

PLANNING REPORT

PROPOSED COMMERCIAL / RESIDENTIAL DEVELOPMENT

“SYDENHAM SQUARE”

Part Park Lots 9 and 10, Range 5 EGR
City of Owen Sound

Owner: Sydenham Square Inc.

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November 25, 2022

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1. THE PROPOSAL

Sydenham Square Inc. owns a 7.039 hectare parcel of land located along the south side of 16th Street East, on the east side of the City of Owen Sound as shown on Figure 1 of this Planning Report. The owner is proposing a mixed use development on the site involving three multi-unit commercial buildings, two single purpose buildings, and three 3-storey/40-unit residential apartment buildings, as illustrated on the Site Plan prepared by G.M. Diemert Architect Inc. The site alteration and development will be limited to the northwest portion of the site, which comprises approximately 2.95 hectares of land.

This development will be accessed via a new municipal street extended from 16th Street East, as illustrated on the Site Plan. The street will be created using lands from the subject property and the adjacent, currently-vacant, commercial parcel to the west. The respective owners of these two properties will be responsible for the costs associated with constructing the road.

A Vacant Land Condominium will be applied to the site, thereby allowing for each of the eight buildings to be constructed and owned individually, with the amenity areas such as driveways and parking lots to be held in common ownership.

During the construction of the three residential apartment buildings, an application for a Standard Plan of Condominium will be filed in order to allow for each apartment unit to be individually owned.

As noted above, development will be limited to approximately 2.95 hectares of land. Of the remaining property, approximately 3.719 lands are undevelopable as they are occupied by the tributary of Bothwell's Creek and its floodplain and are therefore designated 'Hazard Lands' on Schedule A of the City's Official Plan and zoned 'ZH' in Comprehensive Zoning By-law. These lands will be conveyed to the City for conservation purposes. Situated in the southeast corner of the site, outside of the floodplain, are the remaining 0.37 hectares of land that will also be conveyed to the City, for park purposes. This is an ideal arrangement since these lands abut the "rail trail" which follows the easterly boundary of the subject property.

2. APPROVALS REQUIRED

The intended development requires various approvals, essentially in four steps:

Step One:

At the present time, the only permission being sought by the developer is the approval of the Zoning By-law Amendment by the City of Owen Sound Council. This Amendment would have the following effect:

- The 2.95 hectares of development land are currently zoned 'RUR' and will be rezoned to 'C2-h'. Permitted uses in the 'C2' zone include financial institutions, grocery stores, offices, restaurants, retail stores, hotels, etc. In keeping with the 'East City Commercial' designation policies of the Owen Sound Official Plan, an 'h' (holding) symbol must be applied to the 'C2' zoning in order to prohibit commercial uses having floor areas of under 465 square metres or over 1,400 square metres until such time as a market analysis has been prepared and accepted by the City in accordance with Section 3.5.2.5 (a) of the Official Plan.
- The 3.719 hectares of undevelopable land will remain zoned 'ZH'.
- The 0.37 hectare area of proposed parkland is currently zoned 'RUR' and will be rezoned to 'OS', a zone which permits a public parks.

Step Two:

Following approval of the Zoning By-law Amendment, an application for Site Plan Control will be filed with the City.

At the same time, it is likely that an application for Draft Plan of (Vacant Land) Condominium will also be filed with the City.

Step Three:

Building Permits will be required. Given the size of the development, the construction of the buildings will occur in phases. The Developer will likely begin by erecting one or more of the residential buildings.

Building Permits for the commercial buildings will not be issued until: (1) the specific types of commercial use have been identified and their respective unit sizes have been determined; and, (2) the market study has been prepared to support those specific uses/floor areas if required by Section 3.5.2.5. (a) of the Official Plan. This requirement will be stipulated in the Zoning By-law Amendment and the Site Plan Agreement.

Step Four:

Once one or more of the residential apartment buildings are near completion, the owner(s) will likely apply for a (Standard) Plan of Condominium which will allow for the apartment units to be sold and owned individually.

Note: As some point during the approval process, the Developer will convey to the hazard lands and parkland to the City. This does not involve an application.

3. SUBMISSION REQUIREMENTS

The proposed development has been discussed at length with City officials over the last two years. As a result of this pre-consultation discussions, the following documents have been prepared, in addition to this Planning Report:

- Conceptual Site Plan;
- Engineered Drawings;
- Urban Design Study;
- Servicing Feasibility Study;
- Floodplain Analysis Report;
- Environmental Impact Study;
- Stage 1 and 2 Archaeological Assessment;
- Transportation Impact Study;
- Geotechnical Investigation;
- Solar Study; and,
- Hydrogeological Review and Impact Assessment.

4. SUBJECT LANDS

The subject property is situated along the south side of 16th Street East, near the easterly limits of the City of Owen Sound. The site comprises 7.039 hectares of land and is occupied by a detached dwelling, barn and three accessory buildings, all of which have been abandoned.

A tributary of Bothwell's Creek traverses the southeast section of the property. The majority of the property had been actively farmed in the past; however, the lands have been inactive for several years and now most the property is covered with early succession immature trees and shrubs, as explained in the EIS.

5. ADJACENT LAND USES

The large commercial property located to the immediate west of the subject lands is partially developed and is occupied by several commercial buildings that include such tenants as Value Village, Winners/HomeSense, Dollar Tree, Princess Auto, Michaels Arts and Crafts Store, Burger King and Firehouse Subs. The northeast portion of that parcel, which abuts the subject property, is currently undeveloped; however, the owner has plans for commercial development on that portion of the site as well.

The recreational trail known as the "rail trail" abuts the subject property's easterly boundary.

The lands located further east are mostly in agricultural production.

The parcel to the south is also used for agricultural purposes.

The lands to the north, located along the opposite side of 16th Street East, do not appear to be used for any purpose at this time.

6. CITY OF OWEN SOUND OFFICIAL PLAN

6.1 Secondary Plan

Schedule B of the City's Official Plan identifies the subject property as being situated within the 'Sydenham Heights Planning Area – Phase 1'.

The following policies pertain to development within this secondary plan area:

4.2.1 Secondary Plan Vision

The Sydenham Heights Planning Area is proposed to be largely a residential mixed use community. The Planning Area is to be distinguished by its natural environmental features, existing major institutional uses, a mixed use node at 16th Avenue East and 8th Street East and residential development to accommodate future growth in the City.

Comment: The proposal involves a mix of residential and commercial development on the site, although the majority of the site will remain within its current natural environment state.

