



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

March 14, 2023

City of Owen Sound
808 2nd Avenue East
Owen Sound, ON
N4K 2H4

Attention: Sabine Robart
Manager of Planning & Heritage

Dear Sabine:

**Re: Zoning By-law Amendment Application
N Part Lot 2 West W Frost N
City of Owen Sound
1032 2nd Avenue West
Owner: Owen Sound Masonic Temple**

Further to preconsultation discussions involving a rezoning of the above-noted property, enclose please find:

- Planning Application Form A.0;
- Planning Application Form A.7;
- Engineering Review Form; and,
- Application fees.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject property from 'I' (Institutional) to 'R4' (Medium Density Residential) in order to permit the conversion of the existing building into a duplex.

To assist City staff in its review and evaluation of the proposed amendment, I offer the following:

Background:

The subject property is located along the west side of 2nd Avenue West, approximately 50 metres north of 10th Street West.

The site comprises 991.31 square metres of land and possesses 15.364 metres of frontage along 2nd Avenue West. These lands are owned by the Owen Sound Masonic Temple which also owns the adjoining property to the north on which their lodge (private club) is situated.

Located on the subject property is a two-storey building having a total floor area of approximately 253 square metres. This building has the appearance of a residential dwelling because it was constructed and originally used for the purposes of a manse up until 1980 in association with the church that previously existed on the property to the immediate north. In 1980, the building was converted to a children's daycare facility which operated on the site until 2022. The building is now vacant. The owners would like to convert the structure back to a residential building with two dwelling units.

The property provides a parking area at the rear of the building that can accommodate several vehicles. This paved parking area joins with the lodge's parking area to essentially form one, large parking lot. It is worth noting that two catch basins have been constructed within this parking area to handle stormwater. Mutual easements across the shared driveway provides ingress/egress to their respective parking areas to/from 2nd Avenue West.

The building, parking area, driveway, etc. are shown on the site plan (Figure 1) attached to this Planning Report.

Adjacent Land Uses:

The subject property is situated within a mix-use neighbourhood. Land uses within the immediate vicinity of the site include residential uses, a private club, professional offices, and a cultural resource centre.

City of Owen Sound Zoning By-law:

The site is zoned 'I' (Institutional), a zone which reflects the previous uses of this site which included a children's daycare facility and a church manse as noted above.

The only residential uses permitted now under the current 'I' zoning are a crises residence, group residence, group home and a student residence. The intended duplex is not allowed.

The proposed Zoning By-law Amendment would apply the 'R4' (Medium Density Residential) zone to the subject land, which is consistent with the other residential lots in this neighbourhood. The 'R4' zone would permit the intended duplex.

The proposed zoning schedule is provided in Figure 2 of this Planning Report.

City of Owen Sound Official Plan:

According to Schedule A of the City of Owen Sound Official Plan the subject property is designated 'Residential'. A variety of residential dwelling types is permitted within this land use designation including detached dwellings, semi-detached dwellings, duplexes, townhouses, and apartment buildings. The Official Plan promotes this variety of dwelling types in order to ensure that housing can be provided for everyone within the community,

A duplex, which is considered to be a low-density form of housing, is generally permitted on any land designated 'Residential'.

The 'Residential' policies contained in Section 3.1.8 of the Official Plan encourage housing intensification, infill development and the conversion of non-residential buildings to a residential use, all of which describe the proposal. According to the Official Plan, this type of development shall: be compatible with the adjacent development; be supported by the level of servicing available; provide adequate parking; and, be supported by the existing road system. Given the location of the property and the fact that only two dwelling units are being established, the proposed housing proposal is clearly in conformity with these policies. Ample parking is available.

The Official Plan also strongly encourages the creation of new, rental housing units.

Based on the foregoing, it is evident that the proposed Zoning By-law Amendment conforms to the City of Owen Sound Official Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) generally directs urban type development to the designated settlement areas, such as Owen Sound.

The PPS also strongly encourages development within an urban area to be serviced with municipal water and sanitary sewers. Such services are already provided to the existing building.

As well, the PPS gives 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, and this includes rental housing.

Furthermore, the PPS promotes infilling, intensification and efficient use of land and infrastructure, which collectively describes the proposed changes to the subject property.

In view of the foregoing, it is very clear that the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement.

Conclusion:

The proposed Zoning By-law Amendment, intended to convert an existing building into a two - unit residential building (i.e., duplex), has considerable merit and should be approved.

Final Comments:

I trust you will find the application package to be complete. Should you have any questions regarding the proposal, please contact the undersigned.

