

## Staff Report

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**Report To:** City Council  
**Report From:** Sabine Robart, Planner  
**Meeting Date:** January 18, 2020  
**Report Code:** CS-21-003  
**Subject:** Technical Report respecting Sydenham Campus at 1130 8<sup>th</sup> Street East for Zoning By-law Amendment No. 32

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### Recommendations:

THAT in consideration of Staff Report CS-21-003 respecting the proposed Sydenham Campus at 1130 8<sup>th</sup> Street East, City Council directs staff to continue to process Zoning By-law Amendment No. 32 in accordance with the process outlined in this report.

### Highlights:

- Zoning By-law Amendment and Site Plan Approval applications to re-purpose an existing building and lands into a County owned and operated Innovation Centre (research and development facility).
- The effect of the proposed Zoning By-Law Amendment is to establish site specific zone provisions that will add and define a 'research and development facility' as a permitted use on the subject property, and provide for a site specific off-street parking requirement that will apply to any mix or combination of users within the building that form the research and development facility use.

### Strategic Plan Alignment:

This is a technical report for a legislated review process under the Ontario *Planning Act*. Assessment of the subject application's alignment with the

City’s Strategic Plan will be conducted in the recommendation report to follow.

## **Background & Proposal:**

A complete application for a Zoning By-law Amendment (ZBA 32) and an application for Site Plan Approval (ST-2020-014) have been submitted by the County of Grey for the establishment of a Innovation Centre (research and development facility) on the former Sydenham School site at 1130 8<sup>th</sup> St E.

## **Property Description**

The subject lands are described in the following chart. For location context and surrounding land uses please see the Orthophoto in Schedule ‘A’. For the Planning Policy context please see the Planning Map in Schedule ‘B’.

<b>Property Information</b>	<b>Detail</b>
Civic Address	1130 8 <sup>th</sup> Street East
Roll Number	425904002715145
Legal Description	RANGE 4 EGR PT LOT 3
Site Frontage	203 metres
Site Depth	199 metres
Site Area	4.05 ha (10 ac)
Surrounding Land Uses	North: Residential East: Institutional (Georgian College) South: Residential West: Vacant rural (future commercial & residential)
Existing Structures	One storey 4,193 square metre building (former Sydenham Community School)
Road Access/Frontage	8 <sup>th</sup> Street East (County Rd)

<b>Available Servicing</b>	<b>Detail</b>
Potable Water	300 mm Ø polyvinyl chloride watermain
Wastewater	225 mm Ø polyvinyl chloride
Stormwater	High Density Polyethylene

<b>Planning Policy</b>	<b>Detail</b>
County of Grey Official Plan	Primary Settlement Area
City of Owen Sound Official Plan	Schedule 'A' Institutional
Sydenham Heights Planning Area	Schedule 'A2' Institutional
City of Owen Sound Zoning By-law 2010-078, as amended	Institutional (I)

## **The Proposal**

The purpose of the application is to amend the City of Owen Sound Zoning By-Law 2010-078, to permit a County managed research and development facility (Innovation Centre) in the former Sydenham School.

The effect of the Zoning By-Law Amendment is to establish site specific zone provisions that will:

1. Add and define a 'research and development facility' as a permitted use on the subject property, and
2. Provide for a site specific off-street parking requirement that will apply to any mix or combination of users within the building that form the research and development facility use.

## **Submission & Process Details**

As part of a complete application, the applicant has submitted the following materials for consideration:

<b>Submission Item Title</b>	<b>Submission Item Detail</b>
Site Plan – Option A (A101)	Dated 16/11/2020 prepared by mc architect
Site Plan – Option B (A102)	Dated 16/11/2020 prepared by mc architect
Sydenham Campus Phasing	Undated
Site Overview Plan (GP1)	Dated 11/24/2020 prepared by GB BluePlan Engineering
Grading & Drainage Plan (GP2)	Dated 11/24/2020 prepared by GB BluePlan Engineering
Stormwater Management Letter	Dated 11/23/2020 prepared by GB BluePlan Engineering
Proposal Summary	Dated November 24, 2020, prepared by Grey County Planning & Development

The applicant engaged the City in the Pre-consultation process in December 2019. Subsequently, the process relating to the formal application has proceeded as follows:

<b>Date</b>	<b>Step</b>
November 25, 2020	Submission of Application Fees
December 16, 2020	Letter of Complete Application to applicant
December 18, 2020	Notice of Complete Application given to public via newspaper notice and mailed courtesy notice to landowners within 120 m of subject property
December 18, 2020	Request for City Staff and Agency comments sent

### **Technical Review:**

The subject proposal is required to meet all development standards and policies applicable to projects within the City of Owen Sound. The proposal is required to be consistent with the Provincial Policy Statement and in conformity with the City Official Plan and Zoning By-law. The application is

subject to review by the City's Development Team, as well as external commenting agencies.