4.2.2 Permitted Uses

4.2.2.1 *The Sydenham Heights Phase I and II Planning Areas shall primarily accommodate residential land uses together with a mix of compatible institutional, commercial and open space uses to support and service the local residential area in accordance with the policies of Section 3.1 of this Plan.*

4.2.2.2 *This area shall provide for a Future Mixed Use Node, Arterial Commercial, higher order commercial development such, as East City Commercial, and create open space and trail systems in accordance with the Recreation Parks and Facilities Master Plan. A proposed trail network through the boundary of the Phase I and Phase II Planning Areas connect three proposed parks between Superior Street and 16th Street East. Development will respect the Hazard lands and Escarpment lands within the Planning Area.*

4.2.2.3 *The distribution of land uses shall generally conform to the plan set out on Schedule 'A2', Sydenham Heights Planning Area.*

4.2.2.4 *A range of low density, medium density and high density dwelling types are anticipated for the Sydenham Heights Planning Area.*

- 4.2.2.5 *The overall density target for the Planning Area is not less than 25 units per net hectare. This target shall be planned for in an equitable manner across the entire secondary plan area.*
- 4.2.2.6 *A future mixed use node is planned for the intersection of 16th Avenue East and 8th Street East to provide services to the surrounding community and create opportunity for higher density to support transit. The following land uses are permitted in the mixed use node, in accordance with the land use policies in Section 4.2 of this Planning Area:*
- *Institutional*
 - *Arterial Commercial*
 - *Residential - Medium Density*
 - *Residential – Medium / High Density*
- 4.2.2.7 *Development within the mixed use node shall be considered on the basis of:*
- a. *mixed use multi-storey buildings in the Arterial Commercial designation and encourage these types of buildings along the street frontages;*
 - b. *appropriate height transitions between buildings in the node to surrounding residential uses;*
 - c. *pedestrian linkages between institutional, residential and open space uses;*
 - d. *a density and mix of uses that supports transit;*
 - e. *building locations to frame the intersection as a focal point; and,*
 - f. *implement urban design guidelines and objectives of the City.*
- 4.2.2.8 *Local institutional uses such as schools and churches may be permitted in areas designated Residential provided access to such facilities from arterial or collector streets are readily available, are subject to rezoning and the policies of Section 3.10 of this Plan.*
- 4.2.2.9 *In areas designated East City Commercial on Schedule 'A2', development shall take place in accordance with Section 3.5 of this Plan. The East City Commercial designation is generally an extension of this land use as located in the area south of Highway No. 26 and west of 20th Avenue East.*

4.2.2.10 *In areas designated Arterial Commercial on Schedule 'A2', development shall take place in accordance with Section 3.7 of this Plan. Designation of new Arterial Commercial areas is not permitted without an amendment to this Plan, in accordance with the applicable policies.*

Comment: The proposal is consistent with these policies which promote a mix of residential, commercial and open space uses.

The subject lands are designated 'East City Commercial', 'Hazard Land' and 'Open Space' according to Schedule A of the Owen Sound Official Plan, as explained in detail in Section 6.2 of this Planning Report. The intended development will occur only with the 'East City Commercial' area, a land use designation that permits the proposed commercial and high density residential development. The balance of the lands will be conveyed to the City and will be mostly kept in their current natural state. The City may choose to utilize the 'Open Space' designated area for passive recreation uses (e.g. resting area for trailer uses) since these lands abut the rail trail".

The high density residential component of this development will assist the City in establishing a range of low, medium and high density dwelling types throughout the entire Sydenham Heights Planning Area and achieving the overall minimum density target of 25 units per net hectares.

The height of the proposed buildings is clearly appropriate. The tallest of those structures will be the residential apartment buildings, which will be situated at the rear of the development lands and buffered by the existing forested area that wraps around the east and south sides.

A new municipal sidewalk will be constructed within the new road allowance, providing pedestrian access from 16th Street East. As well, a trail will be established along the east and south sides of the site which will provide access for the residents of the apartment buildings to the "rail trail".

The amount of development proposed for this site would support the City's bus system.

The development will implement the urban design guidelines contained in Section 8 of the Official Plan, as explained in the Urban Design Study prepared by the Architect.

4.2.3 General Policies

- 4.2.3.1 *The Sydenham Heights Planning Area is comprised of a mix of residential, commercial and open space designations with a future mixed use node. Low-medium density residential development may be primarily located north of 8th Street East, adjacent to the hazard lands and the trail system. Medium and Medium/High density residential is focused to the mixed use node.*
- 4.2.3.2 *The City may require a study to assess the impact of proposed development on the heliport's flight paths.*
- 4.2.3.3 *To minimize the potential land use conflict between lands designated medium density and medium/high density residential development should be adequately buffered and/or physically separated. This can be accomplished with screening, fencing, tree buffering and landscaping. The City may require a study to assess any noise impacts.*

Comment: The 'East City Commercial' designation allows for the proposed mix of commercial and high density residential uses. The high density apartment buildings will not conflict with any future, nearby, lower density residential development because the apartments will be extensively screened by the heavily forested lands that will remain.

The City has not required a study to assess impact on the heliport's flight paths.

4.2.4 Parkland

- 4.2.4.1 *The County maintains a trail along the former railway corridor that bisects the Sydenham Heights Planning Area. Appropriate setbacks may be required as development occurs within this area. Potential relocation of the trail to facilitate development of abutting lands may be permitted without amendment to this Plan provided the trail remains continuous in a linear fashion with safe road crossings, the design is consistent with the needs of a variety of trail users, and the potential relocation does not conflict with the County's long-term goals and objectives for the former railway corridor. Any potential trail relocation shall require agreements with and approval from the County of Grey.*
- 4.2.4.2 *Neighbourhood parks with links to the trail system are to be provided as identified in the Recreation Parks and Facilities Master Plan to provide local parkland needs of residents in the Sydenham Heights Planning Area. The southerly park is adjacent to lands designated Niagara Escarpment Plan Area on Schedule 'A2' and shall be designed and developed for passive recreational activities for the area residents. The City may require*

the completion of a landscape plan for any park area and may enter into a development or subdivision agreement for the construction of a park.

- 4.2.4.3 *The lands designated Hazard Lands form part of the flood plain of a tributary of Bothwell's Creek. It is intended that these lands be maintained to manage regional storm events in a manner whereby erosion is controlled. Appropriate setbacks are required from the hazard lands. Prior to development, the City may request an Engineered Floodplain Study in accordance with the policies of Section 6.1.5, should the lands about the hazard lands designation. The City and the Grey Sauble Conservation Authority will review the setbacks. Correction to hazard land boundaries are permitted without amendment to this plan.*
- 4.2.4.4 *The trail system that will follow the former railway corridor will bisect the north portion of the Hazard Lands, allowing the trail system to continue uninterrupted as it traverses the Sydenham Heights Planning Area.*
- 4.2.4.5 *Lands designated Hazard Lands will not be considered as parkland dedication.*

Comment: As explained above, approximately 3.719 hectares of the subject property are situated within the floodplain and will be conveyed to the City for conservation purposes. As per the policy above, these hazard lands will not be counted toward parkland dedication. However, situated in the southeast corner of the site and outside of the floodplain, are the remaining 0.37 hectares of land that will also will be conveyed to the City as parkland. These lands about the "rail trail" and may be an ideal location for a resting area or other form of passive recreational use.

4.2.5 Road System

- 4.2.5.1 *All lands shall be developed in general conformity with the schematic road system plan illustrated on Schedule 'A2', subject to the policies contained herein. For local and collector roads, the road system plan may be considered illustrative only and changes to the location and configuration of such streets shall be permitted without amendment to this Plan, provided the planned street does not adversely impact the development ability of adjoining lands or the general traffic flow system provided, and the layout is in accordance with suitable design principles.*
- 4.2.5.2 *The portion of Highway No. 26 (16th Street East) located within the Sydenham Heights Planning Area is a Provincial highway connecting link. Access to this portion of the highway may be restricted and will be subject to approval of the City and may include consultation with the Ministry of Transportation and address any applicable permit requirement.*

- 4.2.5.3 *There are two collector roadways within this Planning Area:*
- a. *A collector road (20th Avenue East) is proposed from 16th Street (Highway No. 26) extending in a north-south direction to 8th Street East (Grey County Road 5).*
 - b. *A second collector roadway shall provide an alternative route between 28th Avenue East and 8th Street East.*

These collector roads are conceptual and changes to their alignment are not subject to an official plan amendment. The City or County may request a traffic study to determine the alignment

- 4.2.5.4 *Direct access from individual lots in low and medium density residential developments onto connecting links and arterial streets is strongly discouraged.*
- 4.2.5.5 *Between 16th Street East and 8th Street East, new road access across the proposed trail system (abandoned railway corridor) and the Hazard Lands is prohibited due to environmental constraints.*
- 4.2.5.6 *The City may require noise impact studies for lands adjacent to major roads prior to final approval of residential development to determine the need for noise attenuation and buffering in accordance with the Ministry of the Environment, Conservation and Parks (MECP) requirements.*
- 4.2.5.7 *Development of a property fronting onto a County road shall be in accordance with Section 5.1.3.12. The City will consult with the County on new development applications to assess impacts on the County Road system.*

Comment: Vehicular access to the proposed development will be provided via a new municipal road that connects to 10th Street E, as requested by the City during preconsultation discussions. The road will be constructed to full municipal standards and the new intersection at 10th Street E will be in accordance with recommendations of the Transportation Impact Study, pending approval by the City.

