

Staff Report

Engineering Services Division

DATE: 2021 July 5

ENG. FILE: 1457 14th Street East

ROLL NO.: 4259 04006 008009

TO: Jacklyn Iezzi, Planner
Amy Cann, Manager of Planning & Heritage
Chris Webb, Manager of Engineering Services
Pamela Coulter, Director of Community Services
Dennis Kefalas, Director of Public Works & Engineering

FROM: Dana Goetz, Engineering Technologist

SUBJECT: SITE PLAN ENGINEERING REVIEW

PLANNING FILE: ST2021-005 **MUNICIPAL ADDRESS:** 1457 14th Street East

LEGAL DESCRIPTION: Block 4 Plan 16M-75

APPLICANT: Andpet Realty Ltd.

RECOMMENDATION: The Public Works & Engineering Department supports approval of this Site Plan Application subject to the following conditions:

1. provision of a revised Site Plan drawing to the satisfaction of the Manager of Engineering Services and the Manager of Planning & Heritage;
2. That the Owner provide an easement for the watermain across Block 6, Plan 16M-75 to the satisfaction of the Director of Public Works and Engineering required by the City to be conveyed and registered in an acceptable manner, for which the City Clerk will require the following to be provided at the applicant's expense:
 - a) A reference plan describing the lands subject to the easement;
 - b) An Acknowledgement and Direction form to be signed by the City respecting the registration of the transfer by the applicant's solicitor on the City's behalf;
3. The Developer shall construct the water system in accordance with the City approval of water works under its licensing authority granted by the Ministry of Environment, Conservation and Parks.

4. All materials used for this work are to be selected from the City's Approved Manufacturers' Product list for Water Distribution Systems.
5. The Developer shall construct water mains, service laterals and appurtenances in accordance to the Owen Sound Specifications for Water Main Construction document and the approved construction plan drawings and standards.
6. completion of the roads and services to the lot line to the requirements of the East Court Residences Subdivision Agreement prior to the issuance of a building permit;
7. payment of the Engineering Review fee.

BACKGROUND:

The applicant, Andpet Realty Ltd., has submitted an application for Site Plan Approval to permit a 36-unit cluster townhouse development at 1457 14th Street East. The development is located on Block 4 of Plan of Subdivision 16M-75, known as the East Court Residences Subdivision (Andpet).

The development consists of the construction of eight (8) buildings, each containing between three (3) to six (6) townhouse dwelling units. The cluster townhouses are located on an internal private road network that will not be assumed by the City.

ANALYSIS:

This document incorporates comments from all divisions of the Public Works & Engineering Department.

The submitted documents have been reviewed for stormwater management, grading, drainage, site services, site access, traffic circulation and parking configuration. The following comments reflect the results of the review:

DETAILED REVIEW:

Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards, 1st Edition*
- *City of Owen Sound Official Plan adopted by City Council March 20, 2006*
- *Stormwater Management Planning and Design Manual, March 2003;*
Province of Ontario Ministry of the Environment – published by: Queen's Printer for Ontario
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11*

- *Reference drawings: GM BluePlan Engineering Project No. 220113; Drawing No. 1 "Site Plan" Dated 2021-03-09, Rev. 2021-06-017; Drawing No. 2 "General Plan" Dated 2021-03-09, Rev. 2021-06-17; Drawing No. 3 "Grading and Drainage Plan" Dated 2021-03-09, Rev. 2021-06-17; Drawing No.'s 4-5 "Plan & Profile" Dated 2021-03-09, Rev. 2021-06-17; Drawing No. 6 "Landscape Plan" Dated 2021-03-09, Rev. 2021-06-17; Drawing No.'s 7-9 "Details and Standards" Dated 2021-03-09, Rev. 2021-06-17*
- *Stormwater Management letter prepared by GM BluePlan Engineering dated 2021-04-09;*
- *Servicing Feasibility Study prepared by GM BluePlan Engineering dated 2021-04;*

STORMWATER MANAGEMENT (SWM):

A Stormwater Management Report (GMBP Sept 2019) was prepared for the overall subdivision, which included a conceptual 36-unit cluster townhouse development within eight building blocks on Block 4, with a maximum overall impervious surfaces allowance of 75%.

The Block 4 development is intended to drain to an internal storm sewer system that will connect to the 14th Street East storm sewer system, ultimately to discharge to the forebay of the communal SWM pond for the subdivision.

The current Site Plan application for Block 4 remains the same as the original concept plan for the subdivision development, and includes less than 65% impervious surfaces, which is less than the allowable 75% for impervious surfaces. Therefore, the runoff from the proposed Block 4 development will remain appropriate within the context of the overall development.

The SWM Report demonstrates that:

1. Water quality will be controlled to an "enhanced protection" level;
2. Water quantity will be controlled for all storm events up to and including the 100-year design storm.

The SWM Report is acceptable.

GRADING & DRAINAGE:

The site grading supports the overall SWM design and conforms to Section 2.2.2 of the City's Property Standards By-law 1999-030.

