

# Staff Report

Engineering Services Division

**DATE:** 2021 July 07

**ENG. FILE:** 530 28<sup>th</sup> Street West

**ROLL NO.:** 4259 02000 943206

**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**

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**PLANNING FILE: ST2021-007    MUNICIPAL ADDRESS: 530 28<sup>th</sup> Street West**

**LEGAL DESCRIPTION:** Plan Brooke W Edward St Lots 18, 20, 22, 24 RP 16R-9642; Pt 4  
RP 16R-10045 Pt 2

**APPLICANT:** Barry's Construction and Insulation 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, Tree Preservation & Planting Plan and Landscaping Plan drawings to the satisfaction of the Manager of Engineering Services and the Manager of Planning and Heritage;**
- 2. Revision of the Servicing Feasibility Study to the satisfaction of the Manager of Engineering Services;**
- 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. Payment of a capital contribution of \$5,282.00 for construction of a future 1.5 metres wide sidewalk across the 28<sup>th</sup> Street West frontage of the property;**
- 7. Payment of the Engineering Review fee;**
- 8. 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;**
- 9. That the Owner enter into a Servicing Agreement or obtain a Special Services Application together with the required security deposit prior to commencement of construction of any works on City owned property. The permit is available from the Engineering Services Division for an application fee of \$60.**

#### **BACKGROUND:**

The applicant, Barry's Construction and Insulation, has submitted an application for site plan approval to construct a five-storey apartment building consisting of 79 rental units on the north side of 28<sup>th</sup> Street West. The subject lands are currently vacant.

The proposal also includes private balconies and at-grade patios serving each unit, the establishment of a parking lot with 78 spaces serving the apartment use, landscaping, connections to municipal servicing, and the construction of a new entrance from 28<sup>th</sup> Street W.

#### **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, Project No. 209007, drawing no. SP1 “Site Plan”, dated 2021-01-04, Rev.3 dated 2021-06-16; drawing no. SP2 “Grading and Servicing Plan”, dated 2021-01-04, Rev.3 dated 2021-06-16; drawing no. SP3 “Details Plan”, dated 2021-01-04, Rev.3 dated 2021-06-16; drawing no. SP4 “Details Plan”, dated 2021-01-04, Rev.3 dated 2021-06-16;*
- *GM BluePlan Engineering, Project No. 209007, Servicing Feasibility Study dated 2021-06*
- *GM BluePlan Engineers, Project No. 209007, Stormwater Management Report dated 2021-06*
- *GM BluePlan Engineering, Project No. 209007, Geotechnical Investigation dated 2021-06*
- *Paradigm Transportation Solutions Limited, Project No. 210150, Traffic Impact Study dated 2021-05*

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

The proposed SWM system incorporates the following:

1. There are two proposed drainage systems, one which ultimately discharges to the 28th Street West storm sewer, and the other which discharges to the 29th Street West storm sewer.
2. The site was modelled as three catchment areas:
  - a) The proposed roof is flat and will be used for ponding and runoff attenuation via Zurn Control-Flo roof drains before draining to the on-site storm sewer;
  - b) The parking lot area and the surrounding grassed areas are attenuated by the stone storage gallery in the parking lot area;
  - c) The remaining grassed area to the north of the proposed building and parking lot area which is proposed to flow easterly along a constructed swale to the 5th Avenue West road allowance and ultimately to the 29th Street West storm sewer.
3. Post-development flows from the site during all storm events up to, and including, a 100-year design storm event, are expected to be attenuated to the existing condition peak flow rate of the respective storm event.
4. An Emergency Overland spill route is provided to direct runoff to the 28th Street West roadway during storm events in excess of a 100-year design storm event,

without spilling to neighbouring properties and without exceeding a maximum parking lot ponding depth of 0.3 metres or reaching the finished floor elevation of the proposed building.

5. An "Enhanced" level of water quality treatment (80% TSS Removal) is provided by an OGS Treatment Unit prior to discharging from the subject property.

Engineering Services supports the proposed SWM design.

The City will not provide any maintenance or repair operations on any portion of the SWM system located on private property.

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:**

A Servicing Feasibility Study is required to demonstrate appropriate service capacity of the City infrastructure to support the proposed development.