A series of private, internal roads will be constructed within the development area.

No roads will cross the "rail trail" or hazard lands, or involve County roads.

Given the sizable setback of the three apartment buildings from 10th Street E, a noise impact study has not been requested.

4.2.6 Services and Infrastructure

- 4.2.6.1 *All development within the Sydenham Heights Planning Area shall proceed on the basis of full municipal wastewater and water services.*
- 4.2.6.2 *The East Owen Sound Master Servicing Study serves as a base reference document for the City and property owners wishing to undertake development relative to servicing the remaining land in the eastern part of the City to allow for orderly development.*
- 4.2.6.3 *Parts of three drainage basins named Kenny Drain, Telfer Creek West Branch and Bothwell's Creek are within the Sydenham Heights Planning Area. The Stormwater Management Strategy developed as part of the East Owen Sound Master Servicing Study contains servicing strategies for Kenny Drain, Telfer Creek West Branch and Bothwell's Creek. The following provides a summary of the directions which are to be considered as part of development applications for the lands:*
- a. *Criteria for design of SWM facilities.*
 - b. *Recommendation to establish centralized SWM facilities at low points in the local topography to service more than one development.*
 - c. *Identification of preliminary SWM facility locations.*
- 4.2.6.4 *Where an adequate and secure storm water outlet is not available, interim private on-site storm water management will be required.*
- 4.2.6.5 *Phasing of developments will be linked to the extension of the sanitary services as identified in the East Owen Sound Master Servicing Study as the introduction of developments proceed.*
- 4.2.6.6 *The East Owen Sound Master Servicing Study identified a deficiency in available water servicing capacity from the East Hill Booster Pumping Station (EHBPS), water distribution truck and storage system to service existing and future development in the Sydenham Heights Planning Area (Phase 1 and Phase 2) and the East Hill Pressure Zone. This would have required upgrading the EHBPS, upgrading the trunk watermain on 8th Street East from 16th Avenue East to the future 20th Avenue East (at a minimum) and construction of a new water storage facility. A further study completed following the EOSMSS determined that upgrading the EHBPS and 8th Street East truck watermain alone would be sufficient to meet the water servicing needs of Phase 1 area development build-out, while construction of a new water storage facility could be deferred until development proceeds in the Phase 2 area. These upgrades (EHBPS and*

trunk watermain) have been completed and development may now proceed in the Phase 1 area. Additional water storage is required when development proceeds in Phase 2 of the Secondary Plan but a location of this facility is recommended to be identified and sited within the Phase 1 area.

- 4.2.6.7 *The East Hill Pressure Zone Water Storage Facility (Phase 2) location has not been finally determined. Site selection analysis has been completed and generally locates the water tower in the northwestern portion of the Phase I Planning Area along 8th Street East between the Grey Bruce Regional Health Centre and Georgian College, as shown on Schedule 'A2'. Given the development potential for these lands, engineering solutions can be developed to find an alternate location in the general area, or within the vicinity of the general area, for the required water storage facility. Prior to any development approval, the City shall be satisfied that a location has been identified for the water storage facility that will not affect the construction or the operation of the facility.*

Comment: Full municipal services will be provided throughout the development.

Stormwater will continue to be direct easterly toward the existing watercourse. To attenuate the increased runoff, a 60 m x 25 m x 1.60 m stone storage gallery is proposed to be installed under the middle of the parking area, as explained in the Servicing Feasibility Study. In addition, rooftop ponding is also to be utilized on top of the three residential buildings. The two catchments between the residential buildings will also drain to small attenuation ponds to mitigate and achieve the desired flow before final discharge at these two main outlet locations. An emergency overland flow route is proposed within the southeasterly and northeasterly corners of the parking area in order to permit runoff to spill from the parking area before the parking lot ponding depth exceeds 0.3 metres.

4.2.7 Phasing of Development

- 4.2.7.1 *To provide for the orderly development and extension of physical services into the Sydenham Heights Planning Area, priority development areas and phasing has been established. The Sydenham Heights Planning Area includes two (2) phases, as outlined on Schedules 'B' and 'A2'.*
- 4.2.7.2 *Phase 1 development is projected to accommodate a range and mix of unit types in support of the overall planned density target, excluding any infill, intensification or redevelopment. The City will monitor the unit numbers and density target through the development approvals process.*

4.2.7.3 *No development will be permitted beyond Phase 1 as shown on Schedule 'A2' until development in Phase 1 is substantially complete, there is justification for additional development and the necessary water and wastewater infrastructure construction has proceeded such that Phase 2 can be adequately serviced. No amendment will be required to the plan for additional growth beyond Phase 1 provided the development is within the servicing capacity and the above-noted criteria have been satisfied.*

4.2.7.4 *The City may use a holding provision to phase development or alternatively maintain the existing Rural and/or Agricultural zoning on lands until such time as servicing is available and the land is needed to satisfy growth projections.*

Comment: The subject lands are located within the Phase 1 area.

4.2.8 Implementation

4.2.8.1 *It is a policy of this secondary plan that new development shall be responsible for the cost of upgrades to existing infrastructure and new infrastructure that will benefit such new development. Area Specific Development Charges for the Sydenham Heights Development Area are identified in Schedule C and Schedule D of the City's Development Charges By-law (By-law No. 2020-112) to recover costs the City incurred to extend water and sanitary to service lands in Phase 1.*

4.2.8.2 *Where any lands are proposed for development and a significant tree community is located on the same lands, the City may require, as a condition to the approval of development of such land, that a study (i.e., tree inventory and management plan, EIS) be carried out by a qualified professional to ascertain methods of preserving as many trees as possible. Any procedures related thereto may be set out in development or subdivision agreements*

4.2.8.3 *The City may require the completion of Master Plan or Block Plan for submission with a plan of subdivision. This plan shall identify the proposed development and illustrate how the development is planned to integrate with surrounding lands.*

4.2.8.4 *Existing legal uses are recognized and shall be permitted in accordance with Section 9.3.2.8 of this Plan.*

Comment: The developer will be primarily responsible for the infrastructure costs, with some of these costs being shared with the developer of the abutting vacant lands to the west.

An Environmental Impact Study has been prepared in support of the proposed development.

The new municipal road will integrate the proposed development with the existing and future development on the abutting lands to the west. The forested, hazard lands located on the south and east sides of the subject property render it impossible to connect to other abutting lands.

6.2 Land Use Designation

The Owen Sound Official Plan designates the lands intended for development as 'East City Commercial', as illustrated on Figure 2 of this Planning Report. The natural area is designated 'Hazard Land'. The area in the southeast corner, to be used for park purposes, is designated 'Open Space'.

