

PLANNING REPORT

PROPOSED SENIORS APARTMENT DEVELOPMENT

“ST. CLARE PLACE”

Part Lots 3 and, Bay Street E/S
City of Owen Sound
(1043 3rd Avenue East)

Owner: Lutheran Outreach Ministries

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March 10, 2023

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1. THE PROPOSAL

Lutheran Outreach Ministries is proposing to construct a 40-unit apartment building that will provide rental housing to Seniors. The intended 6-storey building will include five 2-bedroom suites and 35 1-bedroom suits, as well as a commercial unit on the main floor that will be available for community rental.

The proposed development will provide 23 on-site parking spaces. Direct vehicular access to the site will be provided from 3rd Avenue East, with a second access point to the site from 3rd Avenue east via the lands to the south.

The new residential building will be known as "St. Clare Place".

The Site Plan, floor areas and renderings prepared by G.M. Diemert Architect Inc. illustrate the proposed development.

Lutheran Outreach Ministries is a registered charity. The tenants for the new apartment building are currently on Grey County's "Rent-Geared-To-Income" waiting list. To qualify as a resident within this new building, a tenant must be at least 65 years of age, have an income below a certain amount, and possess less than \$50,000 in assets.

Lutheran Outreach Ministries is essentially the same organization that constructed, owns and operates St. Francis Place, a 78-unit Seniors apartment building located to the immediate south of the subject property. That development is held by a different non-profit entity known as Lutheran Social Services. The mortgage for St. Francis Place was recently paid off and so the organization now wishes to proceed with their next housing project.

2. APPROVALS REQUIRED

The proposed development requires an amendment to the City's Comprehensive Zoning By-law to increase the maximum building height requirement from 12 metres to 24.6 metres in order to allow for the six-storey apartment structure.

A Site Plan Agreement will also be required prior to a Building Permit being obtained, and such an application will be filed in the near future.

3. SUBMISSION REQUIREMENTS

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

- Site Plan;
- Floor plans and renderings;
- Urban Design Study;
- Stage 1 Archaeological Assessment; and,
- Solar Study.

In addition to the foregoing, a Record of Site Condition is currently being prepared to address possible soil contamination of the site that may have resulted from a drycleaning establishment that occupied the site many years ago.

4. SUBJECT LANDS

The subject property is located along the east side of 3rd Avenue East, within the downtown area of Owen Sound. The site is situated approximately 90 metres north of the 3rd Avenue East / 10th Street intersection.

The site comprises 1668.6 square metres of land. The shape and size of the property shown on the drawings included with this application are based on mapping provided by an Ontario Land Surveyor. The lot fabric shown on the City's GIS website for this property and abutting lands is not accurate.

Situated on the subject property is an older, two-storey building containing two residential units. This structure will be removed in order to make way for the proposed development.

5. ADJACENT LAND USES

The subject property is situated in the northeast quadrant of Owen Sound's commercial core area.

A mix of commercial uses exist on the lands to the immediate south, west and northwest including a restaurant, gas bar / convenience store, automobile parts store, security office and automobile repair establishment. Low density residential uses exist to the north and east. The aforementioned St. Francis Place is located to the south, which is a ten-storey Seniors apartment building comprising 78 units and a few commercial units. The City's bus depot is located directly across the road from the site.

On a slightly broader scale, a large variety of other types of uses are located within walking distance including banks, medical offices, grocery store, service shops, post office, churches, and numerous retail stores. A municipal parking lot is also situated nearby.

6. CITY OF OWEN SOUND ZONING BY-LAW

6.1 Current Zoning

According to Schedule A of the City's Comprehensive Zoning By-law, the subject property is zoned 'C1 - 14.90' (Core Commercial special) as illustrated on Figure 3 of this Planning Report. The following applies:

14.90

Notwithstanding Section 5.18.3 for any dwelling units in combination with a non-residential use where such dwelling units are geared toward housing for the elderly the minimum required number of vehicle parking stalls shall be 0.5 spaces for each dwelling unit. Notwithstanding the provisions of the Core Commercial (C1) Zone the definition of Landscaped Open Space for any dwelling units in combination with a non-residential use shall be permitted to include common balconies as landscaped open space.

Permitted in the 'C1' zone is a variety of commercial and institutional uses typically found within a downtown as well as apartment units, subject to certain zoning provisions.