The submitted Servicing Feasibility Study does not address two issues:

1. The water supply analysis does not state the minimum static water pressure available on the top floor of the apartment complex, and
2. The wastewater analysis does not address available capacity in the receiving branch of the City's wastewater collection system.

The Feasibility Study is to be revised.

**WATER:** The proposed site servicing is from the 150mm Ø DI watermain located on 28<sup>th</sup> Street West. The City will require a single water meter for billing purposes to tabulate all domestic water used by the development.

The City will not provide any maintenance or repair operations on any portion of the private distribution system.

**WASTEWATER:** The proposed wastewater lateral is to be connected to the 200mm Ø AC collector on 29<sup>th</sup> Street West.

The lateral is located within an unopened City road allowance. Engineering Services will require that the lateral be located 1.5m east of the west property line to allow possible future development of that portion of the road allowance.

**STORM:** The proposed stormwater management system is to connect to both the

28<sup>th</sup> Street West 900mm Ø concrete storm sewer and the 375mm Ø concrete storm sewer on 29<sup>th</sup> Street West.

The City will not provide any maintenance or repair operations on any portion of the system located on private property.

**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 Transportation Plan is not required.

The City will require a TIS, scoped as detailed in Section 5.8.2 of the Site Development Engineering Standards

The submitted Traffic Impact Study demonstrates the following:

1. The study intersections were 5<sup>th</sup> Avenue West & 28<sup>th</sup> Street West (unsignalized), 5<sup>th</sup> Avenue West and 27<sup>th</sup> Street West (unsignalized), 28<sup>th</sup> Street west and 3<sup>rd</sup> Avenue West – Grey Road 1 (unsignalized) and the proposed site access onto 28<sup>th</sup> Street West.
2. With existing traffic conditions, the study area intersections are operating with acceptable levels of service (LOS A or B) during the AM and PM peak periods.
3. The development is expected to generate 28 and 36 trips during the AM and PM peak hours, respectively.
4. With the forecast 2026 Background Traffic Conditions, the study area intersections will function with acceptable levels of service (LOS A or B) during the AM and PM peak periods.
5. With the forecast 2026 Total Traffic Conditions, the study area intersections will function with acceptable levels of service (LOS A or B) during the AM and PM peak periods.

Engineering Services accepts the conclusions presented in the TIS.

**PEDESTRIAN ACCESS:** Pedestrian walkways, sidewalks and connections to City streets are provided. Pedestrian access must meet AODA pedestrian paths of travel requirements.

**SITE ACCESS & TRAFFIC CIRCULATION:** Vehicular access to the site is from 28<sup>th</sup> Street West. The access throat width of 7.5m is acceptable. One standard parking stall and the loading zone are located within the required sight triangles. This is not acceptable and must be revised.

No parking stalls, structures, 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 or street intersections.

**PARKING:** The dimensions of the on-site standard parking stalls are to meet City requirements of 2.65m wide x 6.0m long with a minimum 6.0m wide service aisle. The configuration of the accessible stalls are to be revised to meet AODA standards as detailed on the City standard drawing E4a. The site plan is to be revised.

**TRANSIT ACCESS:** There are City transit stops located along 5<sup>th</sup> Avenue West and 28<sup>th</sup> Street West.

Transit access to this site is not required.

**ROAD WIDENING:** The City's Official Plan classifies this portion of 28<sup>th</sup> Street West as a Local road. A road widening is not required along the 28<sup>th</sup> Street West frontage of the property.

### **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 concerns associated with this property.

**SOURCE WATER PROTECTION (SWP):** 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 15,000 litres.

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

### **FEES AND CHARGES:**

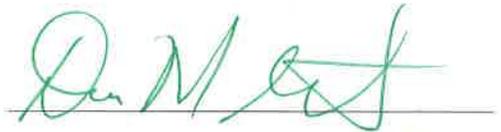
A capital contribution of \$5,282.00 (50.3m x 1.5m) x \$70.00/m<sup>2</sup>) for construction of a future 1.5 metres wide sidewalk to be constructed across the 28<sup>th</sup> Street West frontage of the property will be required as a condition of Site Plan Approval.