The 'East Side Commercial' policies state the following:

3.5 East City Commercial

16th Street East from 9th Avenue East to 28th Avenue East

The East City Commercial designation applies to the major vehicle related commercial area in Owen Sound. It is the main eastern entrance to the City and is a key element in the image of the City. The principle planned function of the East City Commercial designation is to accommodate large format retail uses requiring relatively large sites. Such development serves as a regional destination and may accommodate single or multiple purpose sites. The locational attributes of these sites lend themselves to the accommodation of certain other complementary uses such as offices, large entertainment and community facilities as well as service commercial uses, and high density residential which are also contemplated under this designation.

3.5.1 Permitted Uses

3.5.1.1 *The following uses may be permitted within lands designated East City Commercial:*

- a. *Large format retail and service commercial uses such as garden centres, warehouse stores, vehicle services, furniture, hotel, and home-furnishing uses having significant needs for on-site storage and parking.*
- b. *Limited smaller scale retail on underutilized or infill type lots, service commercial and personal uses, financial institutions and services, business, professional and medical offices, restaurants,*

entertainment and other community facilities, such as day care centres, ancillary to and in support of large format retail and service commercial uses.

- c. *High density residential uses and non-ground oriented multiple dwelling units in combination with uses permitted in Section 3.5.1.1a.*

Comment: The developer will not be actively seeking potential commercial tenants until such time as the rezoning of the site has occurred, and therefore the specific type of commercial business that will be occupying the commercial buildings is not yet known. In any event, the commercial uses that occur on the subject property will be in compliance with Section 3.5.1.1, paragraphs (a) and (b) of the Official Plan, and the implementing 'C2' zone of the City's Zoning By-law.

Paragraph (c) allows for the residential apartment buildings.

3.5.2 General Policies

- 3.5.2.1 *The East City Area shall be developed in an orderly and coordinated manner to provide a cohesive and attractive pedestrian and vehicle oriented retail environment to serve the community and surrounding region.*

Comment: G.M. Diemert Architect Inc. has designed this development in a manner that provides for a cohesive and attractive pedestrian and vehicle oriented environment.

- 3.5.2.2 *The area shall be capable of providing both large-scale lots to accommodate large format retail uses and medium scale properties to accommodate service and support businesses.*

Comment: This development offers opportunities for a variety of commercial uses, from large-scale retail to businesses of a smaller size. As mentioned above, the exact nature of the commercial development isn't known at this time, although the uses will be limited to those permitted in the 'East Side Commercial' designation and the implementing 'C2' zone.

- 3.5.2.3 *Off-street vehicle parking areas shall be established at a rate that will adequately serve the related commercial facilities, including parking for all employees and customers. Parking areas and points of access are to be developed in accordance with Section 8.6.6 and relevant urban design guidelines for the East City Commercial Area.*

Comment: Sufficient on-site parking will be provided, as required in the Zoning By-law and as illustrated on the Site Plan. The Architect has laid out the parking area in accordance with the policies of Section 8.6.6 *Parking and Access* of the City's Official Plan.

3.5.2.4 *In order to sustain the planned function for the East City Area, the City may limit the minimum and maximum gross floor area of any permitted use through the Zoning By-law.*

Comment: All commercial businesses located on this site will be in accordance with all standards of the 'C2' zone.

3.5.2.5 *For any application in the East City Commercial designation for the uses listed in Section 3.5.1.1 a) and b) that are less than 465 square metres and greater than 1,400 square metres, the City shall require the following information and studies acceptable to the City:*

- a. *A retail market analysis of the need for the proposed development and the impact of the proposed use on the commercial structure of the City and the County. Such a study shall confirm that:*
 - i. *Designated commercial property, suitable for the intended scale and type of development is not available within the River District Commercial area.*
 - ii. *Available commercial property in the River District Commercial area is not economically viable for the intended scale and type of development.*
 - iii. *The proposed increase in commercial floor space will not be premature by increasing the amount of commercial floor space in the City beyond the 5 year market demand.*
 - iv. *The proposed development will not undermine the economic viability or planned function of a significant commercial component of the River District Commercial area or impair the function of a designated commercial district as identified in this Plan.*

Comment: The exact type and/or size of commercial businesses to be established on this site are not known by the Developer at this particular time. As such, it is not possible to conduct a market analysis today. However, once the Zoning By-law Amendment has been approved, the Developer will be in a position to market his commercial development to potential tenants at which time a market

analysis can be undertaken if any of the potential tenants are requiring less than 465 square metres of floor space or more than 1400 square metres. The Site Plan Agreement will stipulate that no Building Permit for a commercial use that doesn't comply with this policy will be granted until: (1) the required market study has been approved by the City; and, (2) the holding symbol has been removed.

b. An assessment of the traffic, land use, ecological and servicing impacts of the proposed use, including recommended infrastructure improvements necessary to accommodate the proposed use.

Comment: A series of studies addressing these issues has been prepared, as explained earlier in this Planning Report.

c. Site development information to ensure high quality urban design, safe access for pedestrians and vehicles, on-site environmental controls, store size and function, and similar information necessary to assess the impact of the use on the area.

Comment: The proposed development will be of a high quality urban design and serve as an attractive entranceway into the City of Owen Sound as explained in the Urban Designed Study prepared by G.M. Diemert Architect Inc. Safe vehicular and pedestrian access will be provided to the site and throughout the development. Furthermore, on-site environmental controls will be in accordance with the recommendations of the Environmental Impact Study. The development will complement other existing and proposed commercial development in the area and should not create any negative impact. The Architect has also prepared a Solar Study to address potential shadowing effects.

3.5.2.6 *Residential uses permitted in Section 3.5.1.1 (c) shall be subject to provision of the following:*

a. Adequate parking for residential and non-residential uses.

b. Appropriate buffering and/or integration of the residential uses and other permitted uses.

c. Analysis of land use compatibility considerations, such as noise and traffic.

d. Implementation of urban design policies, any approved urban design guidelines and objectives of this Plan.

Comment: As shown on the Site Plan, the residential and commercial development will comply with the parking requirements of the 'C2' zone.

The residential apartment buildings will be situated at the rear of the property, as far back from the 16th Street East thoroughfare as possible. These buildings will also be situated adjacent to the area of the property that will remain in its natural state, which will be a benefit to the residents. It should be noted that a walking trail will be established along the rear of the residential buildings and will provide access to the abutting "rail trail".

The Architect addressed the urban design policies of Section 8 of the Official Plan in the Urban Design Study.

6.3 Natural Heritage

The City advised during the pre-consultation stage that an Environmental Impact Study would be required, given the natural heritage features that are known to exist in the area. In this regard, the follow Official Plan policies are relevant:

6.1.5 *Environmental Impact Study*

6.1.5.1 *Where there is an application for development purposes to redesignate Hazard Lands or a significant development is proposed adjacent to Hazard Lands, Open Space or any significant natural heritage feature, the City shall require the preparation of an Environmental Impact Study in accordance with the provisions of this section and in consultation with the Grey Sauble Conservation Authority.*

6.1.5.2 *A comprehensive Environmental Impact Study, where required by the City must demonstrate that the proposed development will avoid or mitigate any negative effects on the identified feature(s) and where feasible will result in a net benefit to the environment and shall include:*

- a. *Determination of boundaries, including the environmental buffer, of the Hazard Lands.*
- b. *An inventory of the natural features and resources which may be affected directly or indirectly, and which may include vegetation, fisheries, wildlife, groundwater, and any other considerations as determined by the City or other authorized agency to be relevant to the evaluation.*
- c. *The interrelationships of the natural features with the proposed development and to adjacent lands.*