SITE SERVICING: The site servicing design has been submitted. The design conforms to the approved servicing design for the East Court Residences subdivision.

SERVICING FEASIBILITY STUDY (SFS): A Servicing Feasibility Study has been submitted as a component of the Plan of Subdivision approval process. A site-specific Servicing Feasibility Study has been submitted for Block 4.

WATER: Each of the townhouse units will have a 20mm Ø service connected to a 50mm Ø lateral supplying each townhouse block. These laterals are connected to 200mm Ø and 150mm Ø service lines located within Private Lane South and Private Lane East respectively and supplied from the 200mm Ø watermain located on 14th Street East. The east end of the 150mm Ø service line will be looped through an easement across Block 6 to the 200mm Ø watermain located on 15th Avenue East.

The water distribution design conforms to the approved servicing design for the East Court Residences subdivision.

WASTEWATER: The properties are serviced by a 250mm Ø collector located on 14th Street East.

A Sanitary Sewer Design Brief (GMBP Sept 2019) was prepared for the overall subdivision, which included a conceptual 36-unit cluster townhouse development on Block 4. The conceptual design included 2.3 persons per unit, with 325 L/cap*day design flow plus 0.2 L/s*ha infiltration.

The current Site Plan application for Block 4 remains the same as the original concept plan for the subdivision development and, therefore, the proposed wastewater servicing will remain appropriate within the context of the overall development.

The wastewater collection design conforms to the approved servicing design for the East Court Residences subdivision.

STORM: The proposed stormwater management system conforms to the approved servicing design for the East Court Residences subdivision.

Please note: The City of Owen Sound requires:

- i) back flow prevention for the water supply lateral to prevent contamination of the municipal water supply as detailed in City Policy O47;
- ii) a potable water meter be provided as detailed in City Policy FS18 at the property Owner's expense;
- iii) adherence to Sewer Use Bylaw 2006-034 (as amended);
- iv) availability of adequate fire protection as required under the Ontario Building Code.

PARKING, SITE ACCESS & TRAFFIC CIRCULATION:

TRANSPORTATION PLAN (TP)/TRAFFIC IMPACT STUDY (TIS): A TIS is not

required for this development as the TIS for the subdivision has been approved as a component of the East Court Residences subdivision project.

A Transportation Plan is not required.

PEDESTRIAN ACCESS: Pedestrian walkways, sidewalks and connections to City streets are provided.

The on-site barrier free paths of travel must meet AODA and Ontario Building Code standards. The barrier free paths of travel must include red colour, cast iron Tactile Walking Surface Indicator (TWSI) plates at the appropriate locations on the site.

SITE ACCESS & TRAFFIC CIRCULATION: Vehicular access to the site is from

PARKING: On-site parking is provided at each residence along with four visitor parking stalls located adjacent to Private Lane East.

TRANSIT ACCESS: There are City transit stops along 16th Avenue East.

A transit route is not required through this site.

ROAD ALLOWANCE WIDENING: The City's Official Plan classifies this portion of 14th Street East as a Local road. A road widening is not required.

LANDSCAPING:

No landscaping features, signage, or vegetation with a mature height greater than 0.6 metre are to be located within the 5.0 metres by 5.0 metres sight triangles required at the access points as per Section 5.12.3 of Zoning By-law 2010-078, as amended.

ENVIRONMENTAL:

There are no known environmental issues associated with this property.

SOURCE WATER PROTECTION PLAN (SWPP): The Drinking Water Source Protection Plan, approved under Part IV of The Clean Water Act, 2006, indicates that this property is within "Intake Protection Zone 2" (IPZ-2), an Events Based Threat area concerned with fuel storage exceeding 25,000 litres.

A SWP Risk Management Plan is not required as fuel storage is not a component of this proposed development.

FEES AND CHARGES:

The Engineering Review Fee will be \$500.00 plus 4% of the first \$100,000.00 of Total Development Cost plus 2% of the amount of TDC exceeding \$100,000.00. Total Development Cost includes: estimated construction value of on-site and off-site works

(excluding buildings), plus 5% contingency costs, plus 7% for Engineering design, administration and inspection costs plus HST.

A Street Occupation Permit will be required prior to undertaking any work on City owned property. The permit is available at the Engineering Services Division counter for a fee of \$60.

Prepared By: Dana Goetz, C.E.T.



Reviewed By: Chris Webb, P.Eng.



From: [Rick Chappell](#)
To: [OS Planning](#)
Subject: FW: Request for Comment - Site Plan Approval (ST2021-005) - Block 4 East Court Residences Subdivision
Date: June 18, 2021 9:37:32 AM
Attachments: [Request for Comment - ST2021-005 - Block 4 East Court Residences.pdf](#)
[Schedule D Site Plan.pdf](#)
[Schedule E Servicing Feasibility.pdf](#)
[Schedule F SWM Report.pdf](#)

As the cluster townhouses are located on an internal private road network that will not be assumed by the City garbage and recycle pick up arrangements will need to be made.