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 commencement of any work on City owned property. The permit is available from the Engineering Services Division for a fee of \$60.

A Special Services Application that may include a Servicing Agreement together with the security deposit for any works constructed on City lands will be required prior to any work commencing 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.



July 8, 2021

**GSCA File: P21315**

City of Owen Sound  
808 2<sup>nd</sup> Ave E  
Owen Sound, ON  
N4K 2H4

Attn: Jacklyn Iezzi  
Junior Planner  
[planning@owensound.ca](mailto:planning@owensound.ca)

Dear Jacklyn Iezzi

**Re: Site Plan Approval Application ST2021-007 and Minor Variance A09-2021**  
**Applicant: Barry's Construction and Insulation Ltd.**  
**28<sup>th</sup> Street W; Roll No. 42-59-020-009-432-06**  
**City of Owen Sound**

Grey Sauble Conservation Authority (GSCA) has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 151/06. GSCA has also provided comments as per our Memorandum of Agreement (MOA) with the City of Owen Sound representing their interests regarding natural heritage and water identified in Sections 2.1 and 2.2, respectively, of the Provincial Policy Statement. Finally, GSCA has provided advisory comments related to policy applicability and to assist with implementation of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan under the Clean Water Act.

GSCA staff have reviewed the proposed site plan approval application to establish a five-storey apartment building consisting of 79 rental units on the north side of 28<sup>th</sup> Street W. The proposal also includes private balconies and at-grade patios serving each unit, the establishment of a parking lot with 78 spaces serving the apartment use, landscaping, connections to municipal servicing, and the construction of a new entrance off of 28<sup>th</sup> Street W. The minor variance application is seeking relief from provisions related to building height, floor space index, and off-street parking stalls.

### **Documents Reviewed**

- Stormwater Management Report, prepared by GM BluePlan Engineering, dated June 2021, received by GSCA staff July 5, 2021

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### **Member Municipalities**

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

- Grading and Servicing Plan, prepared by GM BluePlan Engineering, dated June 16, 2021, received by GSCA staff July 5, 2021

## **Site Characteristics**

Existing mapping indicates that the subject property is:

- Not regulated under Ontario Regulation 151/06.
- Designated Residential in the Owen Sound Official Plan;
- Zoned R5 in the City of Owen Sound Comprehensive Zoning By-law;
- Located within an area that is subject to the policies contained in the Source Protection Plan;
- The property is currently vacant and maintained in a grass state. Grades generally appear to slope gradually to the east.

## **Delegated Responsibility and Statutory Comments**

- 1. GSCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement.**

There were no natural hazards identified on the subject property.

- 2. GSCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 151/06. This regulation, made under Section 28 of the Conservation Authorities Act, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. GSCA also regulates the alteration to or interference in any way with a watercourse or wetland.**

The property is not regulated under Ontario Regulation 151/06.

## **Advisory Comments**

- 3. GSCA has reviewed the application through our responsibilities as a service provider to the City of Owen Sound in that we provide comment on natural heritage features under Section 2.1 of the Provincial Policy Statement and on water under Section 2.2 of the Provincial Policy Statement through a MOA.**

### **2.1 Natural Heritage**

There were no natural heritage features identified on the subject property.

### **1.2 Water**

*1.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:*

- i) *ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.*

GSCA Comment: GSCA has reviewed the grading and servicing plan and stormwater management plan. The proposal will direct the majority of stormwater flows through a series of catchbasins to the 28<sup>th</sup> Street storm sewer. The proposal indicates it will control post-development peak flow rates for the 5, 25 and 100 year design storm events. It will also control stormwater quality to an enhanced level via an oil and grit separator. GSCA is generally accepting of the proposed approach.

- 4. GSCA has reviewed the application in terms of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, prepared under the *Clean Water Act, 2006*. The Source Protection Plan came into effect on July 1<sup>st</sup>, 2016 and contains policies to protect sources of municipal drinking water from existing and future land use activities.**

The subject property is located within an area that is subject to the local Source Protection Plan.

### **Summary**

Given the above comments, it is the opinion of the GSCA that:

1. The proposal is consistent with the Section 3.1 PPS policies.
2. Ontario Regulation 151/06 does not apply to the subject site.
3. The proposal is consistent with the Section 2.1 PPS policies.
4. The proposal is consistent with the Section 2.2 PPS policies.
5. The subject site is located within an area that is subject to the policies contained in the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan.

