

PLANNING REPORT

PROPOSED APARTMENT BUILDING

Part of Park Lot 3, Range 4 EGR
City of Owen Sound

1115 10th Street East

Owner: Paaji Inc. c/o Ismail Aboo

Prepared by:



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1. THE PROPOSAL

The subject property is occupied by a vacant one-storey building that was previously the site of the Georgian Heights Nursing Home.

The new owner wishes to renovate the existing building into 11 apartment dwellings and, in the future, construct a three-storey addition onto the front of the structure, involving another 25 apartment units.

The apartments will be one-bedroom and two-bedroom rental units.

2. APPROVALS REQUIRED

The proposed redevelopment will require an amendment to the City's Zoning By-law, as explained in Section 6 of this Planning Justification Report.

Approval of a Site Plan Agreement by City staff is also required prior to development occurring.

3. SUBMISSION REQUIREMENTS

The proposed development has been discussed with City officials, resulting in the preparation of the following documents:

- Sites Plans;
- Elevations Drawing;
- Planning Justification Report;
- Servicing Feasibility Study;
- Stormwater Management Report;
- Servicing and Grading Plans;
- Urban Design Study; and,
- Solar Study.

This information has been filed with the City as part of the Zoning By-law Amendment application submission.

4. SUBJECT LANDS

The subject property is situated along the south side of 10th Street East, on Owen Sound's east side.

The site comprises 0.79 hectares of land and is occupied by the former nursing home, a large parking area, and a landscaped courtyard at the rear. The features are illustrated on the aerial photograph provided on Figure 1 of this Planning Justification Report.

5. ADJACENT LAND USES

Lands within the immediate vicinity of the subject property are occupied by a variety of uses, including detached dwellings to the west, a public park (Taylor Park) to the north, and townhouses to the east and south. Georgian College and East Ridge Community School are both located to the southeast. The hospital is situated approximately 600 metres east of the site.

6. CITY OF OWEN SOUND ZONING BY-LAW

6.1 Current Zoning

The subject property is current zoned 'I' (Institutional), as illustrated on Figure 2 of this Planning Justification Report.

Permitted uses include schools, places of worship, clinics, community lifestyle facilities, day nurseries, hospitals, libraries, museums, and long-term care facilities.

An apartment building is not a permitted use in the 'I' zone.

6.2 Proposed Zoning

The proposed Zoning By-law Amendment will change the zoning of the site to 'R5' (General Residential), a zone which permits apartment dwellings among other residential dwelling types. The proposed apartment building will comply with all relevant provisions of the City's Zoning By-law, as demonstrated on the zoning compliance table included on the Site Plan.

7. CITY OF OWEN SOUND OFFICIAL PLAN

7.1 Land Use Designation

The subject lands are designed 'Residential' on Schedule A of the City's Official Plan.

The policies contained in Section 3.1 *Residential* state the following (edited for relevancy):

The Residential designation permits the development of lands for residential uses, which shall be the predominant area for housing within the City. Residential uses may include single detached, semi-detached, various forms of townhouse, and apartment buildings. Residential uses shall be permitted at low, medium and high density. Other uses that are complementary and provide service to residential uses, such as elementary schools, parks, places of worship and convenience commercial type uses are also permitted in this designation, subject to criteria in this Plan.

3.1.1 Permitted Uses

Where lands are designated Residential on Schedule 'A' – Land Use, the predominant use shall be for residential uses and related purposes including the following:

- a. Single detached, semi-detached, duplex, linked homes.*
- b. Street townhouse, cluster townhouse, stacked townhouse, back-to-back townhouse, apartment dwellings and other forms of multiple housing dwellings.*
- c. Accessory Residential Units (ARUs) in single detached dwellings, semi-detached dwellings or row houses, subject to the policies of Section 3.1.7.1 of this Plan.*
- d. ARUs in a building ancillary to a single detached dwelling, semidetached dwelling or row house if the single detached dwelling, semidetached dwelling or row house contains no more than two residential units on one lot and subject to the policies of Section 3.1.7.1.*
- e. Secondary uses of a non-residential nature known as local institutional uses that are considered compatible or form part of a residential area will be permitted including schools, libraries, fire stations, community centres, long*

