

**854377 Ontario Limited,  
Property Management**

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June 27, 2023

City of Owen Sound  
808 2nd Avenue East Owen Sound, ON N4K 2H4  
**Attention:** Sabine Robart, Manager of Planning & Heritage

**Re: Zoning By-law Amendment Application**

**1580 20th St E, Owen Sound, ON**

**Part Park Lot 5, Range 8 EGR, Owen Sound; RP16R-3041, Prt 1,2; 16R-6691 Pt4,5&6**

**Owner: 854377 Ontario Limited aka. The Business Centre**

**Parking Analysis Report 1580 20<sup>th</sup> Street East, City of Owen Sound**

Dear Ms. Robart:

As required within Schedule 'A', item 3 of the Pre-consultation Review and in support of the proposed Zoning By-Law Amendment [ZBA], we have completed the following parking analysis report. The scope of this report includes the development description, policy context, detailed parking analysis, in sum, for the subject property and the requisite conclusion.

A careful review of the property has been made, including forces that might affect the requisite parking requirements.

Currently the subject property provides approximately 76 parking stalls.  
Bases upon the attached analysis there is a requirement for 63 parking stalls.  
Without alteration it appears that the site could accommodate 89 parking stalls.  
Other zoning and by-law restrictions appear to have been met.

To assist City staff in the review and evaluation of the proposed amendment, please accept the following report.

We appreciate the help and assistance of the City planning staff.  
If you have any questions regarding this proposal, please contact us.

We look forward to your response.

Yours truly,

Bert Wakeford, President  
For: 845377 Ontario Limited, aka The Business Center

**1580 20<sup>th</sup> St. E., Owen Sound, Ontario  
Parking Analysis**

## Site Description

The subject property is located at 1580 20<sup>th</sup> St. East, Owen Sound Ontario; on the North West corner of the intersection of 20<sup>th</sup> St. East and 16<sup>th</sup> Ave. East. It is currently zoned 'Industrial M2'-Heavy.

The site comprises approximately 8,143 square metres of land and possesses frontage of 75.32 metres along 20<sup>th</sup> St. E. and 108.11 metres of frontage along 16<sup>th</sup> Avenue E., as outlined in Appendix 2.

These lands are owned by the 854377 Ontario Limited, aka The Business Center.

Located on the subject property is a single storey concrete block, flat roofed, industrial mall consisting of 13 rental units, each with an average size of 185 square metres, creating a total a floor area of approximately 2,399 square metres.

Since constructed in approximately 1976 this building has hosted a variety of uses, as permitted within the M2 designation. The building currently has two vacant units consisting of approximately 569 square metres, with an intended use of Community Lifestyle. Other current uses include Office, Wholesale and Light Industrial and occupy space as outlined in Appendix 4

A prospective tenant would like to occupy this space to provide the community with an indoor rock climbing-bouldering gym, a use which is a compatible use with other current tenant profiles. The gym, which will bring new employment to Owen Sound, requires high ceilings which are not available elsewhere in Owen Sound. Currently this use is not permitted within M2 zonings.

The property provides paved parking areas surrounding the building that can accommodate up to 89 stalls. There are approximately 75 parking stalls, which are over-width to reduce accidental side door-denting. Wheel chair stalls and bicycle racks are provided.

Based upon current tenant uses approximately 63 parking spaces are required for this building. Two catch basins are located within these parking areas to handle storm-water. Bus stop service is provided at the east-south corner of this site.

Ingress and egress to and from the parking areas is provided from both 20<sup>th</sup> St. E. and 16<sup>th</sup> Ave. E.. The building, parking area, driveway, etc. are shown on the site plan, **Appendix 2** attached to this Parking Analysis Report.

## **Policy Context**

As outlined in **Appendix 5**, parking by-laws requirements and restrictions, including barrier free parking, bicycle stalls, and loading requirements have been consider.