According to the special provision stated above, lands zoned 'C1-14.90' are required to provide onsite parking at a ratio of 0.5 spaces per 1.0 apartment unit where a permitted non-residential use is included in the development and the apartment units are geared for housing of the elderly. Apartment buildings are typically required to provide 1.25 parking spaces per unit. In this regard, the proposed development will include a commercial unit and the apartments will be leased to the elderly. (By definition, an elderly person is anyone 65 years of age or older.) As such, the proposed development will comply with the minimum parking standards.

The 'C1' zone provisions also limit the height of building to 12.0 metres, whereas the proposed structure will achieve a height of 24.6 metres. The requested Zoning By-law Amendment will provide the necessary relief from this provision.

The proposed development will comply with all other relevant provisions of the City's Zoning By-law.

6.2 Proposed Zoning

The proposed Zoning By-law Amendment will alter the text of the current, site-specific 'C1-14.90' zoning by adding a reference to an increased building height. The following wording is suggested:

Notwithstanding Section 5.18.3, for any dwelling units in combination with a non-residential use where such dwelling units are geared toward housing for the elderly the minimum required number of vehicle parking stalls shall be 0.5 spaces for each dwelling unit. Notwithstanding the provisions of the Core Commercial (C1) Zone the definition of Landscaped Open Space, for any dwelling units in combination with a non-residential use shall be permitted to include common balconies as landscaped open space. Notwithstanding the provisions of the Commercial Core (C1) zone for Building Height, a building shall be permitted to have a height of 24.6metres.

Figure 3 of this Planning Report provides a recommended zoning schedule.

7. CITY OF OWEN SOUND OFFICIAL PLAN

7.1 'River District Commercial' Designation

The subject lands are designated 'River District Commercial' on Schedule A of the City of Owen Sound Official Plan as illustrated on Figure 4 of this Planning Report.

Section 3.3 *River District Commercial* of the Official Plan states the following:

Lands designated as River District Commercial on Schedule 'A' are intended to provide a full range of commercial, institutional, recreational, and residential uses. Generally, this area shall function as the social, cultural, business, and recreational focal point of the City.

Accordingly, Section 3.1.1.1 *Permitted Uses* allows for, among other land uses, the following in the 'River District Commercial' designation:

- h. Other non-commercial uses such as medium or high-density forms of housing, housing combined with commercial uses, or congregate housing.*

Comment: The intended high-density apartment building will include a commercial, main floor unit.

With regard to residential development within the 'River District Commercial' designation, the Official Plan states the following:

3.3.5 Residential Development

3.3.5.1 *Residential development is permitted in accordance with the following:*

- a. High-density residential development, as defined in Section 3.1.2.2 may be permitted where compatible with adjacent uses, subject to the provisions of Section 3.3.2 of this Plan. Such uses shall be located predominantly above the first storey of buildings located within the River District Commercial area, with the exception of entrances, lobbies, parking or amenity areas at ground level.*
- b. In areas of the River District Commercial adjacent to existing residential areas, medium density residential development, as defined in Section 3.1.2, may be permitted as an appropriate transition to the mixed uses of the River District Commercial area subject to the provisions of Section 3.3.*
- c. Parking must be adequately provided for all residential uses in accordance with the Zoning By-law.*

- d. *Landscaped open space and/or outdoor living areas for higher density residential uses within the River District Commercial area may be provided in rooftop gardens, balconies, patios, interior recreation areas or similar facilities where sufficient space is not available on-site at ground level.*

Comment: The commercial floor space will be provided on the main level, at the front of the building. The residential apartments will be located at the rear of the commercial unit on the main floor and occupy all of the other remaining five storeys. This arrangement maintains the intent of the Official Plan and was deemed acceptable by City staff during the pre-consultation discussions.

Twenty-three parking spaces will be provided on the site, which slightly exceeds the parking requirement stated in the Zoning By-law. Given that the apartment units will be leased by Seniors, many of whom will not have vehicles, the proposed parking arrangement will be satisfactory. When considering the need for parking, it's important to understand that the site has an excellent location in terms of its proximity to a grocery store and other retail stores, banks, pharmacies, restaurants, and the City's bus depot which is located directly across the road. As well, an almost identical parking space-to-apartment unit ratio was utilized for the adjacent St. Francis Place apartment building, which contains 78 units, and it has been proven over the years that ample parking has been provided.

Landscaping will be provided as shown on the Site Plan.