- term care facilities, places of worship, day care centres, and similar local institutional uses. Local institutional uses are generally to be located along arterial roads with access to public transit and full municipal services.*
- f. Neighbourhood commercial uses, such as small scale retail and service shops, serving the adjacent residential area, such as convenience stores, laundromats, beauty salons, and small restaurants.*
 - g. Home business established in accordance with the policies of Section 3.1.9 of this Plan.*
 - h. Congregate housing in accordance with the policies of Section 3.1.3.4 of this Plan.*
 - i. The City will work to establish short-term accommodation guidelines and policies to be regulated through such means as a regulatory bylaw and business licensing.*

Comment: The proposed apartment units are permitted on the subject lands, based on the policies above.

3.1.2 Residential Density

3.1.2.1 *Lands designated Residential uses shall be developed at the following densities:*

| <i>Land Use</i> | <i>Permitted Density</i> |
|-----------------------------------|---|
| <i>Low-density Residential</i> | <i>Maximum 25 units per net residential hectare</i> |
| <i>Medium-density Residential</i> | <i>26 to 60 units per net residential hectare</i> |
| <i>High-density Residential</i> | <i>61 to 125 units per net residential hectare</i> |

3.1.2.3 *Development on residential land in new planning areas shall be planned to provide for a mix of housing types and achieve a minimum density of 25 dwelling units per net hectare.*

3.1.2.4 *Gross residential density is defined as the total number of residential units per hectare of land and shall include all residential land, local roads, school sites, parks, places of worship sites, and neighbourhood commercial sites, but exclude arterial roads and lands designated*

Hazard Lands. Net residential density is defined as the total number of residential units per hectare of land excluding roads, school sites, parks, places of worship sites, and neighbourhood commercial sites, and lands designated Hazard Lands.

3.1.2.5 Density shall be allocated in residential areas in accordance with the following:

- a. Lands shall have access to hard services at sufficient capacity for the intended density.*
- b. Adequate soft services such as parks, schools, emergency services, transit and similar shall be available as required to support the intended density.*
- c. Lands intended for medium and high-density uses should have direct access to collector or arterial roads and proximity to compatible land uses including but not limited to local institutional and neighbourhood commercial uses.*

Comment: The 36 apartments proposed for the site over the two phases of development represent a new density of 45.6 units per hectare, which classifies as medium density.

Plant capacity exists to supply the apartments with municipal water and sanitary sewer services.

A public park is located directly across the road. A public school and college are situated within walking distance. The hospital is 600 metre from the site. A bus stop for Owen Sound Transit is situated directly in front of the property.

The subject property has direct access to 10th Street East, which is identified as a "Collector Road" on Schedule C of the City's Official Plan.

3.1.3 General Policies

3.1.3.1 Lands designated Residential shall have access to full municipal services, including piped water supply, storm drainage and sanitary sewer systems, installed according to requirements of the City and other applicable agencies.

3.1.3.5 The City will plan to assist the County in achieving the growth allocation targets established in the County Official Plan by establishing a target of 15% of new residential units by way of intensification. For the purposes

of this Plan, intensification may include: redevelopment and revitalization; enabling 'as of-right' permissions for ARUs in residential areas and residential over retail; the development of vacant and/or underutilized lots within previously developed areas or existing built-up areas; and the expansion or conversion of existing buildings.

- 3.1.3.6** *The City will work in cooperation with the County to monitor the level of intensification throughout the City and support a balanced approach to growth in which the focus for new development will increasingly be shifted to achieve intensification.*

Comment: The apartment building will be serviced with municipal water and sanitary sewers.

 This project is the type of intensification development envisioned by the Official Plan.