- d. *An assessment of the impacts of the proposed development on existing conditions of the natural features and their surroundings.*
- e. *Sufficient detail to facilitate proper implementation of recommendations.*
- f. *A description of the manner in which negative impacts will be avoided or mitigated and how the ecological integrity of the natural features and functions will be maintained and if feasible improved.*

6.1.5.3 *An Environmental Impact Study may be scoped to address site specific environmental issues where the negative impacts can be easily ascertained and where mitigation requirements are well understood. The City in consultation with affected agencies shall approve scoped Environmental Impact Studies through a Terms of Reference (TOR).*

6.1.5.4 *The City may consider waiving the requirement for the preparation of an Environmental Impact Study when one or more of the following applies:*

- a. *A development is subject to a duplicate or similar environmental assessment process;*
- b. *A development is minor in nature; or*
- c. *The site conditions for a development are such that the preparation of an Environmental Impact Study would serve no useful purpose for the protection of significant environmental features.*

6.1.5.5 *The City may obtain independent advice as to whether: the proposed development is minor in nature; and Environmental Impact Study would serve any useful purpose; and/or the adequacy of a duplicate environmental assessment process.*

6.1.5.6 *For the purposes of this Plan, 'adjacent lands' means those lands, contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The Provincial Policy Statement directs that development or site alteration is not permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it can be demonstrated (through an Environmental Impact Study or equivalent study) that there will be no negative impacts on the natural features or their ecological functions.*

6.1.5.7 *The following table summarizes provincial recommendations regarding the extent of adjacent lands for evaluating ecological functions and determining negative impacts on natural heritage features or areas.*

Natural Heritage Feature or Area Adjacent Land Width

<i>Significant Habitat of Endangered and Threatened Species</i>	<i>120 metres</i>
<i>Significant Wetlands</i>	<i>120 metres</i>
<i>Fish Habitat</i>	<i>120 metres</i>
<i>Significant Woodlands</i>	<i>120 metres</i>
<i>Significant Valleylands</i>	<i>120 metres</i>
<i>Significant Wildlife Habitat</i>	<i>120 metres</i>
<i>Significant Area of Natural and Scientific Interest – Earth Science</i>	<i>50 metres</i>
<i>Significant Areas of Natural and Scientific Interest – Life Science</i>	<i>120 metres</i>
<i>Core Areas</i>	<i>120 metres</i>

Comment: Aquatic and Wildlife Services Inc. conducted the EIS in accordance with the Terms of Reference approved by the Grey Sauble Conservation Authority.

The EIS determined that the following features existed on the subject property: Habitat for Endangered Species (Butternut tree); and, Fish Habitat. The EIS also confirmed the presence of a Significant Woodland on the lands to the north of the subject property, along the opposite side of 16th Street East. This woodland feature is identified on Appendix B of the County of Grey Official Plan.

A single Butternut tree sapling was found on the subject property in the location shown on Figure 8 of the EIS. An application under the Endangered Species Act to allow for that sapling to be replaced with a new planting within the undevelopable portion of the property (where shown on Figure 10 of the EIS) was approved by the Province.

The tributary of Bothwell’s Creek is recognized as a cold water stream and fish habitat. A 30 metre setback from the creek is recommended, as illustrated on Figure 10 of the EIS. An exception to the setback requirement to allow for the below grade connection to the City’s sanitary trunk line that runs along the west side of the “rail trail”, as shown on Figure 10 of the EIS, has been considered acceptable. On a related note,

the EIS identified a groundwater upwelling-spring feature on the property (see Figure 8 of the EIS) which provides critical fish habitat functions to Bothwell's Creek. As such, the EIS has recommended a 120 metre "constraint zone" from this spring features within which site development and site alterations must not affect groundwater flow patterns or impair the spring's discharge waters with regard to quality and/or quantity. This constraint zone is shown on Figure 10 of this EIS. With regard to this recommendation, a Hydrogeological Review and Impact Study was conducted to address this specific matter and concluded that the development, as proposed, will not have a negative impact on Bothwell's Creek tributary and the associated seep.

The Significant Woodland exists on lands located along the north side of 16th Street East. No direct or indirect ecological functions are identifiable on the subject lands that would support the Significant Woodland feature. As such, the EIS does not require any mitigative measures for the development with regard to this particular feature.

Based on the foregoing, the proposed development will conform with the natural heritage policies of the City's Official Plan.

6.4 Archeology

The following policies apply to matters of archaeological concern:

7.1.6 Archaeological Resources

Archaeological Resources includes artifact, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act.

- 7.1.6.1 *The City will encourage the conservation of archaeological resources as may be identified by the City, the Province, or other group and agency, and will continue to enforce municipal and provincial legislation with respect to lands containing archaeological resources or areas of archaeological potential and/or the discovery of items of archeological or historic interest on a property.*
- 7.1.6.2 *Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration that maintains the heritage integrity of the site may be permitted.*

- 7.1.6.3 *The City may require studies, such as an Archaeological Assessment Report, prepared by a qualified person, to identify and protect archaeological resources from destruction or alteration through development or public works operations.*
- 7.1.6.4 *The City will encourage consultation with Indigenous Communities in areas identified with significant archaeological potential both before and during the archaeological assessment process.*
- 7.1.6.5 *All archaeological assessment reports must be provided to the Province, as per the Standards and Guidelines for Consultant Archaeologists, as amended from time to time, and to the City for information purposes. All correspondence from the MHSTCI on their review/acceptance of any archaeological assessment will be provided to the City.*
- 7.1.6.6 *Council shall support viable and fiscally responsible public, nonprofit and private agencies acting as repositories for archaeological resources and historical artifacts and promoters of local heritage. City support may be in areas of funding, partnership, marketing or similar initiatives as determined by Council.*

Comment: Archaeological Research Associates Ltd. conducted a Stage 1 and 2 Archaeological Assessment. The Stage 2 assessment resulted in the identification of one location of archaeological materials but found that site not to have further cultural heritage value or interest. As such, the Archaeologist recommended that no further assessment be required. The Assessment has been registered with the Ministry of Citizenship and Multiculturalism.

6.5 Transportation

The following policy from Section 5.1 Transportation of the City's Official Plan is relevant:

- 5.1.1.11 *Where development is proposed the City may require a comprehensive traffic analysis to assess impacts on the area. Costs related to peer review to evaluate the proposal are to be covered by the proponent. The City may require the developer to execute an agreement with the City providing for financial contributions to provide for any improvements to the transportation system necessary to support the development. Transportation improvements required by the City may include Page | 83 but are not limited to intersection improvements, road widening, and integrating the proposed development into the surrounding public access system of roads, walkways, bicycle paths and transit facilities. Development applications, where appropriate, should make provision for*

pedestrian and cycling facilities in accordance with the Transportation Master Plan

Comment: Paradigm Transportation Solutions Ltd. conducted a Transportation Impact Study to address potential traffic problems associated with this development. The Study concluded that the construction of the new road will require a westbound left-turn lane with 25 metres of storage, but the new intersection does not warrant traffic signal control.

6.6 Urban Design

Section 8 *Urban Design* of the City's Official Plan contains detailed policies and objective that are intended to establish the general design vision for the City and establish designed criteria in which new development proposals are to be evaluated.

These policies have been addressed in a separate document entitled Urban Design Study that was prepared by the Architect.

6.7 Official Plan Evaluation Summary

In view of the foregoing, it is evident that the proposed development conforms to the relevant policies of the City of Owen Sound Official Plan.

7. PROVINCIAL POLICY STATEMENT

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal. Listed below are those relevant policies.

