



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

November 11, 2021

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

Attention: Sabine Robart, Planner

Dear Sabine:

**Re: Planning Report
Application for Removal of the Holding Symbol
Lots 1 - 4 N Beech Street, Lots 6 - 19 E West Street, Part Road, Lots 7 - 14 S
Payner Street, Lots 6 - 8 W Stephens Street;
(Part 4, Plan 16R2436 and Parts 1 and 2, Plan 16R6924)
1144 1st Avenue West, Owen Sound
Owner: Hansa Financial & Property Management**

This Planning Report has been prepared to support an application to remove the holding symbol from the current zoning of the subject property.

This Report addresses those items listed in the City's *Issue Summary & Completion Requirements*, subsection *B. Zoning Conformity*, paragraph 2, which the City provided as a follow-up to earlier preconsultation discussions. Please note that assistance in preparing this Report was provided by the project's Architect, Kate Guo.

As discussed recently with Amy Cann, the City's Manager of Planning and Heritage, the Site Plan application will be filed in the near future, but in the meantime the owner wishes to initiate the process of having the holding symbol removed.

In support of this request, please consider the following:

1. Subject Lands

The subject property is situated on Owen Sound's west side, and occupies an entire original city block. It is bounded by 12th Street West to the north, 2nd Avenue West to the west, 11th Street West to the south, and 1st Avenue West to the east, as illustrated on the drawing included in this Planning Report. The site is located immediately west of the City's harbourfront area (separated by 1st Avenue West) and one block north of 10th Street West, which is one of the City's main thoroughfares.

The property is known for having been the former site of the Black Clawson Kennedy factory.

The subject parcel comprises 3.17 hectares of land and is vacant of buildings and structures, although the remains of the factory's concrete flooring still exists in certain areas. A chain-link fence follows the perimeter of the property. Some vegetation exists on the site, including a row of mature trees along the northerly lot line.

2. Adjacent Lands

The subject lands are situated across the road (1st Avenue West) from the City's open space area and boardwalk that follows the west side of the bay. Included on those harbourfront lands is the Owen Sound Marine-Rail Museum which occupies the former train station and is situated immediately east of the subject lands.

To the southeast of the site are two commercial businesses.

The fire station is located to the north, and a hydroelectric facility is situated to the northwest.

Residential uses exist to the south, west and north of the subject property. Most of the housing in the area appears to be in the form of detached dwellings and semi-detached dwellings.

Approximately 50 metres south of the subject lands is a Seniors apartment building.

The adjacent land uses are identified on the attached drawing.

3. The Proposal

Hansa Financial & Property Management proposes to construct an apartment complex consisting of six 4-storey apartment buildings, totaling 224 residential units, on the subject property. All of the dwellings will provide two bedrooms and will be rental units.

As well, a one-storey amenities building will be constructed on the site for the use of the tenants.

A draft Site Plan showing the proposed development has been included in the submission package. This drawing represents the final design, with some minor details being finalized with the Civil Engineer and the Landscaped Architect.

4. Official Plan

The subject lands are designated 'Waterfront Mixed Use' on Schedule A of the Owen Sound Official Plan. This designation applies to four distinct areas:

- 'West Harbour Planning Area';
- 'East Harbour Planning Area';
- 'West Waterfront Study Area'; and,
- 'East Waterfront Study Area'.

The subject lands fall within the 'West Harbour Planning Area'.

The 'Waterfront Mixed Use' designation is intended to integrate a broad assortment of industrial, residential, office, retail and service uses, institutions, entertainment, recreation and cultural activities, and parks and open space, in a compact urban form, at higher development densities.

Worth noting is Section 4.7.5.1 which states:

Certain sites within the Waterfront Mixed Use designation may be suitable for higher density residential development, alone or in a mixed-use context.

The intended apartment complex is considered a higher density residential development.

Section 4.7.5.1 also states:

Former industrial sites in the West Harbour Planning Area may be developed for uses permitted under the land use designation shown on Schedule A3 of this Plan, provided a Record of Site Condition has been prepared, to the satisfaction of the City, verifying that the environmental condition of the site meets the Record of Site Condition Regulation under the province's Brownfields initiatives and that appropriate remedial measures are taken .

A Record of Site Condition has been filed on the Environment Site Registry. A copy has been included with the application to remove the holding symbol.

5. City of Owen Sound Comprehensive Zoning By-law.

The subject lands are zoned 'MC' (Mixed Use Commercial) on Schedule A of the Owen Sound Zoning By-law. A "h" (holding) suffix currently applies to the zoning of this site.

