

SCHEDULE E

DRAFT OFFICIAL PLAN AMENDMENT

Proposed Amendment to the City of Owen Sound Official Plan (OPA No. XX)

Part I: Introduction

Purpose

The purpose of this Amendment to the City of Owen Sound Official Plan and the Sydenham Heights Planning Area is to permit an increase in the density in *Residential Medium Density* area to facilitate the proposed development on the subject properties.

Location

The two adjacent properties subject to this Amendment are located south of the 8th Street East, to the east and west of the 16th Avenue East intersection, municipally known as 1305 and 1415 8th Street East. The subject properties have a frontage of approximately 711 metres on 8th Street East and the site is approximately 29.6 hectares in size. The lands are shown on Schedule A attached hereto.

Basis

- The subject lands are designated Residential with some of the land along the northern site boundary, at 8th Street, designated Arterial Commercial within the City of Owen Sound Official Plan.
- The subject lands contain four lands use designations in the Sydenham Heights Planning Area plan including Residential Low Density, *Residential-Medium Density*; *Residential-Medium/High Density*; and *Arterial Commercial*.
- An increase is sought for the permitted density in the Residential Medium Density designation. This increase is consistent with and will support the City's Final Draft Official Plan completed in June 2021 and endorsed by the Council on June 28, 2021 that increases the density for this designation from a maximum of 50 units per net hectare to 60 units per net hectare, as per Policy 3.1.2 of the Draft Official Plan.
- The proposal provides a residential mixed use development that supports the vision outlined in the Sydenham Heights Planning Area plan and the City of Owen Sound Official Plan.
- The proposal implements the policy directions articulated in the Provincial Policy Statement, the Grey County Official Plan and the City of Owen Sound Official Plan, all of which promote compact built form in areas for new development within designated growth areas.
- The proposed development contributes to the range and mix of housing types within the surrounding area and supports the vision for the Sydenham Heights Planning Area that is planned mixed use and low, medium, and medium/high density residential development.
- The proposal conforms to the Official Plan land use policies, in that the proposal includes blocks of Medium, Medium/High, Low-density and Arterial Commercial Blocks with a variety of residential unit types, including apartments, back-to-back townhouses, on-street townhouses, public rear lane townhouses and single detached dwellings.
- The proposed level of density proposed is consistent with both good planning practice and Official Plan policy directions. The proposed residential development, with an overall density of 64 units per net hectare is consistent with the direction in the Sydenham Planning Area policies that requires that an overall density of not less than 25 dwelling units per net hectare.

- The proposed development is appropriate and represent good planning and supports the vision for Sydenham Planning Area.

Part II: The Amendment

The City of Owen Sound Official Plan and Sydenham Heights Planning Area plan are hereby amended by adding the following exception for the subject lands:

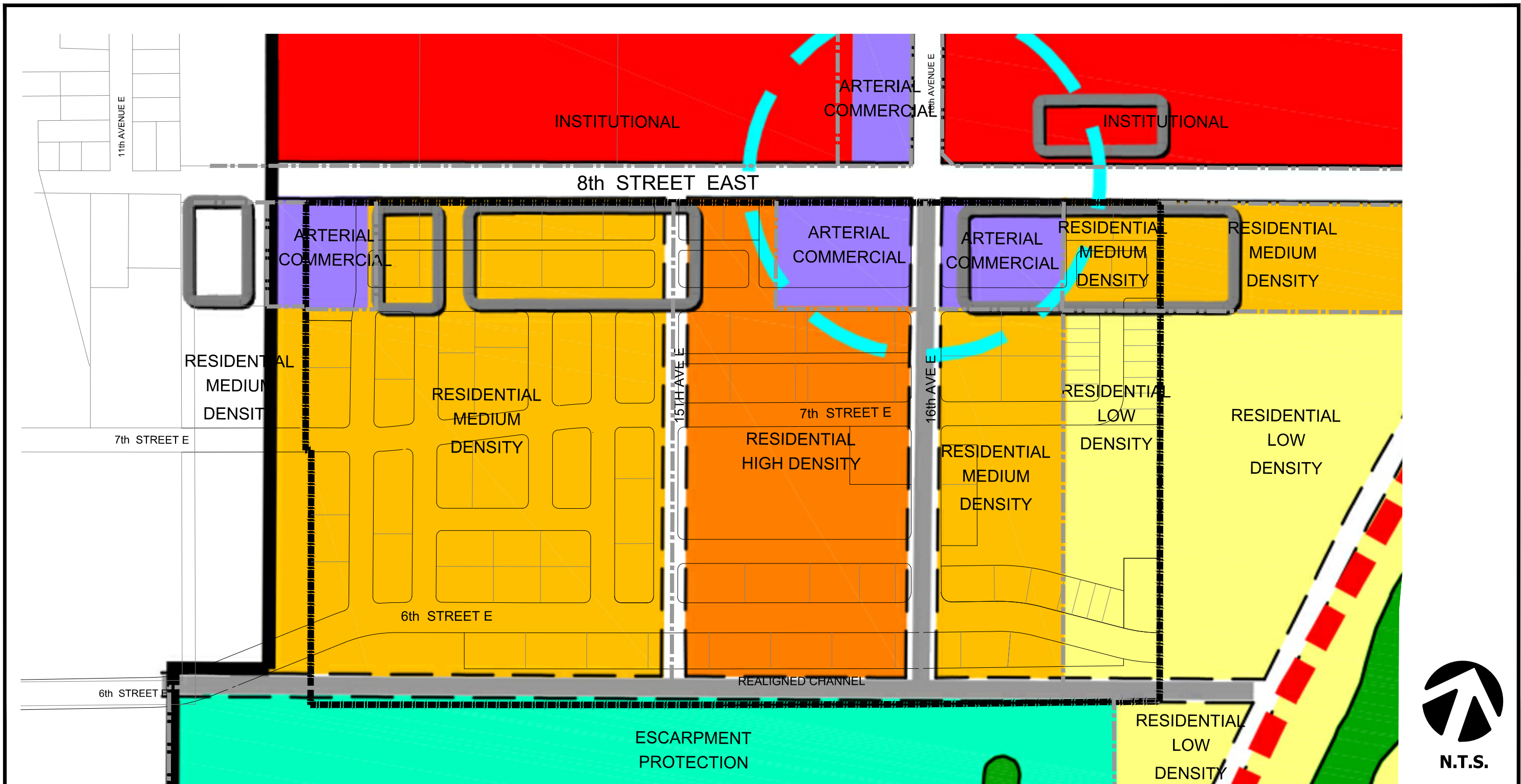
- Medium density residential consists of densities of 26 to 60 units per net residential hectare.

Implementation

Upon adoption of this Amendment, Council will consider an implementing zoning by-law to rezone the property in accordance with the proposed amendment.

Interpretation

The provisions of the Official Plan as amended from time to time shall apply in this regard to this Amendment.



LEGEND:

- | | |
|-----------------------------------|-------------------|
| Residential - Low Density | Institutional |
| Residential - Medium Density | Open Space - Park |
| Residential - Medium/High Density | Hazard Lands |
| East City Commercial | Subject Property |
| Arterial Commercial | |

SCHEDULE 'A'
PROPOSED OFFICIAL PLAN AMENDMENT

8TH STREET EAST - FLATO
CITY OF OWEN SOUND, GREY COUNTY

BOUSFIELDS inc.

20P651

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Aug. 4 , 2021