These include, but are not limited to:

### 5.18 GENERAL PARKING REGULATIONS:

5.18.1 Provision of Parking Stalls;

5.18.10 Size of Standard Parking Stalls;

5.19.1 Number of Required Accessible Parking Stalls;

5.20.1 Bicycle Space Requirements

## **Parking Analysis**

The parking analysis has considered:

- parking requirement as required by zoning by-laws;
- site and paved area constraints;
- traffic generated by tenants and guests and;
- alternative transportation availability.

## **Summary**

Based upon the attached calculations and considerations it appears that the existing parking facilities meet and exceed the current Zoning By-Law requirement. The additional traffic associated with the proposed tenant use of an Indoor Climbing –Bouldering Gym can easily be accommodated within the existing configuration.

## Appendix 1 –Statistical Summary

**Site Location:**

1580 20th St E, Owen Sound, ON  
 Part Park Lot 5, Range 8 EGR, Owen Sound; RP16R-3041, Prt 1,2; 16R-6691 Pt4,5&6  
 Owner: 854377 Ontario Limited aka. The Business Centre

**Site Profile:**

<b>Lot Area / Perimeter:</b>	8,423 sq. m. [75.32 m x 108.11 m.]
<b>Approximate Paved Area:</b>	4,808 sq. m.
<b>Building Gross Floor Space:</b>	2,399 sq. m.
<b>Building Perimeter:</b>	231 m.
<b>Building Number of Rentable Units/Avg. Sq. m.</b>	13 Units with an Average size of 185 sq. m. each

**Proposed Use Requirement**

Units 10/11; Gross Floor Space 568.5 sq. m./20 sq.m.;

**29 Parking Stalls**

*Per Appendix 4*

<b><u>Required Parking Stalls:</u></b>	<b><u>Use</u></b>	<b><u>Total Required Parking Stalls</u></b>
	Office:	16
	Wholesale	7
	Light Industrial	11
	Life Style [vacant]	<u>29</u>

***Total Required Parking Stalls***

**63 Parking Stalls**

**Current Parking Spaces:**

**76 Parking Stalls.**

including:

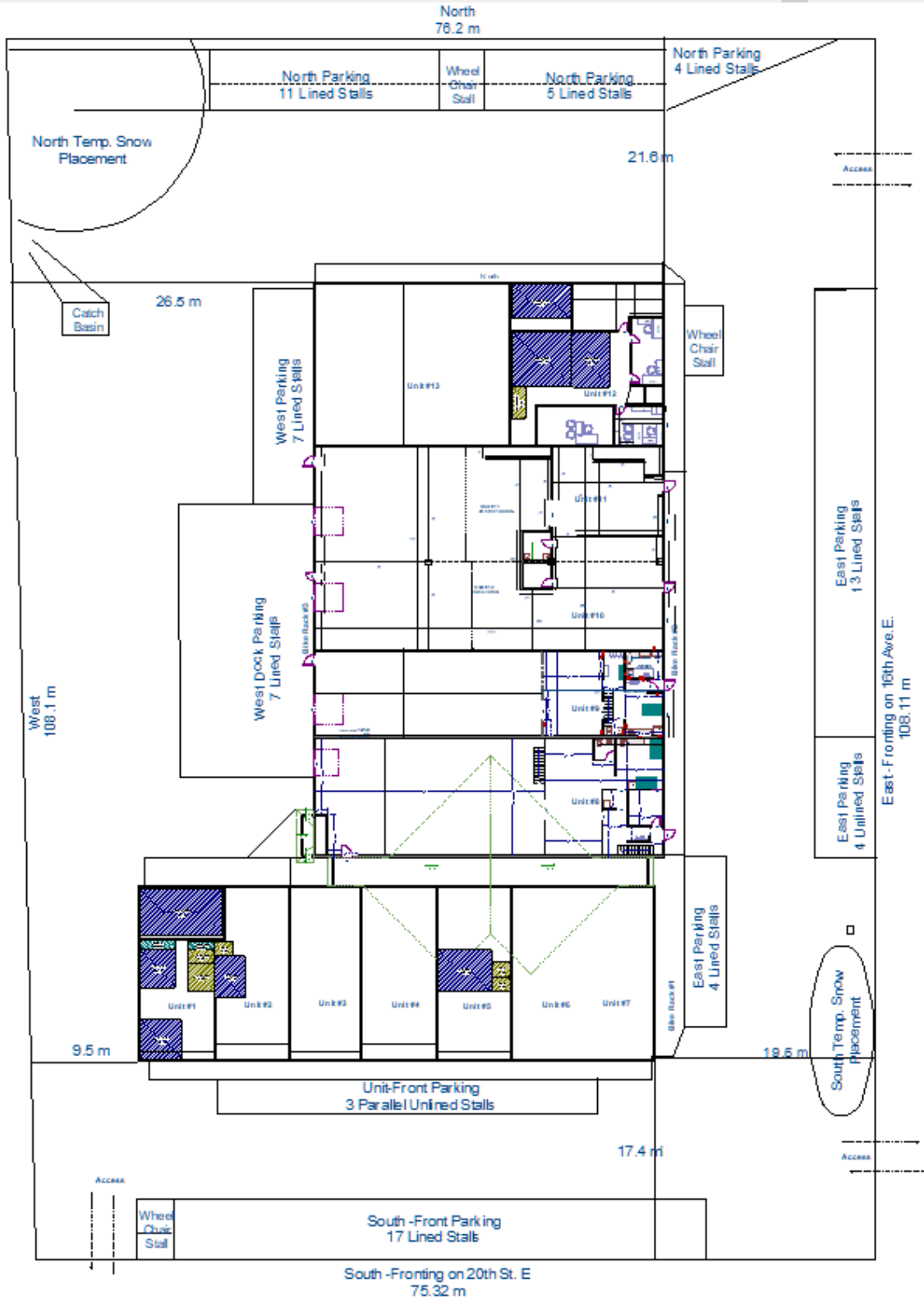
- 3 wheel chair accessible, stalls
- 3 bicycle racks
- There is additional parking available at rear