### **Recommendation**

GSCA has no objections to the proposed development as it will not impact any areas regulated under Ontario Regulation 151/06, natural hazards and/or natural heritage features.

Should you have any questions, please contact the undersigned.

Sincerely,



Mac Plewes  
Manager of Environmental Planning

**From:** [Adam Parsons](#)  
**To:** [Jacklyn Iezzi](#)  
**Cc:** [Amy Cann](#)  
**Subject:** RE: Request for Comment - Site Plan Approval (ST2021-007) - 28th St W Apartments  
**Date:** July 13, 2021 11:11:11 AM

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Thanks for discussing and clarifying Amy.

For this property an individual tree survey is warranted as there are some mature trees at the north limit of the property. There is a large willow at the north west corner that ownership will need to be determined. The tree may be partially on the subject lands and the adjacent property. A tree survey of individual trees by a qualified professional is required for this property.

An individual tree survey must include:

- location of each tree exceeding 100 mm: 100 – 200 mm measured 300 mm from the ground and greater than 200 mm measured 1.4 m from the ground
- existing grade at base of trunk
- species of specimen
- limit of canopy
- state of health of tree
- indicate whether the tree is to be retained or removed (including reasons for removing if tree is to be removed)
- the retention of trees greater than 15cm in diameter in front and rear yards is critical.

Adam

Adam Parsons  
Manager of Parks and Open Space  
519-376-1440 x 1221

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**From:** Adam Parsons  
**Sent:** July 13, 2021 10:16 AM  
**To:** Jacklyn Iezzi <jiezzi@owensound.ca>  
**Cc:** Amy Cann <acann@owensound.ca>  
**Subject:** RE: Request for Comment - Site Plan Approval (ST2021-007) - 28th St W Apartments

Considering I don't have the benefit of a planning background, can you help me understand when and how to we apply 7.3.2.4 of the OP? Is this not considered development or re-development of the land?

Adam

# Staff Report

Fire Prevention

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**DATE:** June 24, 2021

**TO:** Jacklyn Iezzi, Junior Planner

**FROM:** Doug Barfoot, Fire Chief

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

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**PLANNING FILE:** ST2021-007

**MUNICIPAL ADDRESS:** 530 28<sup>th</sup> St W

**APPLICANT:** Barry's Construction

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

The applicant, Barry's Construction and Insulation, has submitted an application for site plan approval to construct a five-storey apartment building consisting of 79 rental units on the north side of 28th St W. The subject lands are currently vacant.

The proposal also includes private balconies and at-grade patios serving each unit, the establishment of a parking lot with 78 spaces serving the apartment use, landscaping, connections to municipal servicing, and the construction of a new entrance off of 28th St W.

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

- The comments are from the site drawings completed by GM Blue Plan dated June 16, 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:**

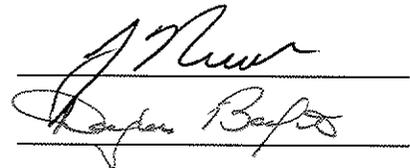
- 1) The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:
  - a. The drawings do not show a fire route as per Articles 3.2.5.4 to 3.2.5.6. 3.2.5.16. of Div. B of the OBC and City of Owen Sound Fire Route By-Law 2009-086.
  - b. The drawings show a fire hydrant with 45m of fire department connections as required by Article 3.2.5.16. of Div. B of the OBC. It must be maintained to ensure an unobstructed path from the hydrant to the fire department connection. (obstruction could be snow piles, shrubs, vehicle parking)
  - c. The annunciator panel or the main fire panel shall be installed in close proximity to the main entrance of the building as per Article 3.2.4.9. of Div. B of the OBC.

**RECOMMENDATIONS:**

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
  - a. Install a fire department key box (Chubb Box) on the exterior for after hour emergency access.

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

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



The image shows two handwritten signatures in black ink. The top signature is for Greg Nicol, and the bottom signature is for Doug Barfoot. Each signature is written over a horizontal line.