7.1 Settlement Areas

Section 1.1.3 Settlement Area policies state (edited for relevancy):

- 1.1.3.1 *Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*
- 1.1.3.2 *Land use patterns within settlement areas shall be based on:*
- a) *densities and a mix of land uses which:*
 - 1. *efficiently use land and resources;*
 - 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
 - 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 - b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*
- 1.1.3.3 *Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

- 1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining or mitigating risks to public health and safety.*
- 1.1.3.6 *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*
- 1.1.3.7 *Planning authorities shall establish and implement phasing policies to ensure:*
- a) *that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and*
 - b) *the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.*

Comment: The City of Owen Sound is settlement area to which urban development is to be directed.

The proposal represents an orderly progression of development and is clearly an efficient use of land and municipal services. Servicing of the site can occur in an economic manner.

The residential component of this development will help the City achieve its goals for providing an assortment of housing types within the community.

7.2 Employment

Section 1.3. Employment states:

- 1.3.1 *Planning authorities shall promote economic development and competitiveness by:*
- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
 - b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and*

ancillary uses, and take into account the needs of existing and future businesses;

- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*
- e) ensuring the necessary infrastructure is provided to support current and projected needs.*

Comment: The commercial component of the proposed mixed-use development will provide a significant amount of employment opportunities within the community.

7.3 Housing

Section 1.4.1 *Housing* states:

1.4.1 *To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

1.4.2 *Where planning is conducted by an upper-tier municipality:*

- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and*

- b) *the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.*

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- b) *permitting and facilitating:*
 - 1. *all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 - 2. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

Comment: These policies give clear direction to the City in requiring a variety of residential dwelling types to be created in order to ensure that housing can be provided for everyone.

The high density residential development proposed for this site will provide ownership opportunities for Owen Sound residents seeking an apartment unit. Municipal servicing is available to accommodate this development.

Reduced development standards are not being requested. The proposal will comply with all relevant provisions of the Zoning By-law.

7.4 Municipal Services

Section 1.6 *Infrastructure and Public Service Facilities* of the PPS states:

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

Comment: Full municipal services will be provided to the intended development.

1.6.6.7 Planning for stormwater management shall:

- a) minimize, or, where possible, prevent increases in contaminant loads;*
- b) minimize changes in water balance and erosion;*
- c) not increase risks to human health and safety and property damage;*
- d) maximize the extent and function of vegetative and pervious surfaces; and*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Comment: The Servicing Feasibility Study addresses stormwater management in accordance with the above policies.

7.5 Natural Environment

Section 2.1 *Natural Heritage* states:

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

- 2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E and 7E¹, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and agricultural areas.*
- 2.1.1 *Natural features and areas shall be protected for the long term.*
- 2.1.2 *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E and 7E¹, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and agricultural areas.*
- 2.1.4 *Development and site alteration shall not be permitted in:*
- a) *significant wetlands in Ecoregions 5E, 6E and 7E¹; and*
 - b) *significant coastal wetlands.*
- 2.1.5 *Development and site alteration shall not be permitted in:*
- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;*
 - b) *significant woodlands in Ecoregions 5E, 6E and 7E¹ (excluding islands in Lake Huron and the St. Marys River)¹;*
- 2.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*
- 2.1.9 *Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.*

Comment: The EIS has determined that the natural heritage features located on the subject property and adjacent lands would not be negatively impacted provided certain mitigative measures are followed, as explained earlier in this Planning Report.

7.6 Archaeology

Section 2.6 *Cultural Heritage Archaeology* states:

2.6 *Cultural Heritage and Archaeology*

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.6.2 *Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.*

2.6 *Cultural Heritage and Archaeology*

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.6.2 *Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.*

2.6.3 *Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Comment: As explained earlier in this Planning Report, the Archaeological Assessment conducted for this site resulted in the identification of one

location of archaeological material but found that site not to have further cultural heritage value or interest. As such, the Archaeologist recommended that no further assessment be required. The Assessment has been registered with the Ministry of Citizenship and Multiculturalism.

7.7 Provincial Policy Statement Evaluation Summary

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

8. CITY OF OWEN SOUND ZONING BY-LAW

8.1 Current Zoning

The 2.95 hectare portion of the subject property proposed to be developed for commercial and residential use is currently zoned 'RUR' (Rural), as illustrated on Figure 3 of this Planning Report. The area including Bothwell's Creek tributary and its floodplain is zoned 'ZH' (Hazard). The small area located in the southeast corner of the property is also zoned 'RUR'.

8.2 Current Zoning

The submitted Zoning By-law Amendment application is requesting that the intended development lands be rezoned to 'C2' (Retail Commercial), a zone which allows for a variety of commercial uses includes shopping centres, retail stores, restaurants, drive-thru restaurants, offices, etc., as well as residential apartments. The proposed development, as illustrated on the Site Plan, complies with all relevant provisions of the Zoning By-law.

An "h" (holding) symbol will be applied to the 'C2' zone to ensure that the specific future commercial uses on this property do not negatively impact on the City's downtown. In this regard, a Market Study must be completed in accordance with Section 3.5.1.1, paragraphs (a) and (b) of the Official Plan for any commercial use of a certain size, as explained earlier in this Planning Report. The "h" symbol can be removed by Council once the City is satisfied with the conclusions of the Market Study.

The lands that are currently zoned 'ZH' will remain within this zoning category.

The 0.37 hectare area located in the southeast corner of the subject property will be rezoned to 'OS' (Open Space), a zone that will allow the City to use these lands for park purposes.

The proposed zoning is illustrated on Figure 4 of this Planning Report.

9. CONCLUSIONS AND RECOMMENDATIONS

The intended development will present significant opportunities for shopping, employment and housing, and is highly appropriate for the subject lands.

The proposed rezoning conforms to the City's Official Plan and is consistent with the Provincial Policy Statement.

Based on the foregoing, the Zoning By-law Amendment should be given favourable consideration.

Approval of the requested Amendment will give the developer the assurance needed to proceed with the market study and determine the specific type and size of commercial uses that are appropriate for this size without negatively impacting on City's downtown.