**Total Possible On-site Parking Stalls:**

<b>Paved Area:</b>	<b>4,808 sq. m.</b>	
<b>Driving Area</b>	<b>70%</b>	<b>3,366 sq. m.</b>
<b>Parking Area</b>	<b>30%</b>	<b>1,442 sq. m.</b>
<b>Per Parking Stall</b>		<b>16.25 sq.m.</b>
<b>Total Possible On-site Parking Stalls:</b>		<b><u>89 Parking Stalls</u></b>

**89 Parking Stalls**

## Appendix 2 – Site Plan



**1580 20<sup>th</sup> St. E., Owen Sound, Ontario  
Parking Analysis**

### Appendix 3 – Site Aerial View



1580 20<sup>th</sup> St. E., Owen Sound, Ontario  
Parking Analysis

## Appendix 4 –Detailed Parking Analysis

**854377 Ontario Ltd**  
 Parking Analysis-1580 20th St. E. Owen Sound, ON  
 June 30, 2023

Use	Units	1	2	3	4	5	6	7	8	9	10	11	12	13	Common
		Office	Wholesale	Wholesale	Wholesale	Wholesale	Wholesale	Wholesale	L. Ind	L. Ind	Gym	Gym	Office	Office	Hall/Mezz
Sqr M/use per tenant		<u>104.05</u>	<u>300.36</u>			<u>353.40</u>			<u>322.19</u>	<u>236.90</u>	<u>568.57</u>		<u>191.75</u>	<u>263.10</u>	<u>2,399</u>
Ratio 1:		<u>28</u>	<u>90</u>			<u>90</u>			<u>90</u>	<u>90</u>	<u>20</u>		<u>28</u>	<u>28</u>	<u>Ttl Stalls</u>
Stalls, per Unit		<u>4</u>	<u>3</u>			<u>4</u>			<u>4</u>	<u>3</u>	<u>28</u>		<u>7</u>	<u>9</u>	<u>62</u>
<b>Summary</b>															
Sq ft to Sq Meter		<u>0.092903</u>													
Meter to Ft		<u>3.280840</u>		<b>Required Stalls</b>											
		<u>Sq Ft =</u>	<u>Sq Metre</u>	<u>1</u>											
Office		4,896	454.85	1/28m2	16.24										
Wholesale		7,037	653.76	1/90m2	7.26										
Light Industrial		6,018	559.09	1/90m <sup>2</sup> +5	11.21										
Lifestyle		6,120	568.57	1/20m2	<u>28.43</u>										
Common		311			<u>63.15</u>										