With regard to parking in the 'River District Commercial' designation, the Official Plan states the following:

3.3.6 *Parking*

3.3.6.1 *Within the River District Commercial designation, parking uses are permitted in accordance with the following:*

- a. *The City will promote an integrated public parking system in the River District Commercial area that offers adequate affordable on-street and off-street parking in safe and visible locations.*
- b. *Parking in the River District Commercial area should be integrated with development within the blocks in a manner that reduces the street frontage dedicated to parking lots while providing a compatible pedestrian environment, efficient flow of traffic and ease of access.*
- c. *Parking areas should maintain distinct street edges through appropriate mix of landscaping, street furniture, and other appropriate structures.*

- d. *Pedestrian connections to parking areas should be frequent and easily identified with clear directional signage. They should provide safe, well-lit and comfortable access while also providing intermittent rest areas.*
- e. *Loading for adjacent businesses should be integrated within the parking system.*
- f. *New development should contribute, where possible, to the consolidation, improvement, and efficient use of private parking areas.*
- g. *The City may allow for reduced private parking and loading requirements for the development or redevelopment of any use within the River District Commercial area designation.*
- h. *The City will monitor the use of parking in the River District Commercial area and explore opportunities to expand municipal parking when warranted by demand.*
- i. *New development is encouraged to provide electric vehicle (EV) charging stations.*

3.3.6.2 *New development should not permanently reduce the supply of parking required for the immediate area.*

Comment: The parking areas associated with this development will be provided at the sides and rear of the new building, as opposed to being located in the front yard where a paved, parking lot could otherwise distract from the attractive design of the development.

Landscaped areas will be also be provided, which will provide a green, open space element to the development while also providing for some snow storage space during the winters months.

The proposed parking area has been designed in conjunction with City staff to ensure for an efficient and safe flow of traffic.

The amount of parking conforms to the provisions of the Zoning By-law and, as explained above, will be adequate for the type of development proposed, i.e. Seniors housing. It should also be mentioned that a municipal parking lot is located only 195 metres southwest of the site, should visitors require parking.

With regard to the design of this development, the Official Plan states the following:

3.3.7 Heritage

3.3.7.1 *All development on lands designated River District Commercial shall support and be compatible with the heritage character of the area.*

- 3.3.7.2 *The City shall promote and encourage the retention and remediation of heritage features of buildings in the River District Commercial area.*
- 3.3.7.3 *The heritage street-front retail area shall be maintained, strengthened and supported.*
- 3.3.7.4 *New development shall consider the heritage character of the area and be sympathetic in design. Modern design is encouraged where appropriate.*

3.3.8 *Urban Design*

- 3.3.8.1 *The City will encourage and provide the highest quality of urban design in the River District Commercial area, consistent with the Harbour and Downtown Urban Design/Master Plan Strategy and other applicable design guidelines. Decorative paving, signage, light standards, banners and landscaping all contribute to making this an area of specialized design and visual significance.*
- 3.3.8.2 *New development shall be consistent with the scale and height of existing street-front development.*
- 3.3.8.3 *Buildings in the River District Commercial area should not exceed eight stories in height. The City shall require that all buildings over four stories in height be subject to rezoning to ensure that issues such as the scale of surrounding buildings and maintaining view corridors are addressed through appropriate study. Development in the River District Commercial area will be subject to the urban design policies identified in Section 8.*
- 3.3.8.4 *The City may strengthen the image of the River District Commercial area by creating a node or symbolic point of arrival on 10th Street East, as described in the Harbour and Downtown Urban Design/Master Plan Strategy and in Section 8.3.2.1, which clearly identifies the retail area and leads visitors to parking and destinations such as the Farmers' Market, Roxy Theatre and City Hall.*
- 3.3.8.5 *Pedestrian connections and view corridors should be maintained between 2nd Avenue East and the harbour. Street front retail uses should provide a comfortable pedestrian area and definition to the street. On the harbour side, cafés, restaurants and shops related to the harbour location shall be encouraged free standing or as a second façade.*
- 3.3.8.6 *Development or redevelopment of the lands adjacent to the east side of the river, along 1st Avenue East is encouraged to be open and provide public spaces, patios, restaurants and entertainment uses which create an attractive, lively area and allow public views of the river.*
- 3.3.8.7 *The pedestrian environment of the area shall be strengthened and supported.*
- 3.3.8.8 *Public spaces suitable for large events should be developed on both sides of the river, with visual linkages between Queen's Park and the Farmers' Market and 2nd Avenue East.*