All applicable policies, standards, and review comments will be fulsomely reviewed in the Staff Recommendation Report anticipated to come before Council in the coming weeks. The future Staff Recommendation Report will also include the details of site plan approval. The review below describes the proposal more completely and outlines the key policy considerations, evident to staff at this time, that are relevant to the subject application.

### **A: Provincial Policy Statement**

The Provincial Policy Statement (PPS, 2020) has been reviewed with regard to the subject proposal. Municipal decisions on planning matters are required to be consistent with the PPS.

The PPS Vision for the long-term prosperity and social well-being of Ontario focuses growth and development within settlement areas and recognizes that land use must be carefully managed. Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.

The PPS directs development to full serviced, designated settlement areas and requires contiguous development that minimizes land consumption and servicing costs.

The PPS requires planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs of the municipality.

The pending recommendation report will assess if the proposal is consistent with the direction provided by the PPS and if conditions of approval respecting matters of provincial interest should be applied.

### **B: County of Grey Official Plan (2019)**

The subject property is designated 'Primary Settlement Area' in the County of Grey Official Plan (County OP). Settlement areas with full municipal services are to be the focus of the majority of growth within the County.

The County OP promotes a full range of residential, commercial, industrial, recreational, and institutional land uses within Primary Settlement Area. Land

use policies and development standards are to be in accordance with the local Official Plan.

The pending recommendation report will assess if the proposal conforms to the policies of the County OP and if conditions of approval respecting County OP conformity should be applied.

### **C: City of Owen Sound Official Plan**

The subject property is designated 'Institutional' on Schedule 'A' in the Owen Sound Official Plan (OP, 2006) as well as Schedule 'A2' Sydenham Heights Planning Area.

The 'Institutional' designation is intended for public and private institutions and permits a wide range of institutional type uses. Institutional users include community, education, health and public organizations. Public uses can include government offices and facilities operated by or on behalf of federal, provincial or local governments and may include government services such as research establishments. Permitted uses within the Institutional designation may also include certain ancillary and support uses provided they do not interfere with the development or operation of the area for institutional uses and are compatible with abutting land uses.

OP policies encourage the joint or multiple use of community and educational facilities as well as the grouping of these facilities.

Institutional uses should be located so as to:

1. Provide adequate site area to accommodate buildings, off-street parking, and landscaping,
2. Have suitable access to an arterial or collector road to discourage traffic from using local roads.
3. Give consideration to ensuring safety and mobility for pedestrians and alternative modes of transportation.

Institutional uses should be located only where they are complementary to adjacent land uses.

Where an existing use in an Institutional designation ceases, Council may consider the re-designation of the site to an appropriate alternative designation after examination of the use of the site for a suitable alternative institutional purpose.

The recommendation report following the Public Meeting will assess if the proposal conforms to the policies of the City OP and if conditions of approval respecting City OP conformity should be applied.

**D: City of Owen Sound Zoning By-law (2010-078, as amended)**

The subject property is zoned 'Institutional' (I) in the City's Zoning By-law (2010-078, as amended) (Schedule A).

Permitted uses in the Institutional zone include a wide range of uses including schools, community centre, day nursery and public use.

The application is proposing to re-use the former school as a municipally operated innovation centre that will include a research and development facility with incidental prototype manufacturing and a business incubator division.

The rezoning application is also requesting the establishment of site specific zone provisions that will provide for off-street parking requirements that will apply to any mix or combination of users within the building that form the research and development facility use.

The pending recommendation report will assess if the proposal meets the intent and other requirements of the City's Zoning By-law and if conditions of approval respecting zoning conformity should be applied.