**From:** [Rick Chappell](#)  
**To:** [OS Planning](#)  
**Subject:** FW: Request for Comment - Site Plan Approval (ST2021-007) - 28th St W Apartments  
**Date:** June 24, 2021 9:13:42 AM  
**Attachments:** [Request for Comment - ST2021-007 - 28th St W Apartments.pdf](#)  
[Schedule D Site Plan Package.pdf](#)  
[Schedule E Landscape Plan.pdf](#)

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Need to ensure that tenants are able to dispose of garbage and recycling appropriately.

**Rick Chappell**

**(A)Supervisor of Environmental Services**

City of Owen Sound, Engineering Services

808 2<sup>nd</sup> Ave E, Owen Sound, Ontario, N4K 2H4

Phone: (519) 376-4440 ext: 1226

Email: [rchappell@owensound.ca](mailto:rchappell@owensound.ca)

Web: [www.owensound.ca](http://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.*

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**From:** Jacklyn Iezzi <jiezzi@owensound.ca>  
**Sent:** June 23, 2021 3:10 PM  
**To:** Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>  
**Subject:** Request for Comment - Site Plan Approval (ST2021-007) - 28th St W Apartments

Good Afternoon,

Attached please find a request for comment on a Site Plan Approval application (ST2021-007) proposing to construct a five-storey apartment building consisting of 79 rental units.

A number of submission materials and supporting studies are available upon request. Please provide comments on or before **Wednesday, July 7, 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





## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

July 7, 2021

Jacklyn Iezzi, Junior Planner  
City of Owen Sound  
808 2<sup>nd</sup> Ave. E  
Owen Sound, Ontario N4K 2H4  
\*Sent via E-mail

**RE: Request for Comment – ST2021-007 AND A09-2021  
530 28<sup>th</sup> St W  
City of Owen Sound  
Applicant: Barry's Construction and Insulation  
Roll: 425902000943206**

Dear Ms. Iezzi,

This correspondence is in response to the above noted applications. We have had an opportunity to review the applications in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

The applicant, Barry's Construction and Insulation, has submitted a Site Plan application (ST2021-009), which proposes to construct a five-storey apartment building consisting of 79 rental units on the north side of 28th Street West. The proposal includes private balconies and at-grade patios serving each unit, the establishment of a parking lot with 78 spaces serving the apartment use, landscaping, connections to municipal servicing, and the construction of a new entrance off 28th Street West. The subject lands are currently vacant and zoned General Residential (R5) in the City of Owen Sound Zoning By-Law.

Along with the Site Plan application, the applicant has also submitted a related Minor Variance application (A09-2021), which proposes three variances to the City of Owen Sound Zoning By-Law, as follows:

- Maximum building height of 17 m (whereas 12 m is required)
- Maximum Floor Space Index of 1.4 (whereas 1.0 is required)
- Provision of 77 off-street parking stalls (whereas 99 are required)

### ***General Comments:***

Schedule A of Recolour Grey designates the subject property as a 'Primary Settlement Area'. Section 3.5 states,

2) Land use policies and *development* standards in areas designated *Primary Settlement Areas* will be in accordance with local official plans and/or secondary plans

3) This Official Plan promotes the *development* of *Primary Settlement Area land use types* for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the *County*.

County planning staff have no concerns with the nature of the proposed development. Further comments should be received from the City of Owen Sound.

Appendix A of Recolour Grey indicates that the subject property is within 'Intake Protection Zone – 2' (IPZ-2). IPZ's are areas of land and water, where run-off from streams or drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes. Within the context of Grey County, vulnerability scores for IPZ's range from 4 to 7. IPZ's are shown on Appendix A of this Plan and further information can be found in the local source protection plans. IPZ-2 policies shall not constrain the subject application; therefore, County planning staff have no concerns in this regard.

In order to encourage the construction of purpose-built rental housing, Grey County has revised our Development Charges By-Law to provide development charge exemptions to eligible purpose-built rental housing developments. Staff encourage the Developer to review the applicable By-Law and contact relevant staff for additional information. The County's Development Charge By-Law can be accessed through the [County's website](#).