- 3.3.8.9 *The river open space system should be developed to provide and strengthen connections between the River District Commercial area and the Harbour.*
- 3.3.8.10 *Public access to the river edge should be developed and protected throughout this area and linked to other precincts within the River District Commercial area.*
- 3.3.8.11 *All development shall be consistent with the Urban Design policies of Section 8 and all relevant design guidelines.*
- 3.3.8.12 *The City may undertake further urban design studies of the River District Commercial area and develop detailed urban design guidelines and standards to provide guidance for redevelopment, infill projects, parking and streetscape design where development is proposed.*

Comment: The existing building to be removed has little heritage value and is lacking visual appeal.

G.M. Diemert Architect Inc. has prepared a Site Plan and a series of three-dimensional renderings which illustrate the architectural features of the proposed development. The Architect has also prepared an Urban Design Study which addressed the policies stated above as well as the policies of Section 8. The information provided by the Architect includes a list of building materials to be used in this development.

The new structure will exceed four storeys in height and therefore a Zoning By-law Amendment is required. The building will not, however, exceed the Official Plan's maximum building height of eight storeys. A Shadow Study has also been prepared by the Architect.

7.2 Housing

The Official Plan's housing policies are provided in Section 3.1 of the Official Plan, which applies to the 'Residential' land use designation. Whereas the subject lands are not designated 'Residential' on Schedule A, this Planning Report would be remiss if it did not identify some of the general housing policies which are clearly relevant to the proposed development.

3.1.4 Housing Supply

- 3.1.4.1 *An objective of this Plan is to provide for a full range of housing types and densities required to meet projected requirements of current and future residents of the regional market area. Regional market area refers to an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction.*

3.1.5 Attainable & Rental Housing

- 3.1.5.1 *The City will support a range of attainable housing development in proximity to transit and amenities to increase mobility and accessibility to goods and services, healthy food retailers, commercial areas, employment, medical and health facilities, recreation, transit, and trails.*
- 3.1.5.2 *The City may utilize incentive programs, Community Improvement Plans, Zoning By-laws, to support the construction and maintenance of attainable housing units.*
- 3.1.5.3 *The City will support the integration of attainable housing units within the existing community fabric in all designations and Planning Areas, where residential uses are permitted.*
- 3.1.5.5 *For the purpose of this Official Plan, attainable housing units are those that do not meet the provincial definition for 'affordable' rental rates but whose rental rates are less than the current market rate and attainable to the City's residents and workforce*

Comment: The statements above clearly support the proposed geared-to-come, Seniors, rental housing development.

7.3 Brownfields

6.17 Soil Contamination

- 6.1.7.1 *The City will require the submission of a Record of Site Condition where development is proposed on, or adjacent to, a known or potentially contaminated site per the Environmental Protection Act.*
- 6.1.7.2 *Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effect.*
- 6.1.7.3 *The City will encourage the environmental clean-up and re-use of contaminated lands where existing infrastructure is underutilized in accordance with the Environmental Protection Act and its regulations.*
- 6.1.7.4 *The redevelopment of contaminated industrial sites shall recognize and implement where appropriate the provisions of Provincial Brownfield initiatives and legislation. The City may offer a brownfields tax incentive program to encourage the redevelopment of these sites in accordance with the provisions of the Community Improvement Plan.*
- 6.1.7.5 *Former industrial sites in the Harbour and River District Commercial area including former railway corridors may also be considered for redevelopment in accordance with the City's Community Improvement Plan for the Harbour and River District Commercial area.*

- 6.1.7.6 *The City may apply "holding" provisions as provided for in Section 9.1.2 of this Plan to contaminated lands in order to ensure that prior to development of these lands, all requisite studies and works are undertaken in accordance with the policies of this Plan to ensure future land uses are appropriate.*
- 6.1.7.7 *Where "holding" provisions are employed subject to Sections 6.2.3.5 and 9.1.2 of this Plan, the City may pass a by-law to remove the "H" symbol upon the following:*
- a. *Acknowledgement and notification is received from the Province that of a record of site condition is satisfactory, as completed by a qualified professional consulting engineer in accordance with the Environmental Protection Act and its regulations.*
 - b. *Execution of an agreement with the City containing clauses to deal with proposed land use, site design, public walkway dedication, grading and drainage, and similar development requirements.*
 - c. *Confirmation that development can occur in accordance with Provincial guidelines and that the lands have been made suitable for the proposed use. The content, procedures and recommendations of any decommissioning or site remediation program will follow the guidelines established by the Province.*

Comment: GM BluePlan Engineering is currently undertaking the fieldwork required for the Record of Site Condition. A completed Record of Site Condition and confirmation that the site contains clean soils to Provincial standards will be required before a Building Permit can be issued, and this requirement will be stipulated in the Site Plan Agreement.