B/Law: 5.10.10							Existing Stalls <u>75</u>				79.50 =75 plus 6%	
Min. Parking Stall	Width-M	Length-M	Sq-M	Width-Ft	Length-Ft	Sq-ft	Width-Ft	Length-Ft		Sq-M	Over Size Excess %	
Straight	2.50	6.50	16.25	8.20	21.33	174.91	3.05	5.64	17.2		6%	
Angled 30/90 degrees	2.65	6.00	15.90	8.69	19.69	171.15	10.00	18.50	185			

Paved Area per EC Kings estimate; 2016				Paved Area Rough Estimate								Var. from		
Zone	Ttl Sq-M	Width	Length	Ttl Sq-ft	Width	Length					Possible Parking	Spaces		
A	1,070.1	60.8	17.6	11,518.2	199	58								
B	256.9	15.2	16.9	2,765.0	50	55								
C	1,394.3	19.1	73.0	15,008.1	63	240								
D	875.4	70.6	12.4	9,423.2	232	41								
E	1,034.0	20.0	51.7	11,129.9	66	170								
F	<u>177.8</u>	<u>7.9</u>	<u>22.5</u>	<u>1,913.3</u>	<u>26</u>	<u>74</u>								
	<u>4,808.5</u>		Low Paved	<u>51,757.7</u>	<u>635</u>	<u>637</u>								
<b>Reasonableness Test</b>														
G Overall Area	7,812.8	76.0	102.8	Ttl Area	84,096.3	249	337	Low	<u>51,758</u>	<u>36,230</u>	<u>15,527</u>	<u>174.91</u>	<u>89</u>	<u>118%</u>
less Blg	<u>(2,398.7)</u>			Blg	<u>(25,819.0)</u>			Avg.	<u>55,018</u>					
	<u>5,414.1</u>			High Paved	<u>58,277.3</u>			High	<u>58,277</u>	<u>40,794</u>	<u>17,483</u>	<u>174.91</u>	<u>100</u>	<u>133%</u>
Var	<u>(605.7)</u>	24.7	24.7	Var	<u>(6,519.6)</u>	85.5	85.5							
	<u>-13%</u>				<u>-13%</u>									

Wheel chair Spaces	Required	4% of	<u>63.15</u>	<u>2.53</u>
	Current			<u>3.00</u>
Bicycle Stands	Required	4% of	<u>63.15</u>	<u>2.53</u>
	Current			<u>3.00</u>

1580 20<sup>th</sup> St. E., Owen Sound, Ontario  
 Parking Analysis

## Appendix 5 -Applicable Zoning By-Law Standards and Parking Requirements

### City of Owen Sound

#### 5.18 GENERAL PARKING REGULATIONS

**5.18.1 Provision of Parking Stalls** No person shall erect or enlarge any building or structure or establish or change a use unless parking stalls required by this By-law are provided, unless the requirement to provide such parking is reduced or eliminated through an agreement between the Corporation of the City of Owen Sound and the owner of any lot as provided for in the Planning Act. 5.18.2 Off-Street Parking Requirements for all Zones, excluding C1 Zone Except as may otherwise be provided for, the minimum number of parking stalls for motor vehicles must be provided as set out in the following table:

