

# Staff Report

Engineering Services Division

**DATE:** 2021 July 13

**ENG. FILE:** 1300-1396 15<sup>th</sup> Ave E

**ROLL NO.:** 4259 04006 008010

**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 – 1300-1396 15<sup>TH</sup> AVENUE EAST

**PLANNING FILE:** ST2021-008    **MUNICIPAL ADDRESS:** 1300-1396 15<sup>th</sup> Avenue East

**LEGAL DESCRIPTION:** Block 5, Plan 16M-75 (Subdivision 42T-18501)

**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 revised Site Plan, Servicing Plan, Grading Plan and Landscaping Plan drawings to the satisfaction of the Manager of Engineering Services and the Manager of Planning & Heritage;
2. 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.
3. All materials used for this work are to be selected from the City's Approved Manufacturers' Product list for Water Distribution Systems.
4. 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.

5. **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;**
6. **Payment of the Engineering Review fee;**
7. **That the Owner's contractor obtain a Street Occupation Permit prior to commencement of any work on City owned property. The permit is available from the Engineering Services Division for a fee of \$60;**

#### **BACKGROUND:**

The applicant, Andpet Realty Ltd., has submitted a Site Plan Approval Application to permit an 11-unit townhouse development located on Block 5 of Plan 16M-75, known as the East Court Residences Subdivision (Andpet).

The development includes the construction of three (3) buildings; two (2) containing three (3) townhouse units, and one (1) containing five (5) townhouse units, for a total of 11 units. Each unit includes an attached garage and a covered porch within the functional front and rear yard. The townhouses are fronting on 15th Avenue East, which is to be constructed as part of the subdivision development and will be assumed by the City. The development is anticipated to be life lease tenure.

#### **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, 1<sup>st</sup> 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, drawing No. 220072-4 "Site Plan", dated 2021.05.28, Rev. 2021.06.22; drawing No. 220072-5 "Grading, Drainage and Servicing Plan", dated 2021.05.28, Rev. 2021.06.22; drawing No. 220072-6 "Landscaping Plan", dated 2021.05.28, Rev. 2021.06.22;*

- GM BluePlan Engineers, Project No. 220072, Feasibility Study and Stormwater Management Report dated 2021.05.28

### **STORMWATER MANAGEMENT (SWM):**

A Stormwater Management Report (GMBP Sept 2019) was prepared for the overall subdivision, which included a conceptual 11-unit townhouse development on Block 5, with a maximum overall impervious surfaces allowance of 75%.

Block 5 is intended to surface drain with the front developed areas directed to the 15<sup>th</sup> Avenue East storm sewer system and the rear grassed areas directed to a storm sewer along the rear lot line discharging to the communal SWM pond for the subdivision.

The current Site Plan application for Block 5 remains the same as the original concept plan for the subdivision development, and includes approximately 60% impervious surfaces, which is less than the allowable 75% for impervious surfaces. Therefore, the runoff from the proposed Block 5 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 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. The proposed servicing is appropriate within the context of the overall development

WATER: The properties are serviced by a 200mm Ø watermain located on 15<sup>th</sup> Avenue East.

WASTEWATER: The properties are serviced by a 250mm Ø collector located on 15<sup>th</sup> Avenue East.

A Sanitary Sewer Design Brief (GMBP Sept 2019) was prepared for the overall subdivision, which included a conceptual 11-unit townhouse development on Block 5. The conceptual design included for 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 5 remains the same as the original concept plan for the subdivision development and, therefore, the proposed servicing will remain appropriate within the context of the overall development.

**STORM:** The properties are serviced by a 525mm Ø collector located on 15<sup>th</sup> Avenue East.

**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:**

**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.

**TRANSPORTATION PLAN:** A Transportation Plan is not required.

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

**SITE ACCESS & TRAFFIC CIRCULATION:** Vehicular access to the site is from the future 15<sup>th</sup> Avenue East.

**PARKING:** On-site parking is provided at each residence.

**TRANSIT ACCESS:** There are City transit stops along 16<sup>th</sup> Avenue East.

Transit access is not required for this site.

**ROAD ALLOWANCE WIDENING:** The City's Official Plan classifies this portion of 15<sup>th</sup> Avenue East as a Local road. A road widening is not required.

### **LANDSCAPING:**

No landscaping features, signs 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 SWPP is not required as fuel storage is not proposed for this development.