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. An appropriate range of housing types and densities will be provided by maintaining:*

- a. The ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment as well as having available lands designated and available for new residential development.*
- b. Land suitably zoned and with servicing capacity sufficient to provide at least a three year supply of residential units available through intensification, redevelopment and in draft approved and registered plans.*

- 3.1.4.2** *In consultation with the County, the land and unit supply maintained by the City shall be based on an allocation of population and units provided by the County in recognition of the City as a fully serviced urban area and regional centre.*

Comment: The 36 apartment units will help diversify the housing base in Owen Sound.

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.*
- 3.1.5.4** *The City may complete an assessment report and work to develop inclusionary zoning policies.*
- 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: This site development will provide rental accommodation for 36 households, and will be situated within close proximity to a park, schools, hospital, and a large number of shops, restaurants, and other services located on the City's east side.

7.2 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 criteria in which new development proposals are to be evaluated.

G.M. Diermert Architect Inc. prepared an Urban Design Study that addresses the relevant policies of Section 8.

7.3 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 PLANNING 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 Planning 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 | <i>Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</i> |
| 1.1.3.2 | <i>Land use patterns within settlement areas shall be based on:</i> <ul style="list-style-type: none"><i>a) densities and a mix of land uses which:</i><ul style="list-style-type: none"><i>1. efficiently use land and resources;</i><i>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;</i><i>3. minimize negative impacts to air quality and climate change, and promote energy efficiency;</i><i>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.</i> |
| 1.1.3.3 | <i>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.</i> |

| | |
|---------|--|
| 1.1.3.4 | <i>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining or mitigating risks to public health and safety.</i> |
| 1.1.3.6 | <i>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.</i> |
| 1.1.3.7 | <p><i>Planning authorities shall establish and implement phasing policies to ensure:</i></p> <ul style="list-style-type: none"> <i>a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and</i> <i>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.</i> |

Comment: The City of Owen Sound is a settlement area where urban development is to be directed.

This proposal represents the redevelopment and intensification of a site that has been vacant for a few years. The intended use will clearly be an efficient use of land and municipal services. Servicing of the site can occur in an economic manner.

The residential development will help the City achieve its goals for providing an assortment of housing types within the community.

8.2 Housing

Section 1.4 *Housing* states:

| | |
|-------|--|
| 1.4.1 | <p><i>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:</i></p> <ul style="list-style-type: none"> <i>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</i> |
|-------|--|

- 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 in order to ensure that housing can be provided for everyone.

The medium density residential development proposed for this site will provide rental housing for smaller households.

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 will be provided to the intended development.

- 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: The Stormwater Management Report prepared by GEI Consultants addresses stormwater management in accordance with the above policies.

8.4 Provincial Planning Statement Evaluation Summary

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

9. CONCLUSIONS

The proposed Zoning By-law Amendment will facilitate the redevelopment and expansion of an existing building into 36 rental apartment units.

This land use will be highly compatible with the existing development in the neighbourhood.

This Planning Justification Report has demonstrated that the proposal conforms to the City's Official Plan and is consistent with the Provincial Planning Statement.

Based on the foregoing, the Zoning By-law Amendment can be given favourable consideration.

Recommendations from studies prepared in support of the development should be incorporated into the Site Plan Agreement.