Respectfully submitted,



Ron Davidson, BES, RPP

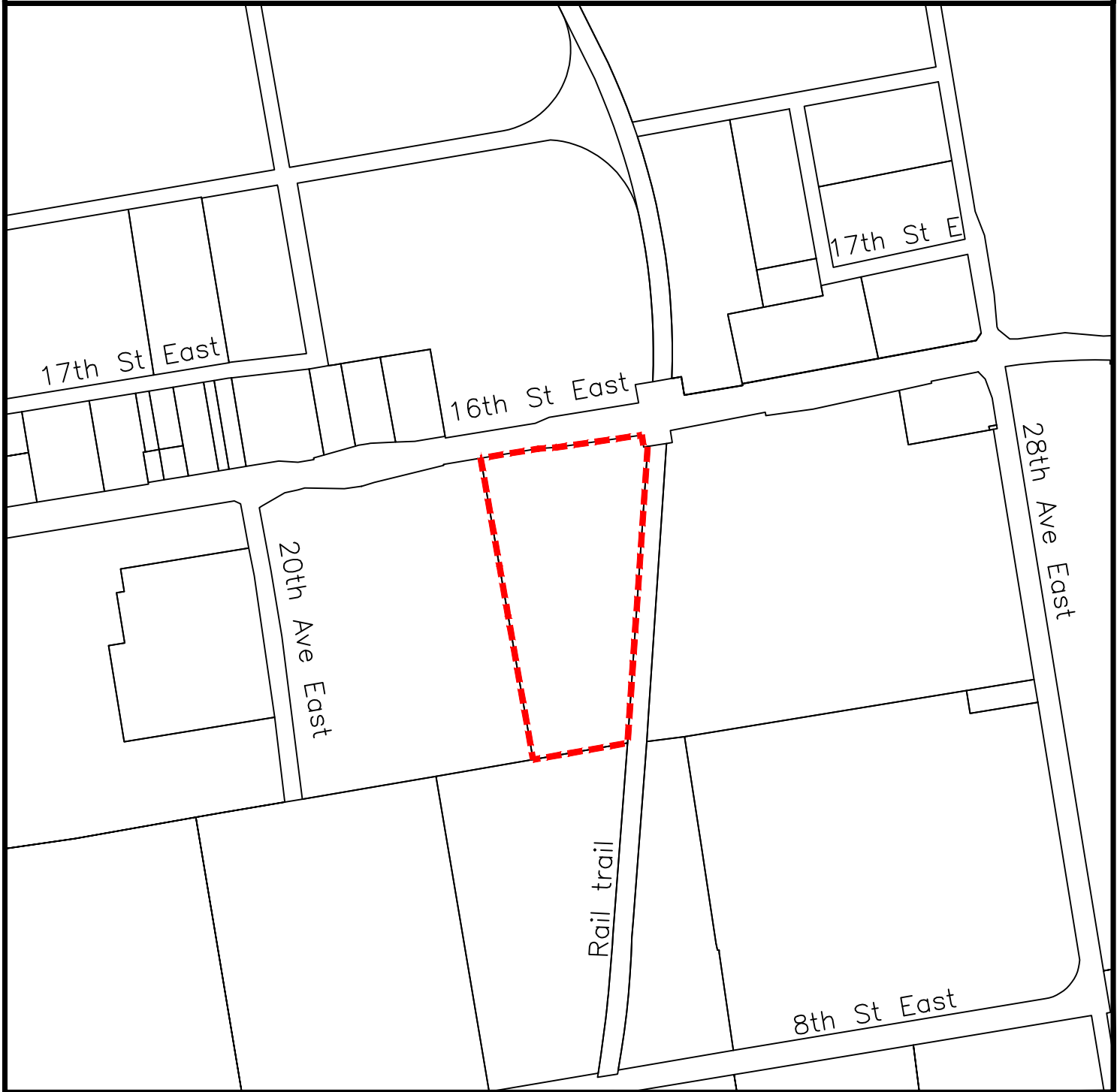
FIGURES

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Figure 1:	Location of Subject Lands
Figure 2:	City of Owen Sound Official Plan Schedule A
Figure 3:	City of Owen Sound Zoning By-law Schedule A
Figure 4:	Proposed Zoning

Figure 01: Location of Subject Lands

 Subject Lands










Sydenham Square Inc.
2275 16th Street East
Owen Sound, ON

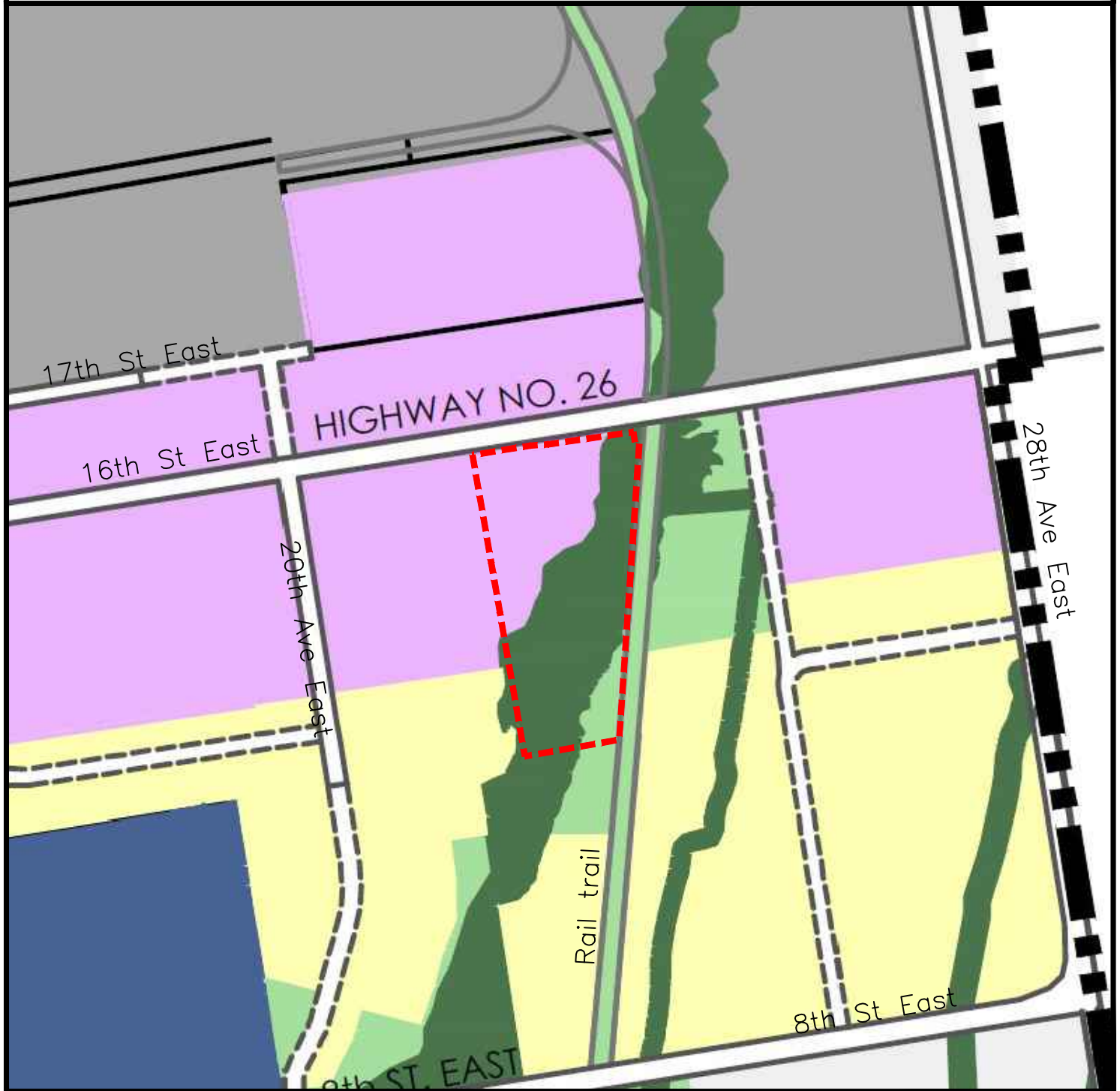
RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:7500

Figure 02: City of Owen Sound Official Plan Schedule A



- | | | |
|--|---|---|
|  Subject Lands |  Employment |  Hazard Lands |
|  Residential |  Institutional | |
|  East City Commercial |  Open Space | |