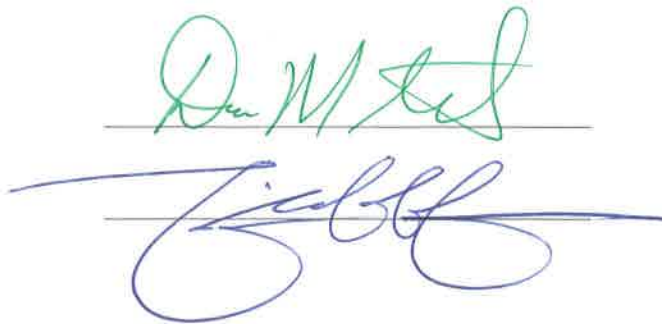
### **FEES AND CHARGES:**

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.

Dana Goetz, C.E.T.

Chris Webb, P.Eng.

The image shows two handwritten signatures. The top signature is in green ink and appears to be 'Dana Goetz'. The bottom signature is in blue ink and appears to be 'Chris Webb'. Both signatures are written over horizontal lines.

**From:** [planning@grey.ca](mailto:planning@grey.ca)  
**To:** [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#)  
**Subject:** County comments for ST2021-008 Andpet - Block 5  
**Date:** July 9, 2021 3:59:00 PM

## County comments for ST2021-008 Andpet - Block 5

Hello Ms. Iezzi,

County planning staff generally have no comments or concerns with the subject site plan for the 11-unit townhouse development. 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.

Best regards,

Stephanie Lacey-Avon

**From:** [Dolly Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com) on behalf of [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)  
**To:** [jacklyn.iezzi](mailto:jacklyn.iezzi@owensound.ca)  
**Subject:** Owensound - 16th street and 16th Avenue East - (ST2021-008) - Block 5 East Court Residences  
**Date:** July 13, 2021 8:49:38 AM  
**Attachments:** [image002.png](#)

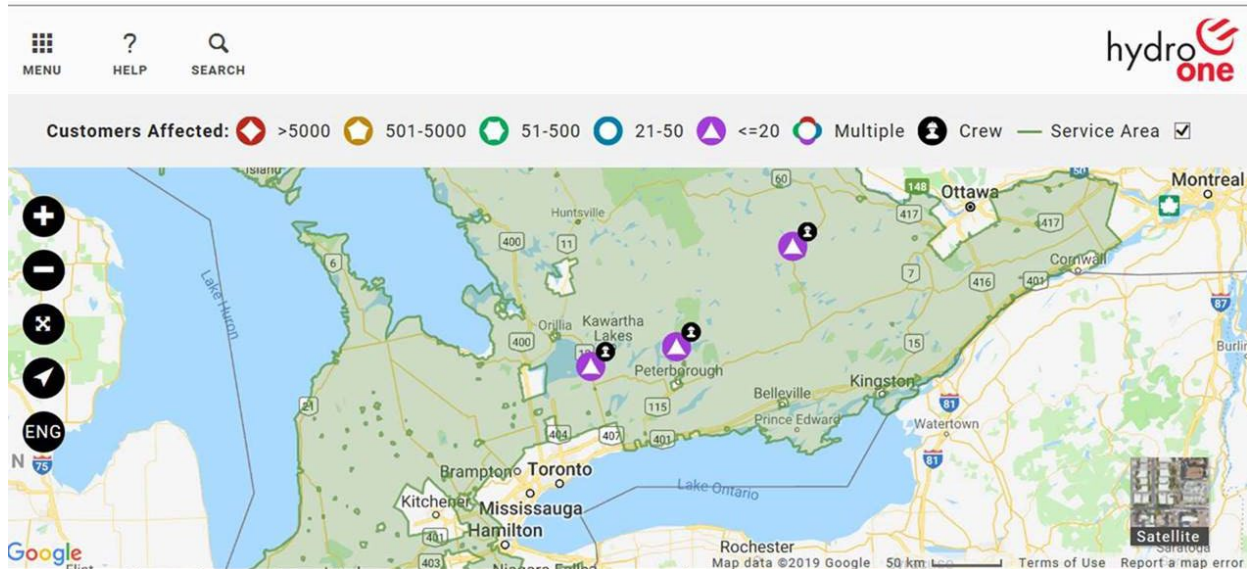
Hello,

We are in receipt of Application ST2021-008 dated June 29, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Thank you,

Best Wishes,

**Dolly Shetty**  
Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**  
185 Clegg Road (R32)  
Markham, ON | L6G 1B7  
Email: [Dolly.Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com)



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**From:** Jacklyn Iezzi <jiezzi@owensound.ca>  
**Sent:** Tuesday, June 29, 2021 12:45 PM  
**To:** Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>  
**Subject:** Request for Comments - Site Plan Approval (ST2021-008) - Block 5 East Court Residences

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Good Afternoon,

Attached please find a request for comment on a Site Plan Approval application (ST2021-008) in order to permit an 11-unit townhouse development at 1300-1396 15<sup>th</sup> Avenue East. The development is located on Block 5 of Plan of Subdivision 16M-75, known as the East Court Residences Subdivision.