**E: Site Plan Control Matters**

Concurrent with the Zoning By-law Amendment application, the County of Grey has submitted an application for Master Site Plan Approval to permit an innovation centre in addition to the uses permitted in the 'Institutional' (I) zone in a two phased approach within the existing building.

Phase I (labelled as Site Plan - Option A) of the development will encompass approximately 2,490 square metres within the existing building and use the existing parking lot layout as shown in Schedule 'C'.

Phase II (labelled as Site Plan - Option B) will encompass the remaining 552 square metres in the existing building. Phase II of the development will be initiated when occupancy of the existing building increases to the point where the required parking space numbers surpasses the number of parking spaces provided in the current parking lot layout. Additional parking spaces will be added in the western parking area as per Schedule 'D'.

The proposed development is subject to Site Plan Control in accordance with Section 41 of the *Planning Act* and City By-law 2019-185.

The site plan approval process will address the overall design and connectivity of the development within the local context. Thorough site plan review ensures that the site will be safe, functional and attractive for current and future residents of the City.

Site Plan Review considers accessible design and ensures that the site will meet City and Provincial accessible design standards. The submitted site plan will be presented to the City's Accessibility Advisory Committee (AAC) on January 26, 2020 for comment on matters of accessibility. Comments provided by the Committee will be included in the pending recommendation report.

Site Plan review will also ensure that the site will function seamlessly while complying with the existing or amended zoning provisions pertaining to the site. Traffic and pedestrian flow, as well as parking area layout and site access locations (entrances) are also of critical importance for this type of development.

Landscaping, stormwater management and the location of on-site amenities, such as snow storage areas and garbage enclosure locations, are also key considerations in determining if the site is adequately designed.

The pending recommendation report for the Zoning By-law amendment will include the request for Site Plan Approval and assess if the proposal meets the requirements of the City's design and engineering standards and if conditions of approval respecting site design and layout should be applied.

## **Next Steps:**

In accordance with the *Planning Act* and City protocols for processing Planning Act Applications, the following outlines the next steps in the process:

<b>Anticipated Date</b>	<b>Step</b>
January 18, 2021	Technical Report to Council



<b>Anticipated Date</b>	<b>Step</b>
January 19, 2021	Notice of Public Meeting given to public via newspaper notice and mailed courtesy notice to landowners within 120 m of subject property
January 26, 2021	Site Plan review by the City's Accessibility Advisory Committee
February 8, 2021	Public Meeting
March 1, 2021	Zoning By-law Amendment and Site Plan Approval Recommendation Report (tentative)
March 15, 2021	Enacting Zoning By-law (tentative and subject to Council approval)

### **Financial Implications:**

None to the City.

### **Communication Strategy:**

Notice of Complete Application was given as required by the *Planning Act*.

### **Consultation:**

The public meeting is anticipated for February 8, 2021. Members of the public are welcome to attend virtually and make oral submissions at the public meeting, or submit comments in writing prior to the public meeting. Comments received prior to the Public Meeting date will be included in the Public Meeting Council agenda package.

To account for the meeting implications due to COVID-19, the statutory notice included additional wording to facilitate safe engagement:

Due to COVID-19 restrictions, you must pre-register to participate in the Public Meeting.

Oral comments: if you wish to appear electronically to speak to this matter, you must contact the City Clerk by **Friday, January 29, 2021** at 4:30 p.m. at [bbloomfield@owensound.ca](mailto:bbloomfield@owensound.ca) or 519-376-4440 ext. 1247 to be registered to participate in the Public Meeting.

Written comments: if you wish to provide written comments at the Public Meeting, comments must be addressed to the City Clerk, and received by **Monday, February 8, 2021** at 12:00 p.m. Comments may be mailed or emailed. All written comments received prior to any approval will be considered.

In addition to the public notice, the Planning Division also sent a request for comments to the City's Development Team and external commenting agencies further detailing the nature of the applications.

All comments will be considered as part of the Staff Recommendation Report.

