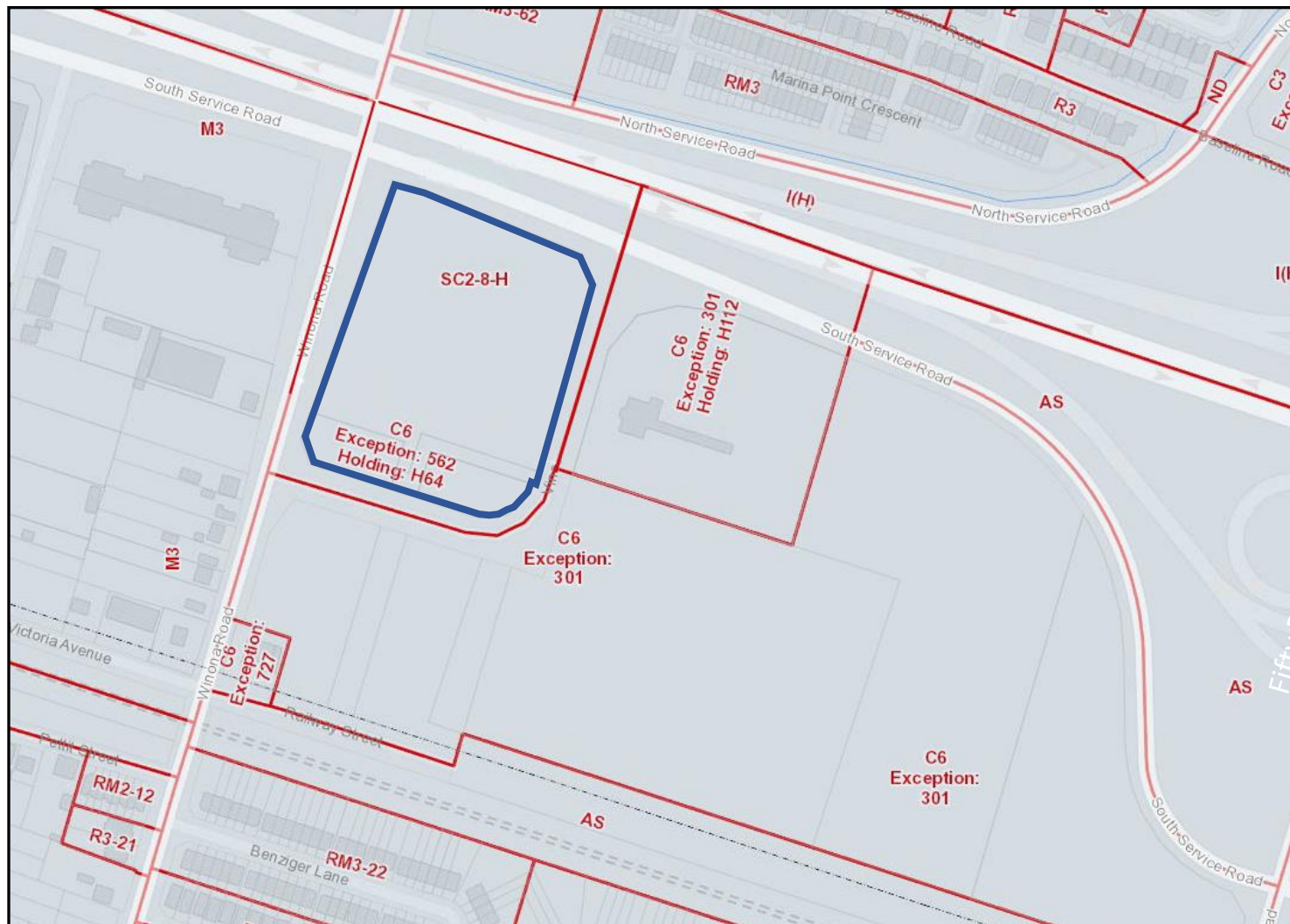
AquaBlu & AquaZul





Land Use Plan - Map B.7.4-1 – District Commercial Designation – Site Specific Policy Area E





Zoning – Community Shopping Centre (SC2) and District Commercial (C6)

- Currently designated District Commercial in UHOP
- Currently zoned Community Shopping Centre (SC2-8-H) and District Commercial (C6, 562, H64);
- Development requires amendments to both Official Plan and Zoning By-law to deal with proposed land uses and built form;
- Change Official Plan designation to Medium Density Residential 2, with site specific policies;
- Change Zoning to Mixed Use Medium Density (C5) zone, with site specific regulations;
- Future Site Plan Control application will deal with detailed technical design, best efforts and community improvement contributions.