***Site-Plan Comments:***

In 2020, the County compiled a document entitled '[Grey County's Healthy Community and Residential Subdivision Guidelines](#)' to use as a reference manual for larger-scale developments. This document speaks to a wide variety of design factors that would be useful to consider as part of this development. For instance, to improve the safety of the surrounding community by way of passive street observation, the manual recommends "Orienting main entrance ways and large windows streetside for residential and commercial buildings." By developing a residential façade with patios and balconies that permit active engagement with 28<sup>th</sup> Street West, there is increased capacity for natural observation of the street, as well as extended opportunities for building relationships between community members. With the currently proposed orientation of the building, there are no windows overlooking 28<sup>th</sup> Street West. Staff would encourage reviewing the proposed siting of the subject building to further activate the street front. Positioning the building closer to 28<sup>th</sup> Street West (with parking in the rear) would also result in less over-looking onto abutting single-residential properties to the north of the subject lands. Staff typically see benefit to encouraging some form of buffer (where feasible), when there are abutting building types (low/medium density residential, in this case).

The Subdivision Guidelines also outline sustainable design features, including planned access to parks, trails and green space. County Planning staff note that there is an unopened municipal road allowance

abutting the north-eastern corner of the subject lands. To provide intentionally safe and convenient pedestrian and cyclist access to nearby parks (including parks at the corner of 28<sup>th</sup> Street West / 6<sup>th</sup> Ave W, as well as along 27<sup>th</sup> Street West), the City may wish to consider formalizing access across the subject lands to align with the abutting portion of unopened road allowance. This may be particularly valuable, given that there are currently no sidewalks present on 28<sup>th</sup> Street West.

The County OP speaks to the need to support young families, youth and newcomers. It also outlines the pressing need for affordable and attainable housing; housing to accommodate “aging in place;” and the need for appropriate housing for those with disabilities and special needs. In this regard, the County is pleased that the proposed development will offer family-friendly 2-bedroom units, of which several appear to have been designed with accessibility features taken into consideration.

Section 4.1(7) of the OP speaks to sharing the County’s *healthy development checklist* with developers. This checklist was created in partnership with Grey Bruce Health Unit, developers, and lower-tier municipalities to address healthy community design including public health and safety needs embedded within residential intensification, redevelopment, and new residential development. The County encourages developers to be cognizant of the content of this checklist and to consider taking relevant factors into consideration in the design of new developments. The checklist can be accessed [here](#).

Overall, the County has no significant concerns with the proposed site plan, but attention to the location of the proposed apartment building and the addition of a path to formally connect the site with the abutting unopened trail allowance may be beneficial, from a general planning perspective.

**Minor Variance Comments:**

Evidence from the County’s Housing Department indicates that there is an increasingly dire need for purpose-built rental housing to accommodate low-and-middle income earners throughout the region. Largely due to the impact of the Covid-19 pandemic, Grey County has seen a rapid influx of newcomers throughout 2020 and 2021, which has driven property and rental prices to an all-time high. The proposed variance to increase the maximum building height to 5 stories (17 m), instead of 4 stories (12 m), will facilitate the construction of an additional 16 units, which would not otherwise be feasible. In addition, the proposed increase in height and FSI is unlikely to be significantly out-of-scale with the surrounding neighbourhood, which consists predominantly of three-storey apartment buildings. The circulated shadow study also indicates minimal impact on neighbouring properties.

For these reasons, the County has no concerns with the proposed variance in height and FSI.

In regards to the proposed parking variance (77 off-street parking stalls to be provided, whereas 99 are required), the County does note some general concerns.

According to 2016 data from Statistics Canada, within the City of Owen Sound, 74.4% of working adults over the age of 15 commute, as a *driver*, to their place of work. Only 9.7% commute as a *passenger* in a private vehicle, while 1.7% commute via public transit ([Census Profile, 2016 Census](#)). The current proposal would offer fewer than a 1:1 unit per parking space ratio. Through observed development trends, it would be fair to predict that many renters will require one parking space, and in some instances, two. This would be further predicted as the proposed development would predominantly consist of 2-bedroom units, likely appealing to families with two working adults. While some populations (including retired seniors, people with disabilities and subsidized housing residents) might be less likely

to own one or more personal vehicles, the proposed development does not appear to be specifically tailored to any of these special groups.