### **Attachments:**

Schedule 'A': Orthophoto

Schedule 'B': Official Plan and Zoning Map

Schedule 'C': Site Plan (Phase I) – Option A (A101)

Schedule 'D': Site Plan (Phase II) – Option B (A102)

Schedule 'E': Draft By-law

### **Recommended by:**

Sabine Robart, MSC (PLAN)  
Planner

Signature on File

### **Reviewed by:**

Amy Cann, M. PL. MCIP, RPP  
Manager of Planning & Heritage

Signature on File

### **Reviewed by:**

Pam Coulter, BA, RPP  
Director of Community Services

Signature on File

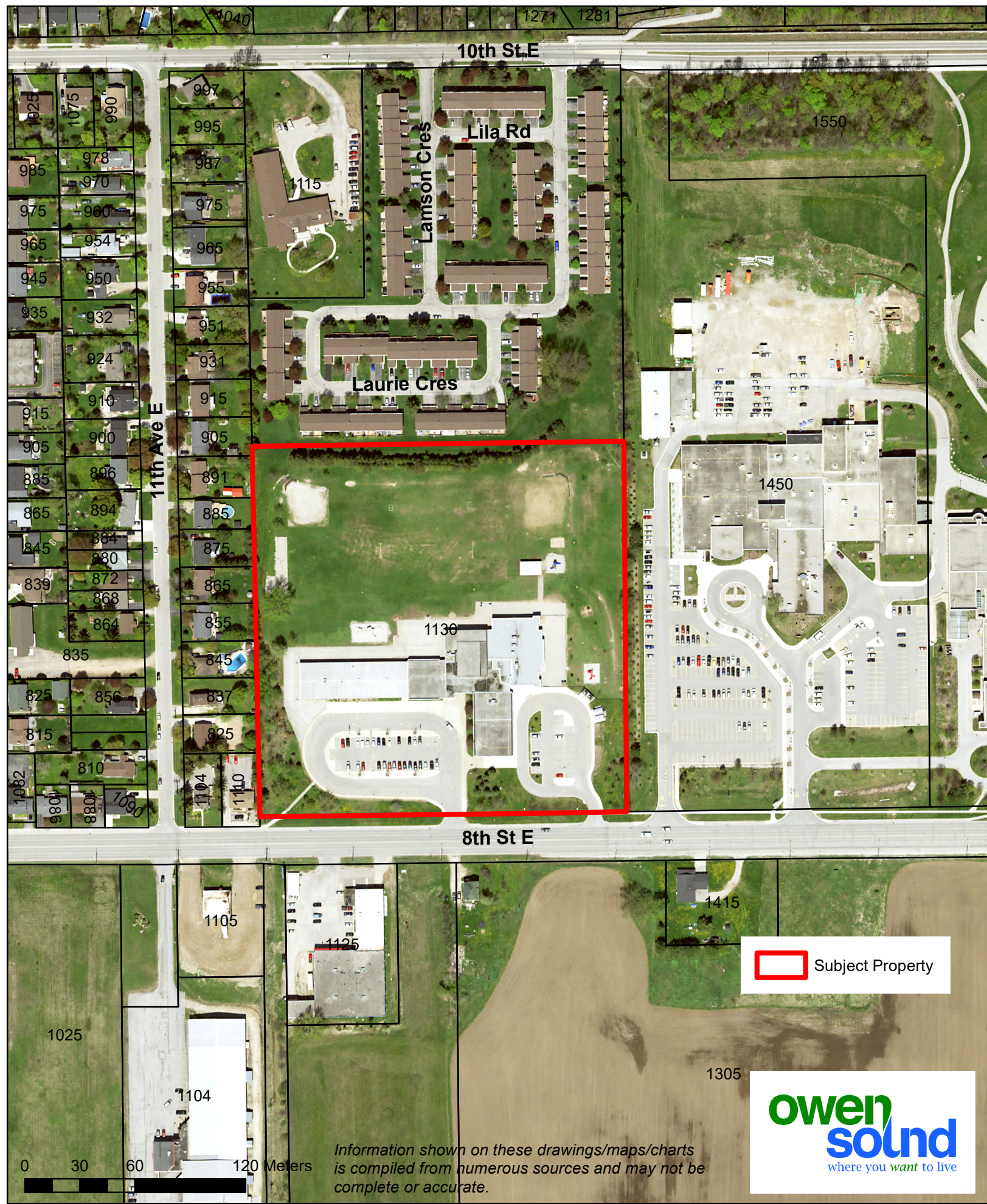
### **Submission approved by:**


Tim Simmonds  
City Manager

Signature on File

For more information on this report, please contact Sabine Robart, Planner at [srobart@owensound.ca](mailto:srobart@owensound.ca) or 519-376-4440 x 1236.