Respectfully submitted,



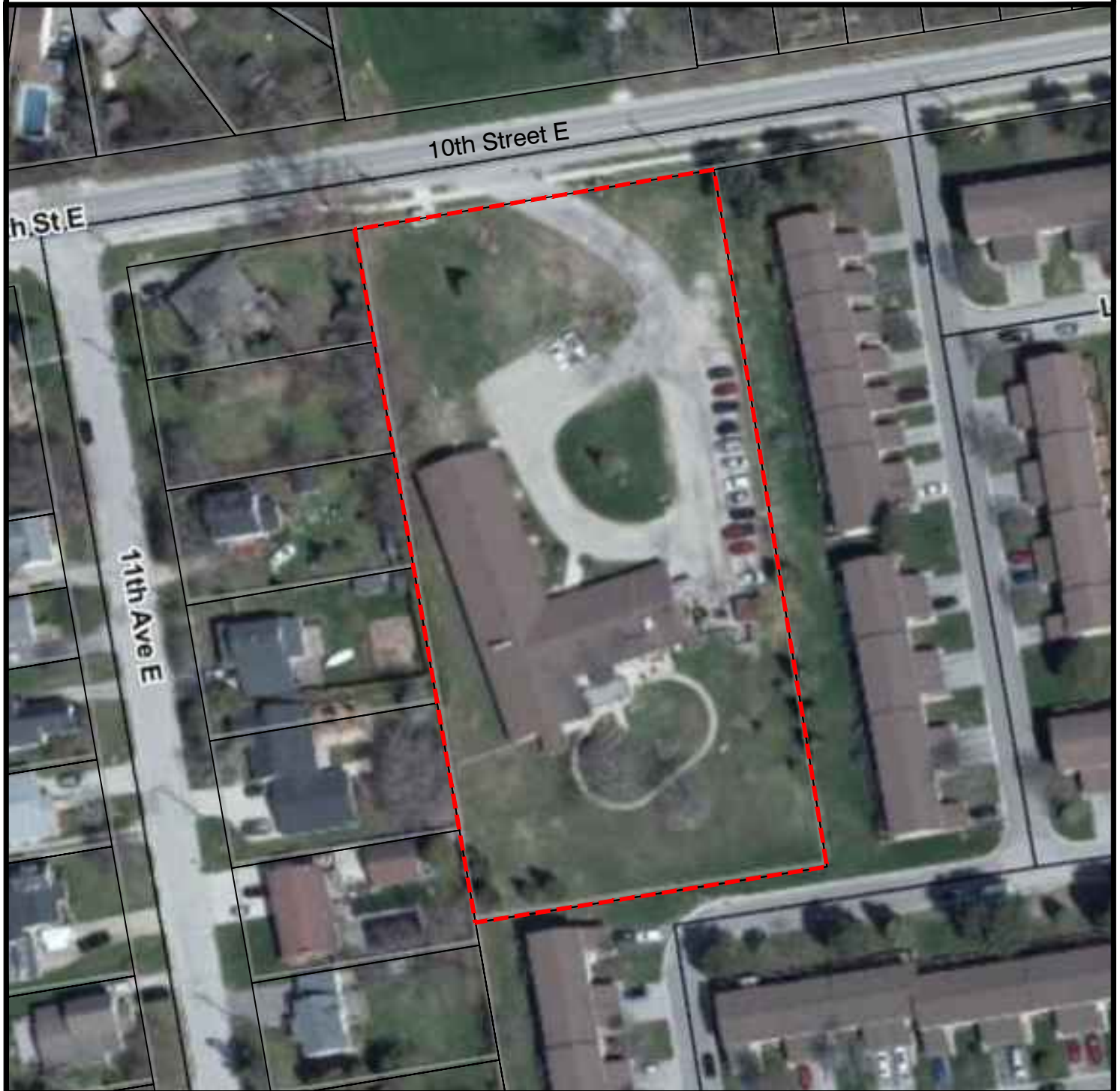
Ron Davidson, BES, RPP, MCIP

FIGURES

- Figure 1: Aerial Photograph (2020)
- Figure 2: City of Owen Sound Zoning By-law Schedule A
- Figure 3: Proposed Zoning
- Figure 4: City of Owen Sound Official Plan Schedule A

Figure 1: Aerial Photography (2020)