A variety of commercial and residential uses are permitted within this zone, including the proposed apartment complex, subject to certain provisions. The proposed development will comply with every relevant provision of the Zoning By-law.

6. City's Requirements

During preconsultation discussions, the City issued a report entitled *Issue Summary & Completion Requirements* which outlined the approvals needed for the development to occur and a detailed list of information that must be submitted in support of the proposal. The City confirmed that the holding symbol affixed to the current zoning of the site must be removed and that the development would be subject to a Site Plan Agreement.

With regard to the removal of the holding symbol, the City advised that this application shall be accompanied by a Planning Report that address eight issues (i.e. items a to h) identified in Section B, paragraph 2 of their correspondence. In this regard, please consider the following:

a) Provincial Policy Statement

Several sections of the Provincial Policy Statement (PPS) are relevant to the proposed development, as follows:

Section 1.1.3 *Settlement Areas* directs urban type growth such as higher density residential housing to the designated settlement areas such of Owen Sound.

Section 1.4 *Housing* requires municipalities to provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the community. This is to be achieved by permitting and facilitating all housing options to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities. Residential intensification is also strongly encouraged. In this regard, the proposed development represents an excellent infilling and intensification opportunity that will result in a large number of apartments being introduced to the rental housing market in Owen Sound.

Section 1.6.6 *Sewage, Water and Stormwater* promotes the servicing of development with municipal water and sanitary sewers in an efficient manner, where such municipal infrastructure is available. Full municipal services are available to the subject lands; and, with the number of units proposed for the site, the development would clearly constitute an efficient utilization of municipal services. Section 1.6.6 also promotes stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development. In this regard, stormwater management will be addressed during the Site Plan Agreement review stage, to the satisfaction of the City.

Section 2.1 *Natural Heritage* protects a list of natural heritage features from development and site alteration. Given the current condition of the site and the extensively developed nature of the adjacent land, it is highly doubtful that any natural heritage features in the area, should they exist, be negatively impacted by the proposed development.

In view of the foregoing, the proposed development is clearly consistent with the PPS.

b) Strategy for Consultation With the Public

The Planning Act does not require an applicant to consult with the general public, and therefore further consultation with the neighbouring land owners will not occur.

c) Urban Design Brief to address the policies of Section 7.8 of the City's Official Plan

Please consider the following:

7.8.1 Scope of Urban Design

The subject site is designated 'Waterfront Mixed Use', as noted above. The proposed residential complex will provide opportunities for significant levels of residential intensification and will be supported by Owen Sound's urban design guidelines.

The maximum height in this designation is 26 metres, the maximum density (FSI) is 1.5 and the maximum 299 units. The proposed development conforms with these policies.

The proposed building provides a generous floor to floor height of 2.935 metres.

The buildings roofs are not accessible to the residents.

7.8.2 Natural Setting

The proposed development provides a central landscaping area.

The site has excellent proximity and pedestrian access to the waterfront area located to the immediate east.

7.8.3 Experiencing The City

The property is located within the 'West Harbour Planning Area' land use designation of the City's Official Plan. The proposed design follows the required setback requirements.

The proposed site is not only the connection node to the harbourfront, but is also an important node with the downtown area nearby. The development will provide a fresh look with classical heritage elements to provide connectivity to the downtown area.

7.8.4 Pedestrian environment

Pedestrian sidewalks have 2.0 metre widths are proposed on site to connect with all proposed buildings and to the sidewalks on 1st Avenue West, 2nd Avenue West, 11th Street West and 12th Street West. The internal sidewalks will provide an easier connection with the adjacent harbourfront lands. The clear visibility in the public area, appropriate lighting, and safe movement around vehicles, barrier-free sidewalks and building entrances are appropriately provided.

7.8.5 Public Space

The design details of the public space areas will be provided by the landscaping consultant at the Site Plan Agreement stage/

7.8.6 Streetscape

The proposed design follows the setback requirements and offers a generous setback from 1st Avenue West.

7.8.7 Parking And Access

The concentrated parking area is located along the west side of the site to connect with 12th Street West to the north and 11th Street West to the south. As per the City's request, the parking lot provides 7.0 metre wide driveways at the entrances to promote easier ingress and egress.

The enhanced boulevard inside of the parking lot is wide and accommodates a three metre landscaped area with lighting, plus a 1.5 metre wide concrete sidewalk.