# Schedule 'A': Orthophoto



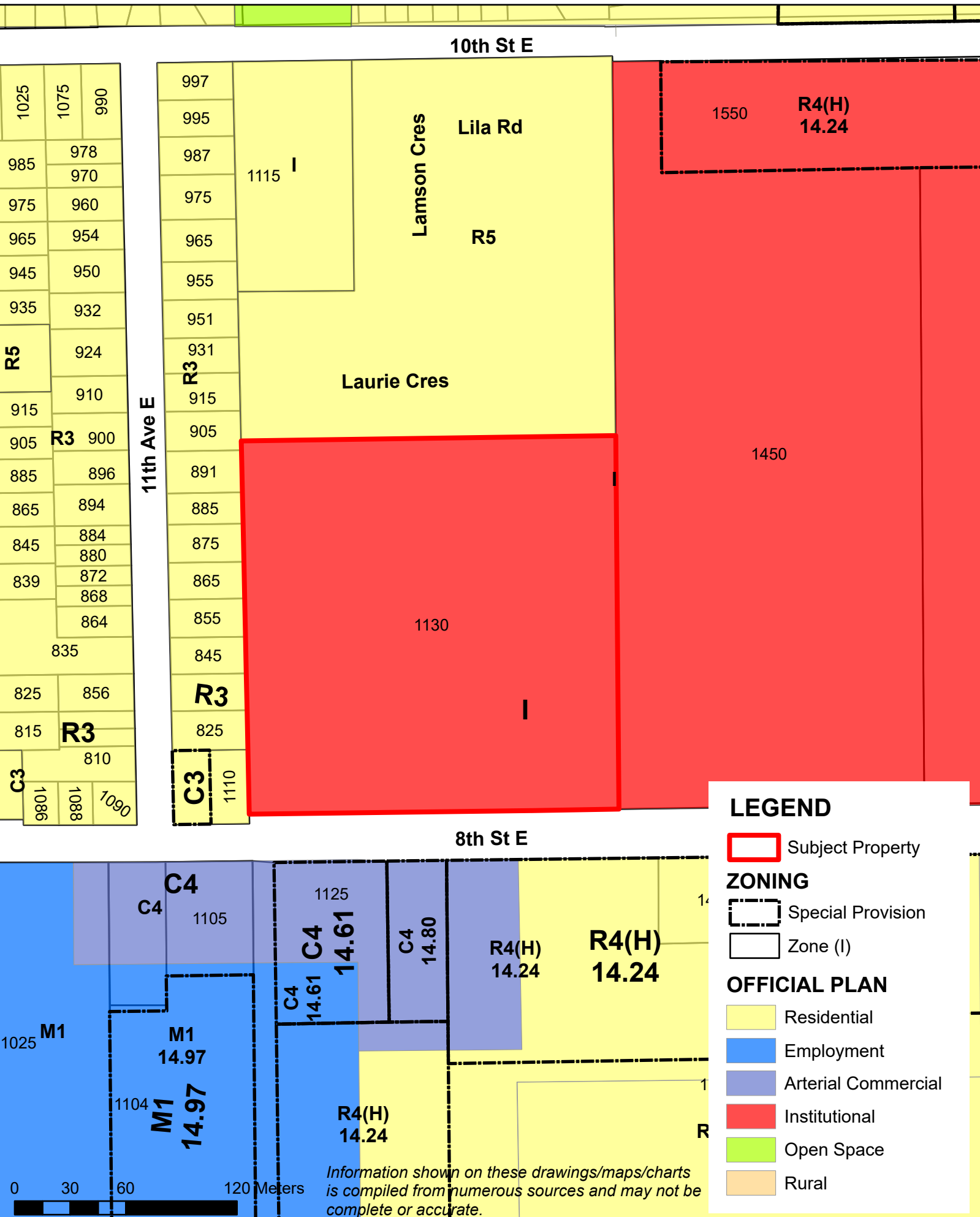
 Subject Property



Information shown on these drawings/maps/charts is compiled from numerous sources and may not be complete or accurate.

