

FROM Andrew Wilken, Building Inspector
DATE October 19, 2021
REPORT Internal
SUBJECT Grey County Joint Accessibility Advisory Committee – New Developments

BACKGROUND

434 18th Ave – Four-storey Apartment with no commercial space. The main building entrance is on the southeast corner of the building adjacent to existing sidewalk on 18th Ave. Ground Level will be parking within the building footprint, as well as some exterior parking to the south of the building. The current building set back from the property line is shown as 3.4 meters or 11 feet.

This apartment will include 21 units (7 on each level 2 through 4). Existing street sidewalk is in place on the west side of 18th Ave and will remain, with new sidewalks for the building connecting as part of a future site plan agreement (SPA). Immediately to the north of this new development is the new home for Tender Pizza toward the corner of 10th Street and 18th Ave.

The project is anticipated to commence in the summer of 2022, however the current owner is currently working through a zoning by-law amendment and subsequent public meeting.

14th Street/24th Ave – Two 6-Storey Apartments housing a total of 142 units with parking to accommodate +/- 150 vehicles at street level only. No anticipated commercial space at this time. The initial proposal includes both vehicle entrances coming off 23rd Ave., with a provision for a future entrance onto Grey Road 28 (24th Ave.). Principle entrances to each building are located off the parking lot as shown (opposite the street elevations).

It would be included within the SPA for a sidewalk provision to extend along the north side of 14th street to 24th Ave, with discussions to begin regarding sidewalk/walkways along 23rd Ave (west side of street).

This development is in the early design stages, as well as going through the application process for minor variance regarding the building height (18 metres), parking spaces per unit, and density increase as well as a public meeting. Project hopeful to commence spring 2022.

DISCUSSION

For roundtable discussion and comments at the upcoming Grey County Joint Accessibility Advisory Committee.