 Subject Lands



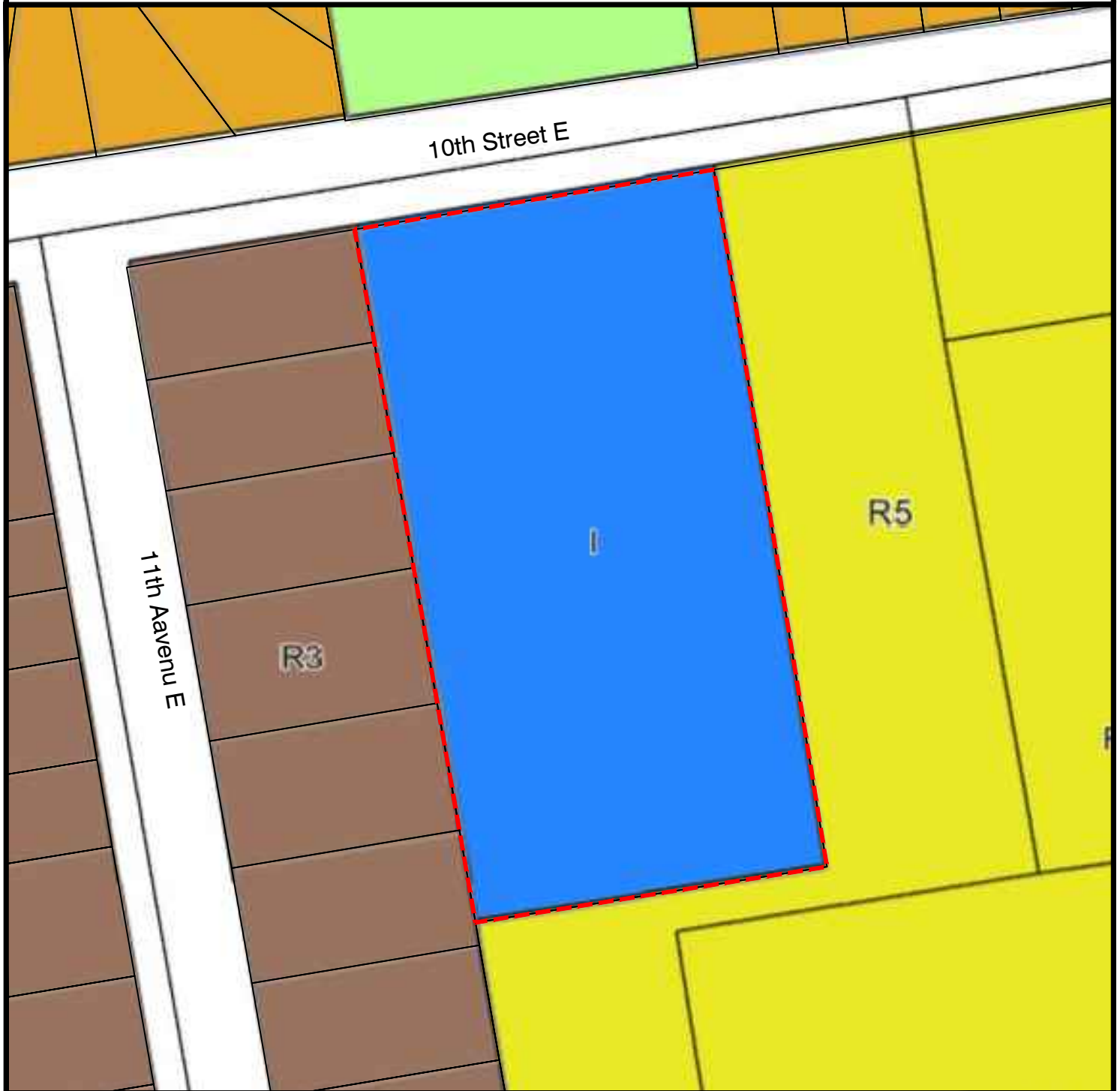
Proposed Apartment Building
1115 10th Street East
Owen Sound, ON