0 30 60 120 Meters

# Schedule 'B': Official Plan Designations and Zoning



**LEGEND**

- Subject Property

**ZONING**

- Special Provision
- Zone (I)

**OFFICIAL PLAN**

- Residential
- Employment
- Arterial Commercial
- Institutional
- Open Space
- Rural



*Information shown on these drawings/maps/charts is compiled from numerous sources and may not be complete or accurate.*

# SCHEDULE C

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## SITE PLAN – PHASE I

OPTION A (A101)

GREY CONDOMINIUM PLAN No. 2  
(BLOCK 37802)

11 TH. AVENUE EAST  
(MATLAND STREET)

LOT 70  
PIN 37063 - 0185

LOT 71  
PIN 37063 - 0186

LOT 72  
PIN 37063 - 0187

LOT 73  
PIN 37063 - 0188

LOT 74  
PIN 37063 - 0189

LOT 75  
PIN 37063 - 0190

LOT 76  
PIN 37063 - 0191

LOT 77  
PIN 37063 - 0192

LOT 78  
PIN 37063 - 0193

LOT 79  
PIN 37063 - 0194

LOT 80  
PIN 37063 - 0195

PARK LOT 3  
RANGE 4 EGR

PIN 37063 - 0198(LT)

EXISTING ONE STOREY  
ELEMENTARY SCHOOL

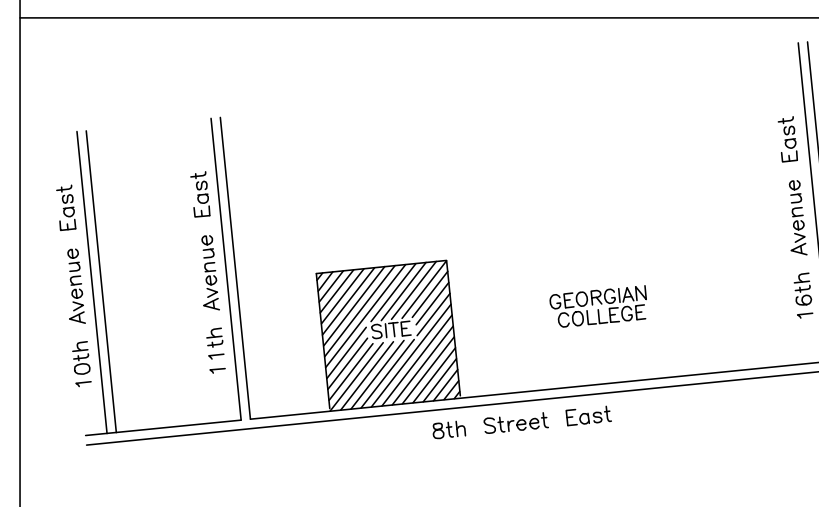
ASPHALT PARKING

GREY COUNTY ROAD 5

(8TH STREET EAST)

(ORIGINAL ROAD ALLOWANCE BETWEEN RANGE 3 AND 4, EAST OF GARAFRAXA ROAD)

KEY PLAN



SITE STATISTICS

ZONING:	Institutional
SITE AREA:	42531.40 sq. m.
BUILDING AREA:	4193.44 sq. m.
LOT COVERAGE:	10.35%
PAVED AREA:	9929.99 sq. m. (24.50%)
LANDSCAPED AREA:	26407.97 sq. m. (65.15%)
PARKING PROVIDED:	75 spaces including 4 B.F. spaces

LEGEND

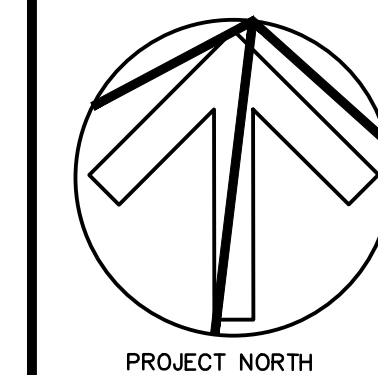
- ◇ EXISTING SET
- ◆ EXISTING FOUND
- ◇ S.I.B. EXISTING STANDARD IRON BAR
- ◇ I.B. EXISTING IRON BAR
- ◇ S.S.I.B. EXISTING SHORT STANDARD IRON BAR
- ◇ C.C. EXISTING CUT CROSS
- EXISTING AERIAL UTILITY LINE
- CB EXISTING CATCH BASIN
- HP EXISTING HYDRO POLE
- GUY EXISTING GUY WIRE
- △ BELL EXISTING BELL
- G.V. EXISTING GAS VALVE
- W.V. EXISTING WATER VALVE
- S.M.H. EXISTING SANITARY MANHOLE
- S.L.S. EXISTING LIGHT STANDARD
- EXISTING SIGN
- EXISTING FIREHYDRANT
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING FIRE ROUTE
- EXISTING TREES TO BE REMOVED
- EXISTING SIGNS TO BE REMOVED
- EXISTING CATCH BASINS TO BE REMOVED
- EXISTING POLES TO BE RELOCATED
- EXISTING GAS METER & BOLLARDS TO REMAIN
- BARRIER-FREE CURB CUT
- 1.2m HIGH CHAIN LINK FENCE AND POSTS