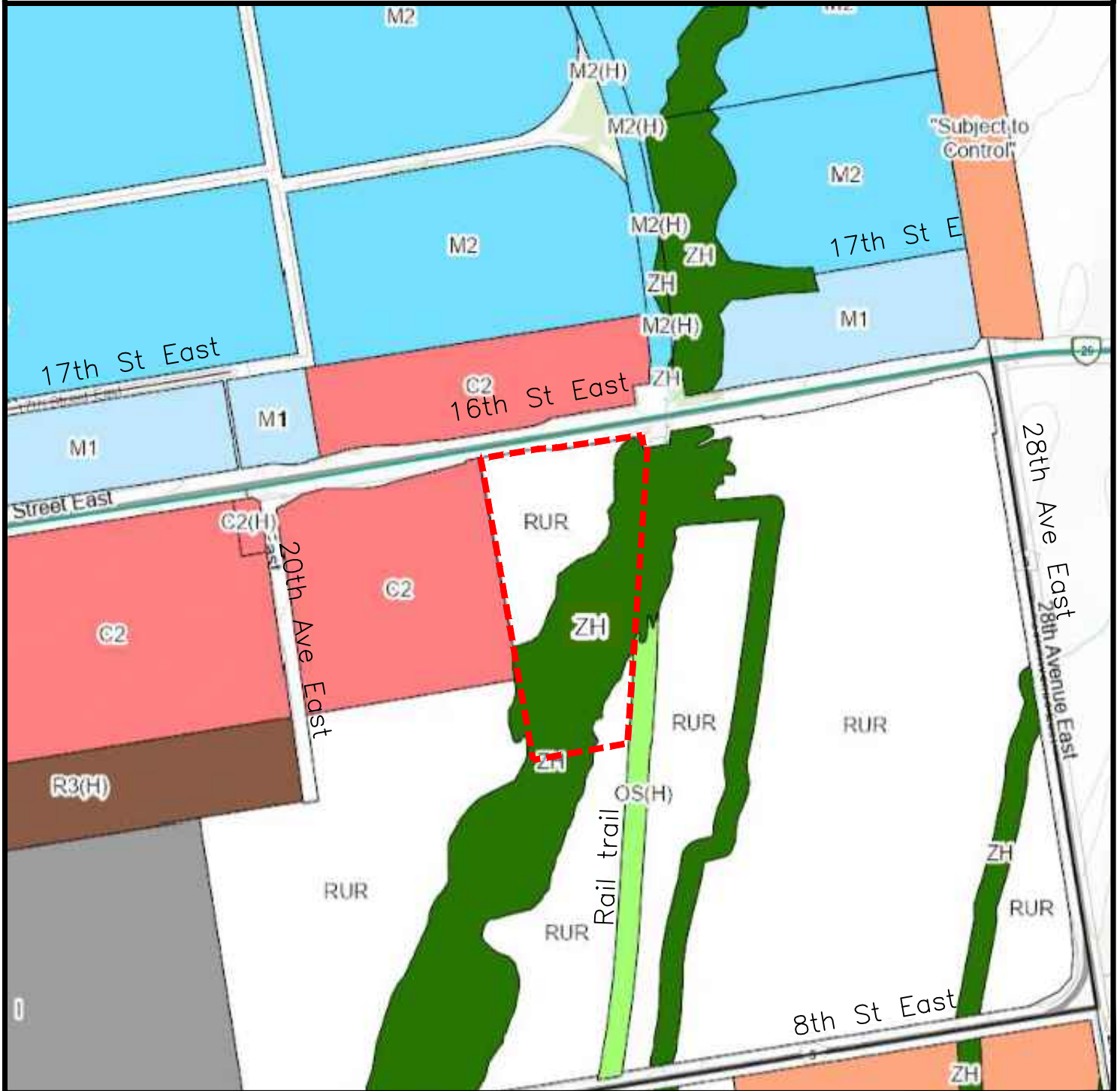
Sydenham Square Inc.
2275 16th Street East
Owen Sound, ON

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LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:7500

Figure 03: City of Owen Sound Zoning By-law

 Subject Lands



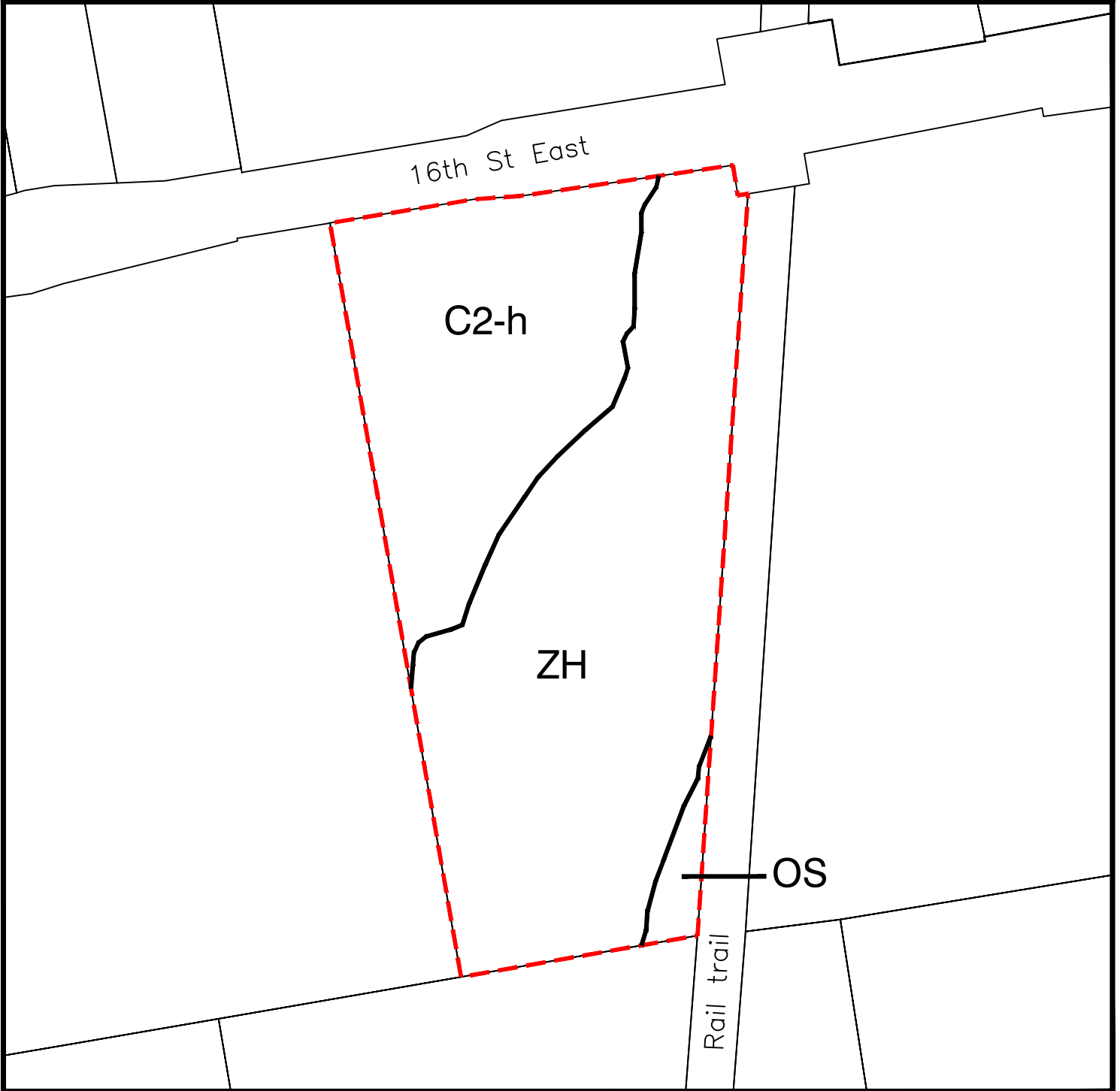
Sydenham Square Inc.
2275 16th Street East
Owen Sound, ON

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LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:7500

Figure 04: Proposed Zoning

 Subject Lands



Sydenham Square Inc.
2275 16th Street East
Owen Sound, ON

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