A 1.5 m setback of the parking lot from the west lot line is provided to ensure substantial tree planting, which will aid in buffering the parking area from the dwellings situated along 2nd Avenue West. A 5.0m road widening allowance is also provided.

7.8.8 Adjacent Uses

The development will provide a mixed palette of durable building finishes with precast concrete such as brick pattern, white stone pattern with reveals and medium and dark

grey, with windows, French balconies and patios that are harmonious with the existing style of surrounding buildings.

7.8.9 New Residential Development

The proposed residential complex creates a cohesive development that provides residences with 2-bedroom units. It promotes a landscaping area with outdoor open space areas connecting to the adjacent harbourfront.

The proposed project ensures safety by providing opportunities for natural surveillance throughout the site and an open feel.

It makes a positive architectural contribution to the evolving neighbourhood in the water harbour area of Owen Sound.

d) A Parking Analysis to support reduced parking ratios if required;

The proposed development will meet all parking requirements outlined in the City's Comprehensive Zoning By-law.

e) Draft Zoning By-law Amendment including text and schedules;

This particular requirement is intended for requests to amend the Comprehensive Zoning By-law, and not for applications simply involving the removal of a holding symbol. City Planning staff will not need assistance in preparing the draft By-law.

f) Opinion from a Qualified Person regarding the Record of Site Condition

A Record of Site Condition has been filed on the Environment Site Registry. A copy has been included with the application to remove the holding symbol.

g) Traffic Impact Study & Transportation Study

This study has been completed and is also included with the application to remove the holding symbol.

h) Architectural control guidelines based on the City's OP Urban Design policies and Owen Sound Harbour and Downtown Master Plan

The Owen Sound Harbour and Downtown Master Plan contains policies specifically for the subject property. Section 5.1 *BCK Site* states:

5.1 BCK Site

The BCK site is the largest, contiguous redevelopment site in this precinct. The proposed mix of commercial and residential uses can be appropriately accommodated on this site with the following principles being considered:

- 1. Any hotel, retail, or entertainment uses should be concentrated as close to the downtown as possible*
- 2. Any housing components should integrate into the adjacent neighbourhood.*
- 3. Any market components should be oriented to artistic type of products. Other farmer market activities should be located with the City Market in the City Hall precinct to reinforce the existing pattern of use and activity.*
- 4. Any residential components of the project should take advantage of the views of the harbour.*
- 5. All buildings should address the street edge.*
- 6. Parking should be created as internal areas with connections to the streets*

Policies 1 and 3 above are not relevant with this development proposal. With regard to the remaining policies, please consider the following:

Policy 2:

The architectural design responds to the urban development policies of the Official Plan's 'West Harbour Planning Area' and the Owen Sound Harbour and Downtown Master Plan, while respecting the unique qualities of the site and its surroundings.

Respecting the low-rise houses and commercial building surrounding environment, the project is designed as six four-storey residential building with a one-storey amenity building.

This proposed project embraces a fresh, layered facade that features natural materials including brick and stone patterns, generous glazing, and lighting.

The design of any new residential buildings should reflect the lifestyle of its inhabitants. A modern aesthetic is the natural result of the evolution of contemporary living, while also in response to heritage building façade in downtown.

Policy 4:

The design takes advantage of the full views from the harbour on the east side through three designed methods:

1. Locate the main entrances and exits of buildings at the north, south and west sides.
2. Create patio and French balconies as well as wider window glass to maximize the views from the harbour.
3. Locate the buildings to allow views through the site without blocking.

Policy 5:

According to the pedestrians' perspective, the white cement texture pattern with horizontal reveals is applied on the first storey as the base with human-scale. The brick pattern, lighter and darker grey cement patterned precast panels are provided to create architectural rhythm and articulation of the whole facade.

The buildings proposed along 1st Avenue West will bring more attractiveness to the City at the eye level, and will also limit the visual field of the current site and divide the residential space and public harbour space.

Policy 6:

The concentrated parking area is located along the west side of the site to connect with 12th Street West to the north and 11th Street West to the south. As requested by the City, the parking lot on the site provides 7.0 metre driveways at the entrances to promote easier ingress and egress.

The enhanced boulevard inside the parking lot has been widened to accommodate a 3.0 metre wide landscaping area with lighting, plus a 1.5 metre wide concrete sidewalk.

The 1.5 m setback of the parking lot from the west lot line is provided to ensure substantial tree planting in order to buffer the parking area from the neighbouring dwellings along 2nd Avenue West.