SIGN LEGEND

- "DO NOT ENTER"
- "ONE WAY"
- "STOP"
- "BARRIER-FREE PARKING"
- "FIRE ROUTE" SIGN
- "NO RIGHT TURN"
- "NO IDLE ZONE"

PART 1, 16R-7196  
SUBJECT TO EASEMENT  
INST. (R0)408879

GEORGIAN COLLEGE



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SYDENHAM  
SCHOOL  
GREY COUNTY

OWEN SOUND ONTARIO

Sheet Title SITE PLAN - OPTION A

Drawn	Checked PN	Sheet No.
Scale 1:400	Project No. 20019	<b>A101</b> X or X

# SCHEDULE D

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## SITE PLAN – PHASE II

OPTION B (A102)





## **SCHEDULE E**

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### **DRAFT ZONING BY-LAW AMENDMENT**

The application is requesting to facilitate the re-use of the former place of school through the addition of 'research and development facility' as permitted use. The rezoning application also requests the modification of the 'Institutional' site regulations to include a site specific off-street parking requirement that will apply to any mix or combination of users within the building that form the research and development facility use.

The following is a general summary of the special provision proposed to apply to the subject lands.

#### **Special Provision 14.XXX**

Notwithstanding the provisions of the Institutional Zone (I) and for lands shown on Schedule A, Zoning Map X, the following use shall be permitted in addition to all other uses permitted in the I zone:

a. Research and Development Facility

The following provisions shall apply to a research and development facility.

- (i) A research and development facility may include a business incubator establishment and incidental prototype manufacturing.
- (ii) Research and Development means the use of land, building or structure, or part thereof, for the purpose of conducting pure and applied research, analysis and experimentation, and development and creation, in any field of science, medicine, technology and manufacturing and includes incidental prototype manufacturing.
- (iii) A research and development facility may include but not be limited to facilities such as lecture rooms, administrative offices, laboratories, training facilities, display rooms, pilot plants, prototypical manufacturing, simulating equipment and the like, and service and machine shops to serve the Research and Development Facility.
- (iv) Incidental prototype manufacturing may be conducted as accessory and incidental to the Research and Development Facility use subject to the following provisions:

- Area dedicate prototypical manufacturing shall be to a maximum of 25% of the total GFA of the building.
  - Prototypical manufacturing shall not create or become a nuisance in regard to noise, odour, vibration, traffic generated or parking/loading.
  - Prototypical manufacturing shall not create or become a fire, health or building hazard.
  - There shall be no outdoor storage of materials or goods associated with prototypical manufacturing.
- (v) Business Incubator means an establishment that provides incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space including 'hot desk' services and is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises).
- (vi) The Business Incubator portion of the Research and Development Facility shall be accessory to the main use (Research and Development) and shall be limited to 25% of the gross floor area.
- (vii) Notwithstanding Sec. 5.18 of the Zoning By-law, the following parking ratio shall apply to any mix or combination of users that form/comprise the research and development facility use:
- One (1) parking space is required per 33 square meters of 'Area, Gross Floor' of the building existing as of the passing of this amendment.
  - For any new buildings or additions to the existing building, parking shall be calculated at one (1) space per 33 square meters of 'Area, Gross Floor' in accordance with the standard definition of Sec. 4 of this By-law.
- (viii) Notwithstanding the definition of 'Area, Gross Floor' in Sec. 4 of this By-law, for the purposes of this Special Provision and for buildings existing as of the passing of this amendment:
- Hallways shall not be included in the calculation of 'Area, Gross Floor'.