7.4 Urban Design

Section 8 *Urban Design* of the City's Official Plan contains detailed policies and objectives 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 prepared by the Architect.

7.5 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: TMHC Inc. prepared a Stage 1 background study which included a review of current land use, historic and moderns maps, past settlement history for the area and a consideration of topographic and physiographic features, soils and drainage. It also involved a review of previously registered archaeological resources within 1.0 kilometres of the site and previous assessments within 50 metres. The background study indicated that the property had potential for the recovery of archaeological resources due to the proximity of the site to historical transportation routes and watercourses. Upon a review and photo-documentation of the site, it was visually confirmed that the entire subject property was extensively disturbed by the construction and demolition of various structures, the installation and grading of the parking lot, and the installation of numerous subsurface utilities. As such, the archaeological potential for the property was removed and therefore no further assessment is recommended.

7.6 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.

8. 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.

8.1 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 a settlement area to which urban development is to be directed.

The proposal represents infilling, intensification and a development of compact form, and is clearly a highly efficient use of land and municipal services.

8.2 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 within a community in order to ensure that housing can be provided for everyone.

This new 40-suite building will provide rental housing to Seniors living on a fixed income. This form of subsidized accommodation is severely lacking in Owen Sound.

Given that many of the residents won't be owning vehicles, the proximity of the site to a large variety of services and shops – including the bus depot directly across the road – renders this property an excellent location for a high density, Seniors building.

8.3 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 are already provided to the site. Accommodating the 40 new apartments will not pose any servicing capacity issues.

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: Stormwater management will be addressed thoroughly at the Site Plan Agreement stage.

8.4 Brownfields

Given that the subject lands had been used in the past as a drycleaning establishment, the property is referred to as a "brownfield site". The PPS includes the following definition:

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

A Record of Site Condition is currently being conducted, as explained earlier in this Planning Report. If the soils are, in fact, found to be contaminated then proper remedial measures will be required in accordance with Provincial standards.

It should be noted that the Section 1.4.3 b) of the PPS encourages "residential intensification" through the redevelopment of brownfields sites. The PPD provides the following definition (underscore added):

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) *redevelopment, including the redevelopment of brownfield sites;*
- b) *the development of vacant or underutilized lots within previously developed areas;*
- c) *infill development;*
- d) *development and introduction of new housing options within previously developed areas;*
- e) *the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and*
- f) *the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.*

8.5 Economic Prosperity

Section 1.7 *Long-Term Economic Prosperity* states:

1.7.1 *Long-term economic prosperity should be supported by:*

- a) *promoting opportunities for economic development and community investment-readiness;*
- b) *encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) *optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*
- d) *maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*
- e) *encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*
- f) *promoting the redevelopment of brownfield sites;*

Comment: The proposed development is supported by the policies above. Overall, the development represents a highly appropriate development in an ideal location. The future residents, the downtown merchants, and the community in general will benefit from the redevelopment of the subject

lands into an attractively-designed building that will provide housing for Seniors on a fixed income.

8.6 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.*

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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, TMHC Inc. prepared a Stage 1 background study which included a review of current land use, historic and moderns maps, past settlement history for the area and a consideration of topographic and physiographic features, soils and drainage. It also involved a review of previously registered archaeological resources within 1.0 kilometres of the site and previous assessments within 50 metres. The background study indicated that the property had potential for the recovery of archaeological resources due to the proximity of the site to historical transportation routes and watercourses. Upon a

review and photo-documentation of the site it was visually confirmed that the entire subject property was extensively disturbed by the construction and demolition of various structures, the installation and grading of the parking lot, and the installation of numerous subsurface utilities. As such, the archaeological potential for the property was removed and therefore no further assessment is recommended.