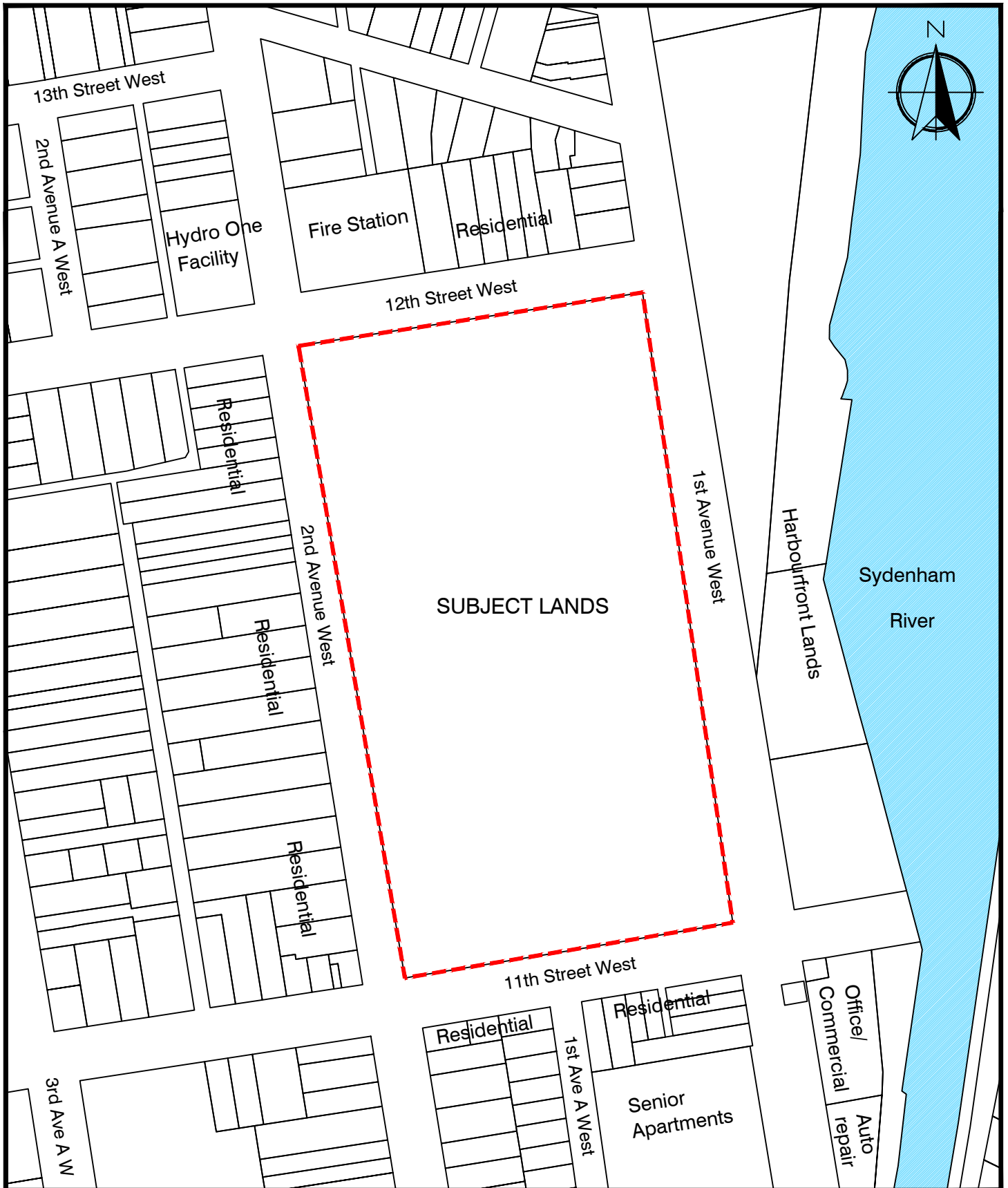
7. Closing Comments

I trust this information is satisfactory and will allow your office to move forward with the submitted application to have the holding symbol removed from the current zoning of the subject lands.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, cursive script.

Ron Davidson, BES, RPP, MCIP



LOCATION MAP
 1144 1st Avenue West
 Owen Sound, ON

RD **RON DAVIDSON**
 LAND USE PLANNING CONSULTANT INC
 OWEN SOUND, ONTARIO
 SCALE 1:2000