Rick Chappell

(A)Supervisor of Environmental Services

City of Owen Sound, Engineering Services
808 2nd Ave E, Owen Sound, Ontario, N4K 2H4
Phone: (519) 376-4440 ext: 1226
Email: rchappell@owensound.ca
Web: www.owensound.ca

Please be advised that due to COVID-19 provincial measures I am currently working out of the office. Emails and phone calls are currently being monitored, and will be responded to based on priority.

Please visit the City's website (<https://www.owensound.ca/en/index.aspx>) for information on how to access City services.

From: Jacklyn Iezzi <jiezzi@owensound.ca>
Sent: June 17, 2021 4:32 PM
To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>
Subject: Request for Comment - Site Plan Approval (ST2021-005) - Block 4 East Court Residences Subdivision

Good Afternoon,

Attached please find a request for comment on a Site Plan Approval application (ST2021-005) for the construction of a 36-unit cluster townhouse development. The development is located on Block 4 of Plan of Subdivision 16M-75, known as the East Court Residences Subdivision.

Please provide comments on or before **Monday, July 5, 2021** to planning@owensound.ca

Thank you,

Jacklyn Iezzi, BES.
Junior Planner

City of Owen Sound

808 2nd Avenue East
Owen Sound, Ontario
519-376-4440, ext. 1250

From: circulations@wsp.com
To: [OS Planning](#)
Subject: Site Plan Application (ST2021-005), 1457 14th St E - Block 4, Plan 16M-75, Owen Sound.
Date: June 25, 2021 8:38:22 AM

2021-06-25

Planning City

**Owen Sound
Owen Sound, ON, N4K 2H4**

Attention: Planning City

Re: Site Plan Application (ST2021-005), 1457 14th St E - Block 4, Plan 16M-75, Owen Sound.; Your File No. ST2021-005

Our File No. 90755

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application and have no objections to the application as this time. However, we hereby advise the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval:

“The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

It shall also be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell’s development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell’s behalf. WSP is not responsible for Bell’s responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca.

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

From: planning@grey.ca
To: [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#)
Subject: County comments for ST2021-005 Block 4 East Court Residences
Date: June 25, 2021 4:12:01 PM

County comments for ST2021-005 Block 4 East Court Residences

Hello Ms. Iezzi,

County planning staff generally have no comments or concerns with the subject site plan for 8 buildings, each containing between 3-6 townhouse units. Generally, staff would encourage the developer to consider roughing-in servicing, fire and noise separation, etc. for secondary units (accessory residential units) such that the future owners of these properties could opt to rent a portion of their space should that be of interest. Given proximity to Georgian College and the Hospital, staff see this location being considerably valuable in supporting housing needs for the above mentioned corporations, and others.

Let us know if you have any questions.

Best regards,

Stephanie Lacey-Avon

Staff Report

Fire Prevention

DATE: June 23, 2021

TO: Jacklyn Iezzi, Junior Planner

FROM: Doug Barfoot, Fire Chief

SUBJECT: PRE-APPLICATION FIRE PREVENTION REVIEW

PLANNING FILE: ST2021-005

MUNICIPAL ADDRESS: 1457 14th St E

APPLICANT: Andpet Realty Ltd.

BACKGROUND: The proponent has submitted a proposal for:

The applicant, Andpet Realty Ltd., has submitted an application for Site Plan Approval to permit a 36-unit cluster townhouse development at 1457 14th Street East. The development is located on Block 4 of Plan of Subdivision 16M-75, known as the East Court Residences Subdivision (Andpet).

The development consists of the construction of eight (8) buildings, each containing between three (3) to six (6) townhouse dwelling units. The cluster townhouses are located on an internal private road network that will not be assumed by the City.

ASSUMPTIONS: The recommendations below are based on the following assumptions:

- The comments are from the drawings submitted by email from Jacklyn Iezzi dated June 17, 2021.

DETAILED REVIEW: Documents reviewed in conjunction with this application are:

- Ontario Building Code
- City of Owen Sound Fire Route By-Law 2009-086
- Ontario Fire Code

REQUIREMENTS:

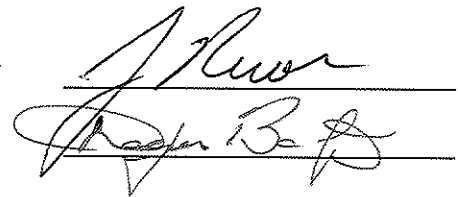
- 1) The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:
 - a. None.

RECOMMENDATIONS:

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
 - a. The proposed road width of only 6m could impact on fire fighting operations. No parking shall be permitted on the street. This will be enforced.

Reviewed by: Greg Nicol, Fire Prevention Officer

Submitted by: Doug Barfoot, Fire Chief

The block contains two handwritten signatures. The top signature is in cursive and appears to read 'G. Nicol'. The bottom signature is also in cursive and appears to read 'Doug Barfoot'. Both signatures are written over horizontal lines.