8.7 Provincial Policy Statement Evaluation Summary

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

9. CONCLUSIONS AND RECOMMENDATION

The proposed development is ideal for the subject lands. It will provide rental housing for Seniors in a highly appropriate locate.

The Zoning By-law Amendment 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.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP

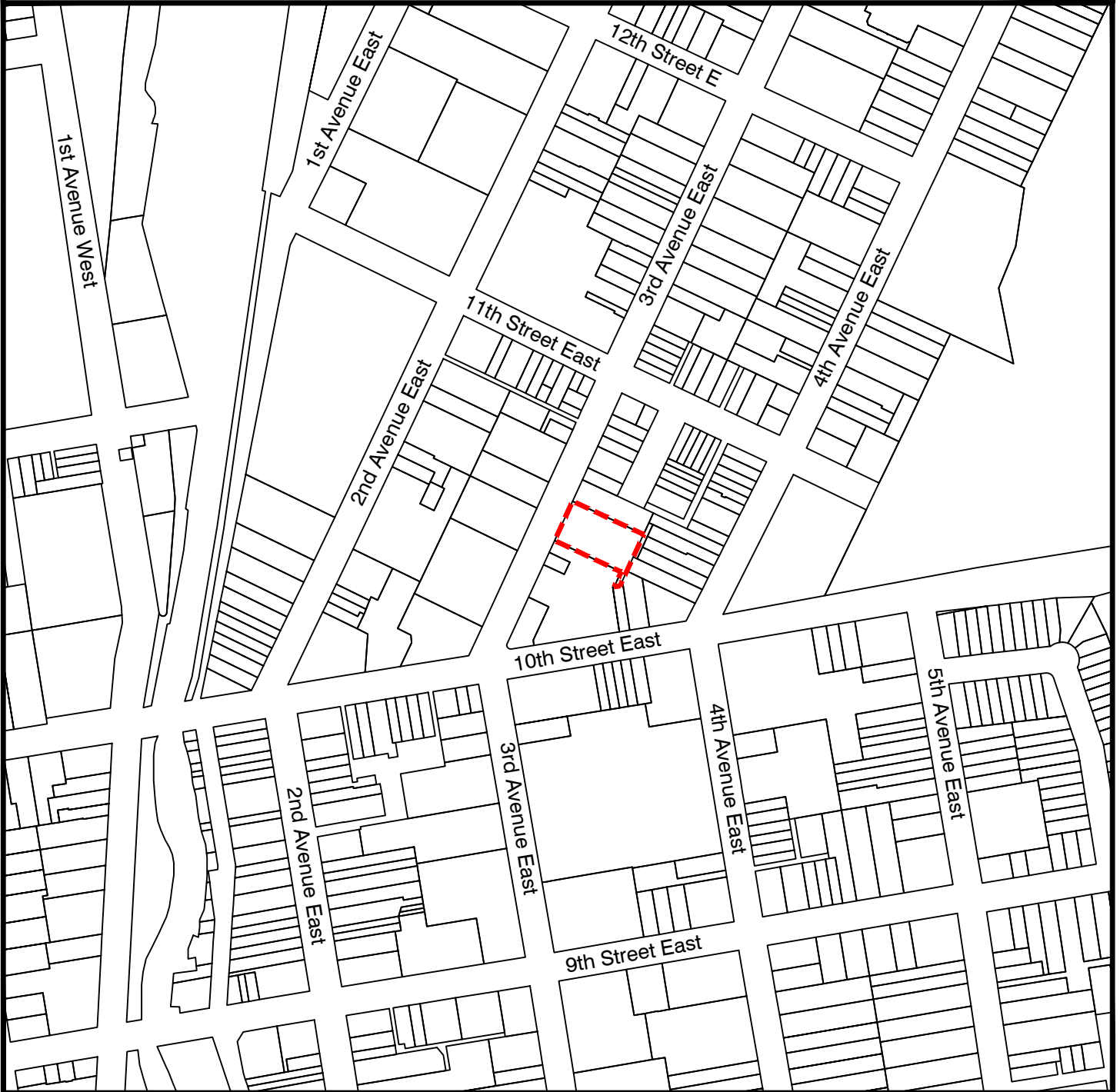
FIGURES

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

.....**A**

Figure 1: Location Map

 Subject Lands



Lutheran Outreach Ministries
"St. Clare Place"
1035 3rd Avenue East
Owen Sound

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:4000

Figure 2: Owen Sound Zoning By-law Schedule A (Map 7)