Should fewer parking spots be allocated on site, consideration should be given to where the anticipated overflow parking would or could be accommodated. This could be along the south side of 28<sup>th</sup> street west, although staff are not clear as to whether there are seasonal restrictions on overnight parking in the area. Section 8.2 of the County's OP notes that the County is generally in favour of off-site parking, provided that "a safe pedestrian route is available to connect between the site and alternative parking site (i.e sidewalks, paved shoulders and/or trails are available)."

As 28<sup>th</sup> Street West does not currently have a sidewalk, County staff are concerned that an increased number of cars parked on the road might lead to an increased safety risk for pedestrians and cyclists in the area. This is particularly relevant, given that the subject lands are located directly adjacent to a community park.

On the other hand, it is favourably noted that the subject property is directly across from an existing Owen Sound transit bus stop, which offers regular day-time service to the area. This is a valuable transportation option to local residents, given that the neighbourhood offers few essential amenities within an easily accessible walking or cycling distance. Section 8.5 (5) of the County OP notes that the County is in favour of higher-density development along existing transit corridors. A review of ridership data within the surrounding area may help to determine the likelihood that incoming residents would make use of existing transit services.

Generally, staff would encourage reviewing the ratio of units being provided and parking spaces available as it would be likely that many future residents will be car-owners, given the location of the subject lands in relation to other City amenities. Underground parking could also be considered to further accommodate additional parking needs. Given the pressing need for purpose-built rental housing, County staff do not seek to hinder the potential for additional units to be created, but also recognize that the nature of the built environment will endure well beyond the current spike in demand for rental units. Strategic, long-term thinking should be considered about where excess parking might occur.

Staff see this development as a welcome opportunity to enhance the walkability, livability and safety of the overall neighbourhood through implementing a sidewalk along 28th Street West. This would assist towards ensuring the safety of pedestrians using the roadway, and for motorists walking to and from street-side parked vehicles. In addition, this development is well positioned as an opportunity to allocate some units as "affordable housing," through a formal agreement with the County. Given that lower-income renters tend to be less likely to own multiple vehicles, such an agreement could relieve some strain on limited parking facilities while also contributing to much-needed affordable housing options in the City.

### ***Comments from Other Departments***

The County's Housing Department and Transportation Services have reviewed the subject proposal and provide the following comments,

Transportation Services:

5 / July 8, 2021

- *“Grey County Transportation Department accepts the findings and recommendations of the Traffic Impact Study.”*

Housing Services:

- *“The need for rental in Owen Sound is great. We would be interested in working with the applicant to look at some affordable units within the building.”*

### **Concluding Remarks**

The County is pleased to support a development proposal that seeks to bring 79 new purpose-built rental units to the region, at a time of significant rental-housing shortages. The County recognizes there are space limitations as to the number of above-ground parking stalls that could be accommodated on the site, but recommends that strategies be put in place to ensure that any over-flow parking would be safely accommodated off-site, or through the provision of underground parking space. The formal allocation of some units to be kept as “affordable housing” would also be of significant benefit.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



Becky Hillyer  
Planner  
(519) 372-0219 ext. 1233  
[becky.hillyer@grey.ca](mailto:becky.hillyer@grey.ca)



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DELIVERY PLANNING  
CANADA POST CORPORATION  
955 Highbury Ave N  
London ON N5Y 1A3

June 24<sup>th</sup>, 2021

Jacklyn Iezzi, Junior Planner  
[jiezzi@owensound.ca](mailto:jiezzi@owensound.ca)  
519-376-4440 ext. 1250

Re: ST2021-007

Dear Jacklyn,

This development will receive mail service through a centralized mail facility (lock box assembly) installed by the developer /owner providing that the units are self-contained and fully functional as their own unit.

The following conditions should be added for Canada Post Corporation's purposes.

- a) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail boxes at their own expense, will be in affect for buildings and complexes with a common lobby, common indoor or sheltered space with 3 or more units. The owner / developer will need to provide individual unit numbers for each unit.
- b) If this building is a nursing home, institution, assisted living home or group home with several units containing the basic essentials and a shared common area then mail delivery will be 1 drop for all units.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service. If you have any questions or concerns regarding these conditions, I can be reached at 519-521-0176, fax at 519-457-5412 or the above noted address.