Land Use Category	Use	Number of Vehicle Parking stalls Required
<b>Commercial Uses</b>	Shopping Centre (Neighbourhood or otherwise)	1 space for each 15.0 m <sup>2</sup> of gross floor area up to 300.0 m <sup>2</sup> , and 1 space for each 20.0 m <sup>2</sup> of gross floor area thereafter; or 10 spaces, whichever is the greater
	Hotel	1.2 spaces per guest room
	Marina	0.5 space for each water craft slip
	Automotive Rental Establishment	4 spaces plus 1 space per 28.0 m <sup>2</sup> gross floor area
	Automotive Service Station, Vehicle Body/Repair Shop	3 spaces for every service bay or repair station
	Automotive Washing Establishment	2 spaces
	Wholesale establishment	1 space per 90m <sup>2</sup> of gross floor area
<b>Office Uses</b>	Business or professional office and government administrative offices	1 space per 28 m <sup>2</sup> of gross floor area
	Animal kennel, medical centre, veterinary clinic	Minimum of 4 spaces or 6.0 spaces per 100 m <sup>2</sup> gross floor area, whichever is greater
<b>Industrial Uses</b>	Truck transport terminal	1 space per 100 m <sup>2</sup> gross floor area



	Warehouse	1 space per 185 m <sup>2</sup> of gross floor area
	All other industrial uses	5 plus 1 space per 90 m <sup>2</sup> of gross floor area

Climbing Gym 568 sq. m. /20 =29 parking spaces:

Land Use Category	Use	Number of Vehicle Parking stalls Required
Leisure and Recreation Type Uses	Museum, library, recreational or athletic facility	1 space per 20 m <sup>2</sup> of gross floor area. Playing areas for squash, tennis, handball and badminton courts are to be excluded for the purposes of calculating parking
	Community lifestyle facility	1 space for every 4 seats or 1 space per 20 m <sup>2</sup> of gross floor area
	Bowling alley, lawn bowling club, tennis club, golf course, curling club, racquet club	3 spaces per alley, bowling green, tennis or racquet court, putting green, or sheet of ice, plus 1 space for each 15.0 m <sup>2</sup> of gross floor area devoted to other uses.
Other uses	All other uses permitted by this By-Law other than those listed in this table	1 per 40 m <sup>2</sup> of gross floor area

### 5.18.10 Size of Standard Parking Stalls

Required parking stalls shall comply with the standards set out in Table 5.18.10.

Table 5.18.10 – Required Parking Stall Dimensions

Maximum Angle of Parking Stall to Maneuvering Aisle	Required Width	Required Length
0 degrees	2.50 m	6.50 m
30 degrees up to and including 90 degrees	2.65 m	6.0 m

Fully Aligned Parking at 0 Degrees: Area per stall

16.25 Sq. M.

### 5.19.1 Number of Required Accessible Parking Stalls

Accessible parking stalls shall be provided in accordance with the requirements set out in Table 5.19.1.

Total Required Parking Stalls	Minimum Number of Accessible Stalls
1 to 12	1
13 to 100	4% of the total required
101 to 200	1, plus 3% of the total required
201 to 1,000	2, plus 2% of the total required
Greater than 1,000	11, plus 1% of the total required

**Table 5.19.3 – Accessible parking space dimensions**

Type	Minimum width	Minimum length
Type A accessible stall	3.4 m	6.0 m
Type B accessible stall	2.4 m	6.0 m

### 5.20.1 Bicycle Space Requirements

The minimum number of parking spaces for bicycles, in addition to the required vehicle parking, must be provided as set out in the following table:

Use	Number of Bicycle Spaces Required
Cluster Townhouse or Apartment Dwellings	10% of required vehicle parking
Schools	1 space per 20 m <sup>2</sup> classroom, plus 1 space per 800 m <sup>2</sup> of office area
Offices	4% of required vehicle parking, or 4 spaces, whichever is greater
Commercial Uses (excluding uses in the C1 Zone, unless otherwise noted), including Restaurants (excluding take-out only)	5% of required vehicle parking, or 4 spaces, whichever is greater
Cinema, Community Lifestyle Facility or Community Centre	10% of required vehicle parking, or 4 spaces, whichever is greater
Hotel	1 space per 20 guest rooms
Industrial Use	4% of required vehicle parking

### 5.20.2 Bicycle Parking Space Design Standards

Bicycle parking shall be provided in an area having a minimum of 1.8 m in length. The minimum number of bicycle parking spaces shall be accommodated by a rack, which will determine the width of the bicycle parking area. Standard width is 2.5 m