 Subject Lands










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1035 3rd Avenue East
Owen Sound

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LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:2000

Figure 3: Owen Sound Official Plan Schedule A



-  Subject Lands
-  Residential
-  River District Commercial
-  Waterfront Mixed Use
-  Institutional
-  Open Space
-  Hazard Lands

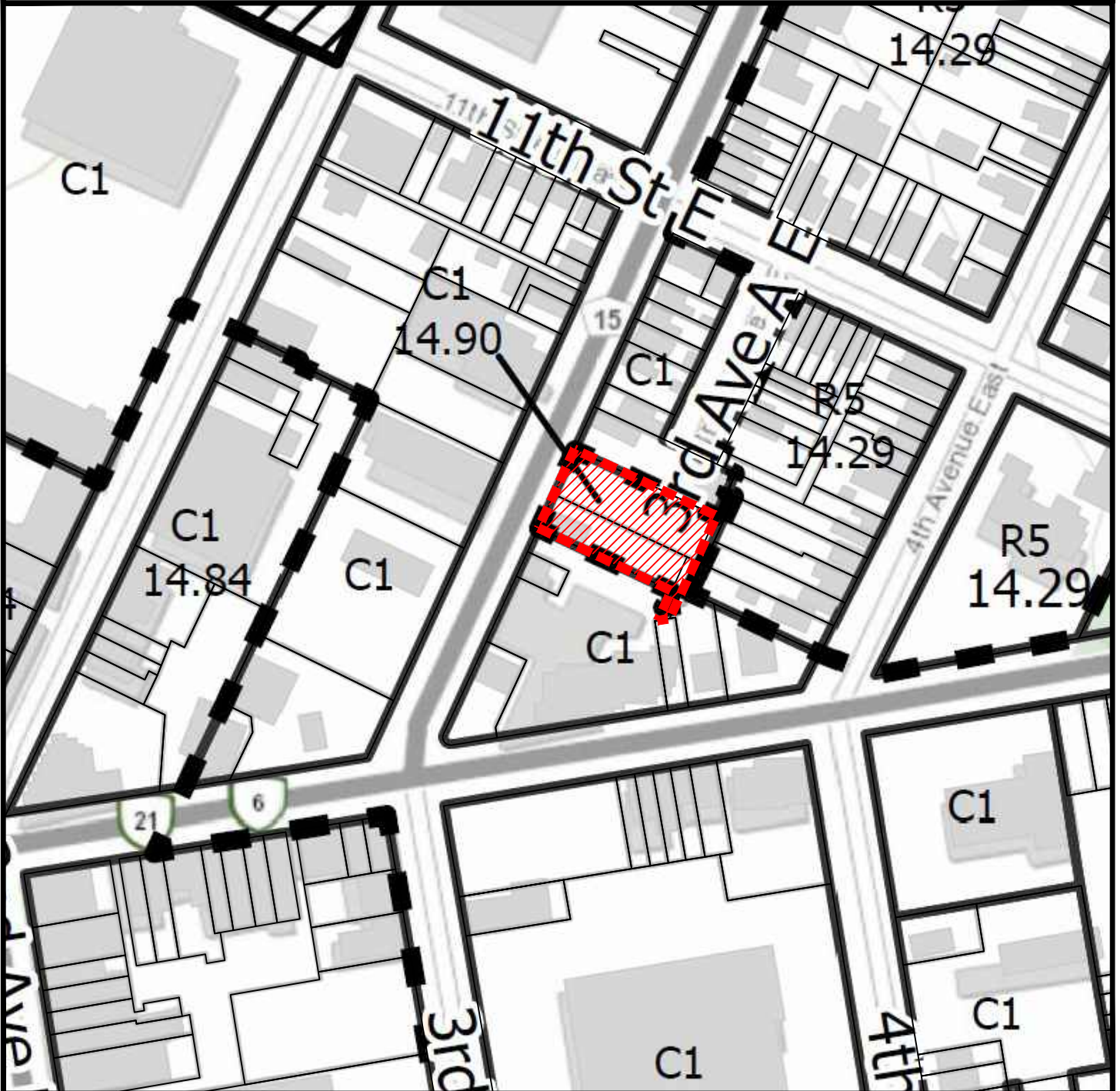


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Figure 4: Proposed Zoning

 Lands to be rezoned from C1 14.90 to C1 special



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