What we heard from the community at the neighbourhood information meetings:

- Traffic Safety;
- Active Transportation Options;
- Transit Availability;
- Public Services;
- Community Services;
- Development Built Form;
- Community Benefit.









Developer's Concept

- 28-storey Tower
- 12 4-storey Stacked Townhouse Blocks
- 624 Total Residential Units
- 5 3-storey Mixed-Use Blocks
- 33 Commercial Units
- 2630m<sup>2</sup> GFA Commercial
- 971 Parking Spaces

Community Concept

- 28-storey Tower Removed
- 16 4-storey Stacked Townhouse Blocks
- 454 Total Residential Units
- 5 3-storey Mixed-Use Blocks
- 31 Commercial Units
- 1900m<sup>2</sup> GFA Commercial
- 621 Parking Spaces





## Modified Development Proposal

- 454 Residential Units
- 4-storey Stacked Townhouses buildings, 16 blocks with 404 units
- 3-storey Mixed-Use buildings, 5 blocks with 50 residential units
- $\pm 2,475\text{m}^2$  (26,640ft<sup>2</sup>) Commercial GFA in 5 Mixed-use blocks and 1 standalone Commercial building (31 units)
- 444 parking spaces required, 621 provided.
- 2 acres of Open Space (23%)

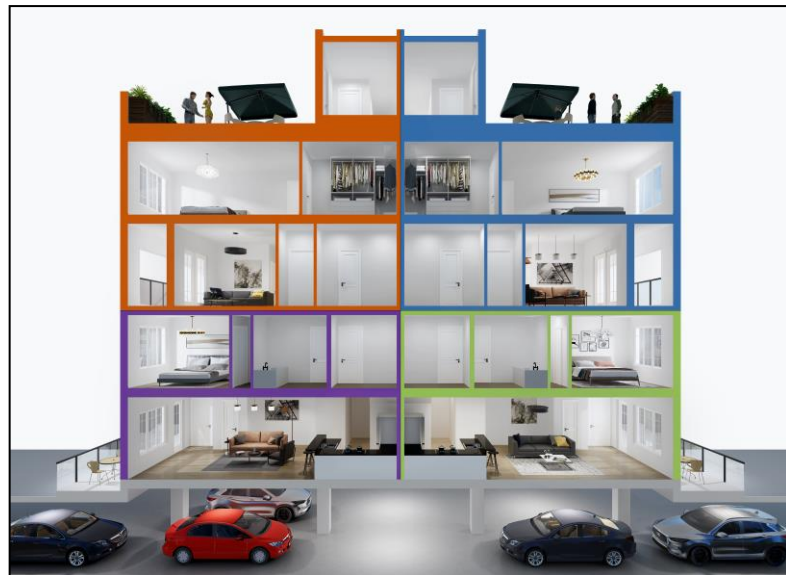


## Perspectives/Elevations – Mixed Use



- Smaller commercial units offer space that focuses on local commercial service uses that are not available in adjacent plaza, or community at large.
- Reflective of current market demand.











## Woonerf inspired park space

- Proposed multi-use park is 1 acre in size.
- Creates an efficient use of space.
- Additional open space between new buildings.
- Increases socialization through physical activities.
- Creates a more attractive pedestrian open space.
- Increases safety through natural surveillance - “eyes on the street”.
- Accessible amenities for young and old fosters a sense of community.
- Improves the quality of urban space.



PRECEDENTS &amp; SITE FURNISHINGS



steps



spray pad/ ice rink



play



bike racks



trellis



community gardens



seating



lighting













function



planting



## Conclusions

- Development will generate approximately 1300 skilled labour jobs over the life of the project.
- Over 100 full & part time jobs created in the newly formed small business community encircling the site – local business means local jobs!
- Integrated commercial and open space design encourages local economy, reduces car travel, and promotes neighbourhood interaction and active recreation.
- Increased density encourages Provincial investment in transit initiatives such as GO Trains and Municipal investment in regular Bus Service.
- Variety of product and price points provides opportunities for those looking to stay in the local Winona area but are excluded by high single family housing prices / or an alternative for those looking to downsize but remain in the region.
- Adds “missing middle” housing option and helps to meet City’s intensification targets.
- We heard the community and responded – demonstrating the value of input during these informal meetings.