I appreciate the opportunity to comment on this project.

Sincerely,

Ryan Sumler  
Delivery Planning Officer  
[ryan.sumler@canadapost.ca](mailto:ryan.sumler@canadapost.ca) | 519-319-6865

**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)  
**Subject:** Owen Sound - 28th St W Apartments - (ST2021-007)  
**Date:** July 6, 2021 12:34:12 PM  
**Attachments:** [image002.png](#)

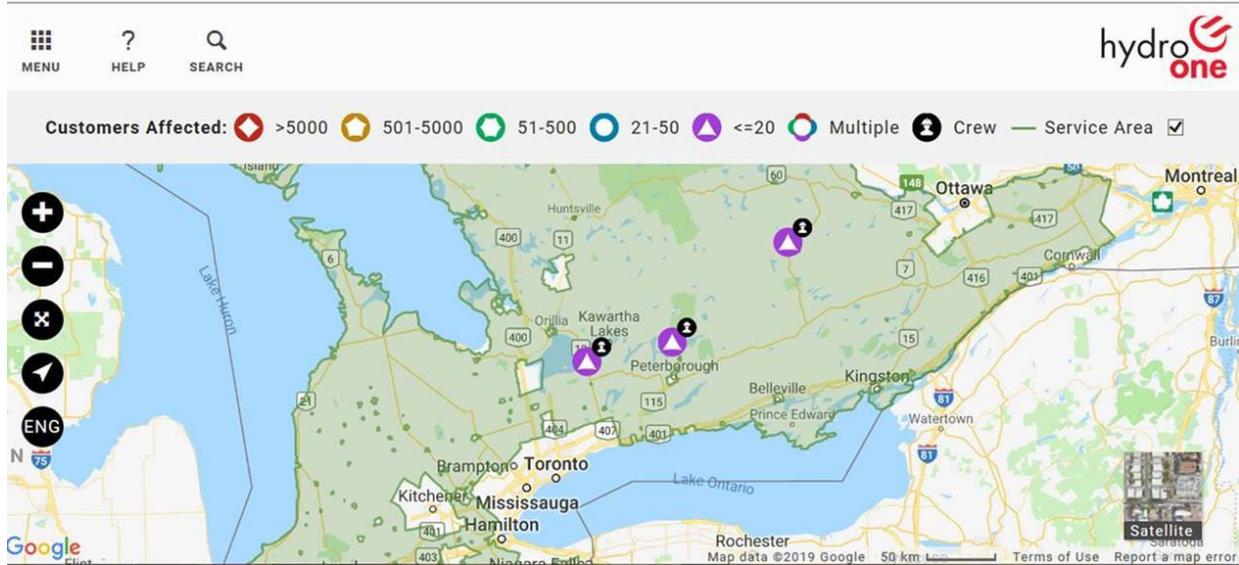
Hello,

We are in receipt of Application ST2021-007 dated June 23, 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 <[ziejzi@owensound.ca](mailto:ziejzi@owensound.ca)>  
**Sent:** Wednesday, June 23, 2021 3:45 PM  
**To:** Planning Act Prescribed Persons/Bodies <[planningnotices@owensound.ca](mailto:planningnotices@owensound.ca)>  
**Subject:** Request for Comment - Site Plan Approval (ST2021-007) - 28th St W Apartments

**\*\*\* Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. \*\*\***

Good Afternoon,

Attached please find a request for comment on a Site Plan Approval application (ST2021-007) proposing to construct a five-storey apartment building consisting of 79 rental units.

A number of submission materials and supporting studies are available upon request. Please provide comments on or before **Wednesday, July 7, 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

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [OS Planning](#)  
**Subject:** Site Plan Application (ST2021-007), 530 28th St. W., Owen Sound.  
**Date:** June 25, 2021 8:41:46 AM

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**2021-06-25**

**Planning City**

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

Attention: Planning City

Re: Site Plan Application (ST2021-007), 530 28th St. W., Owen Sound.; Your File No. ST2021-007

Our File No. 90756

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](mailto: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](mailto: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](mailto:planninganddevelopment@bell.ca)

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