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OWEN SOUND, ONTARIO

SCALE 1:1000

Figure 2: City of Owen Sound Zoning By-law Schedule A

 Subject Lands




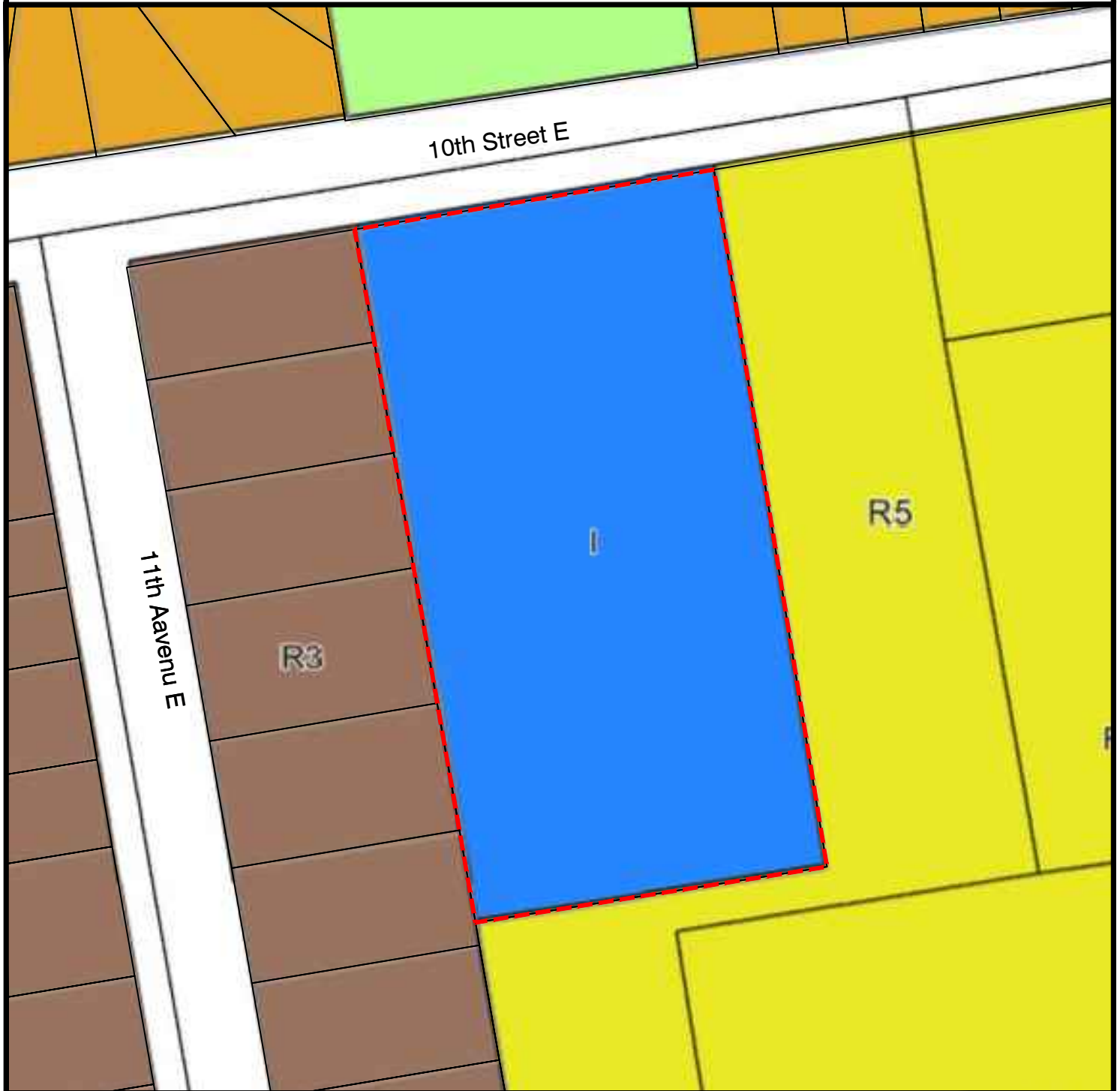
Proposed Apartment Building
1115 10th Street East
Owen Sound, ON