On a final note, it would be sincerely appreciated if you could contact me when scheduling the public meeting for this file in order to ensure my availability.

Sincerely,

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

Ron Davidson, BES, RPP, MCIP

c.c. Bill Moran

Figure 1: Site Plan

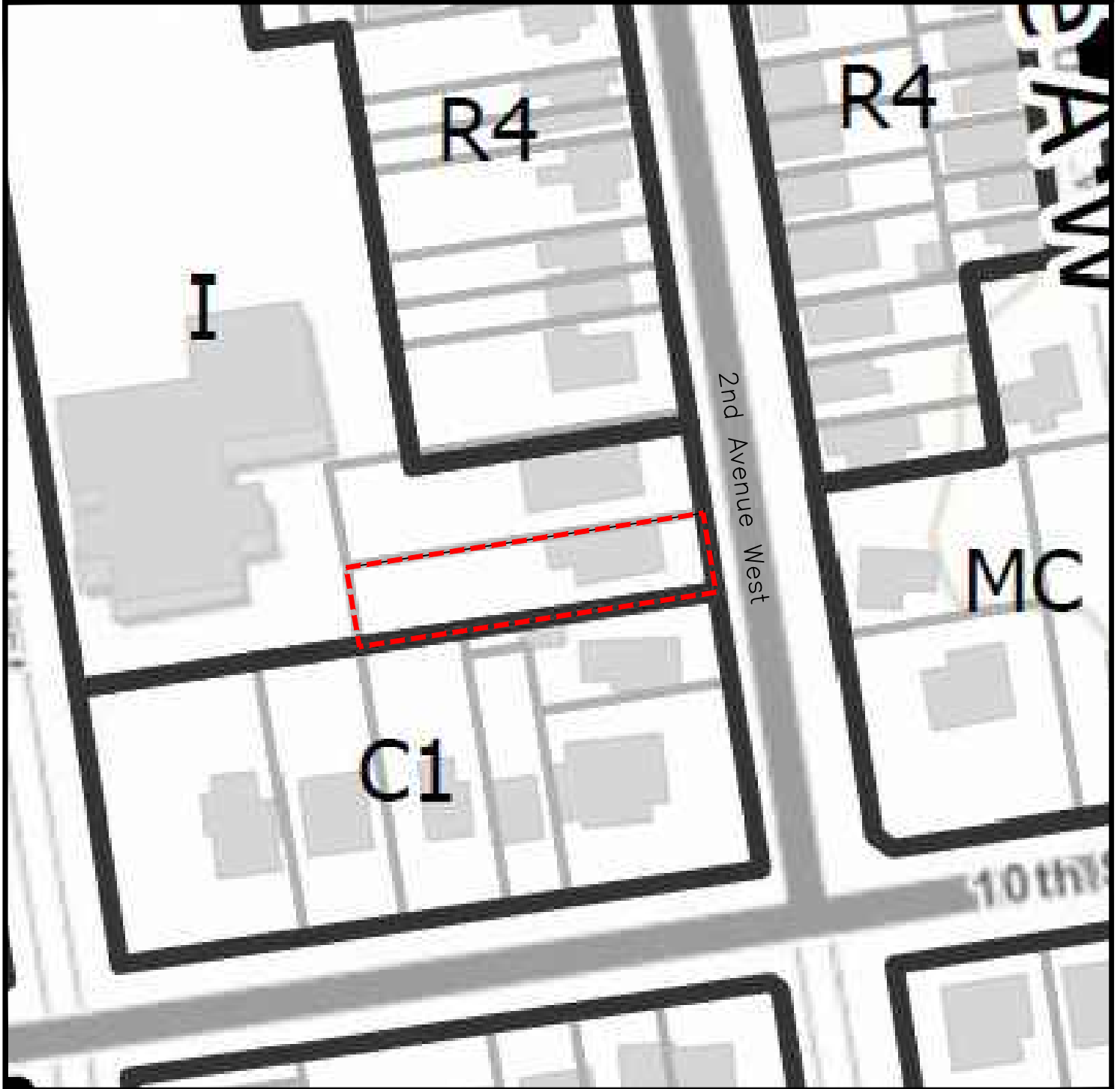
 Subject Property



Proposed Duplex
1032 2nd Avenue West
Owen Sound, ON

Figure 2: Proposed Zoning

 Land to be rezoned from I to R4



Proposed Duplex
1032 2nd Avenue West
Owen Sound, ON

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

SCALE 1:1000