The lands were subject to a Pre-consultation (PC2021-013) earlier this month.

A number of submission materials are available on request. Please provide comments on or before **Tuesday, July 13, 2021** to [planning@owensound.ca](mailto:planning@owensound.ca)

Sincerely,

**Jacklyn Iezzi**, BES.  
Junior Planner

City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, Ontario  
519-376-4440, ext. 1250





# Staff Report

## Fire Prevention

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**DATE:** July 12, 2021

**TO:** Jacklyn Iezzi, Junior Planner

**FROM:** Doug Barfoot, Fire Chief

**SUBJECT:** PRE-APPLICATION FIRE PREVENTION REVIEW

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**PLANNING FILE:** ST2021-008

**MUNICIPAL ADDRESS:** 1300-1396 15th Ave E

**APPLICANT:** Andpet Realty

**BACKGROUND:** The proponent has submitted a proposal for:

The applicant, Andpet Realty Ltd., has submitted a Site Plan Approval Application to permit an 11-unit townhouse development located on Block 5 of Plan of Subdivision 16M-75, known as the East Court Residences Subdivision (Andpet).

The development includes the construction of three (3) buildings; two (2) containing three (3) townhouse units, and one (1) containing five (5) townhouse units, for a total of 11 units. Each unit includes an attached garage and a covered porch within the functional front and rear yard. The townhouses are fronting on 15th Avenue East, which is to be constructed as part of the subdivision development and will be assumed by the City. The development is anticipated to be life lease tenure.

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

- The comments are from the site drawings in email dated June 29, 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:**

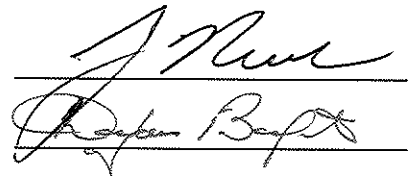
- 1) The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:
  - a. None.

**RECOMMENDATIONS:**

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
  - a. None.

**Reviewed by:** Greg Nicol, Fire Prevention Officer

**Submitted by:** Doug Barfoot, Fire Chief

The image shows two handwritten signatures on horizontal lines. The top signature is in cursive and appears to read 'J. Nicol'. The bottom signature is also in cursive and appears to read 'Doug Barfoot'.

July 13, 2021

Jacklyn Iezzi  
Jr Planner.  
City of Owen Sound

Reference: ST2021-008 (1300-1396 15<sup>th</sup> Ave E)

Dear Jacklyn,

Thank you for contacting Canada Post regarding plans for a new development in the City of Owen Sound. Please see Canada Post's feedback regarding the proposal, below.

**Service type and location**

1. Canada Post will provide mail delivery service to the development through centralized Community Mail Boxes (CMBs).
2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

**Municipal requirements**

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this development application be approved, please provide notification of the new civic addresses as soon as possible.

**Developer timeline and installation**

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

**Please see Appendix A for any additional requirements for this developer.**

Regards,

A solid red horizontal bar spanning the width of the page.

*Brad Biskaborn*

Brad Biskaborn  
CANADA POST CORPORATION  
Delivery Planning  
955 Highbury Avenue  
LONDON ON N5Y 1A3  
fax: 519-457-5412  
e-mail: [brad.biskaborn@canadapost.ca](mailto:brad.biskaborn@canadapost.ca)

## **Appendix A**

### **Additional Developer Requirements:**

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
  - Any required walkway across the boulevard, per municipal standards
  - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
  - A Community Mailbox concrete base pad per Canada Post specifications.

**From:** [hsmasstlrcc@bmts.com](mailto:hsmasstlrcc@bmts.com)  
**To:** [OS Planning](#)  
**Subject:** Request for Comments - City of Owen Sound (Andpet Realty Ltd) - Site Plan Approval Block 5 East Court Residences  
**Date:** July 13, 2021 1:37:23 PM

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Your file: ST2021-008

Our file: Owen Sound

Good afternoon,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Site Plan Approval Application as presented.

Thank you,

Carolyn

Carolyn Myers Boone  
Executive Assistant  
Lands, Resources, and Consultation

Historic Saugeen Métis  
204 High Street  
Southampton, Ontario, N0H 2L0  
Telephone: (519) 483-4000  
Email: [saugeenmetis@bmts.com](mailto:saugeenmetis@bmts.com)

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