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Figure 3: Proposed Zoning

 Lands to be rezoned to R5






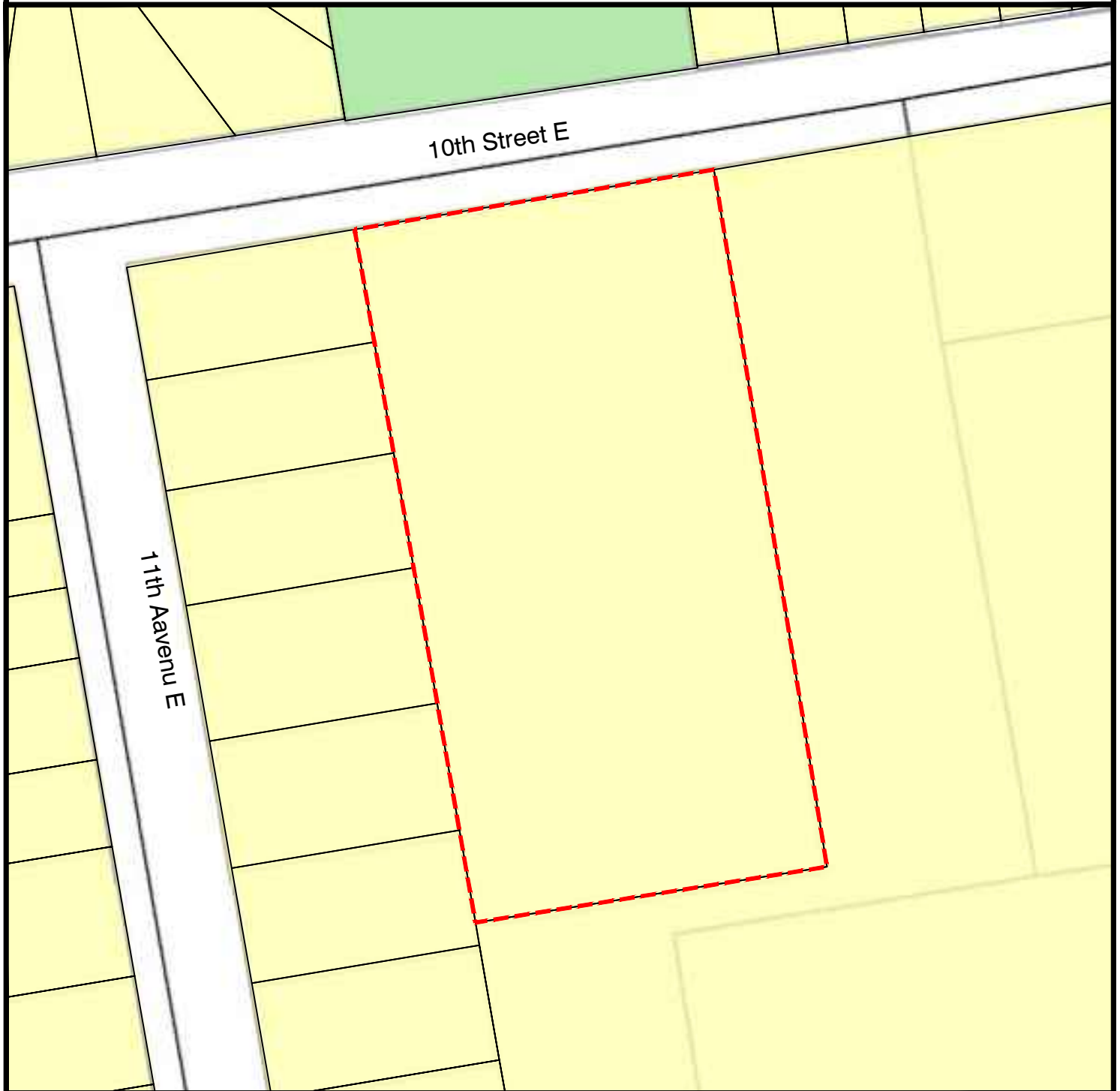
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Figure 4: City of Owen Sound Official Plan Schedule A

-  Subject Lands
-  Residential
-  Open Space



Proposed Apartment Building
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