

## **SCHEDULE H**

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### **AGENCY COMMENTS**

#### **ZBA 36 & 1<sup>st</sup> Submission ST2021-014**

Saugeen Ojibway Environment Office – December 14, 2021

Canada Post - December 17, 2021

Fire Prevention Staff Report – December 17, 2021

Bell Canada – December 21, 2021

Enbridge Gas – December 22, 2022

Grey County Planning & Development – December 22, 2021

Historic Saugeen Metis – January 04, 2022

Hydro One – January 11, 2022

Parks & Open Space Division Staff Report – January 13, 2021

Grey County Planning & Development – January 13, 2022

Engineering Services Division Staff Report – January 28, 2022

Building Division Staff Report – January 20, 2022

Bluewater District School Board – January 31, 2022

Grey Sauble Conservation – February 11, 2022

#### **2<sup>nd</sup> Submission ST2021-014**

Fire Prevention Staff Report – March 24, 2022

County Transportation Services Department – April 14, 2022

Engineering Services Division Staff Report – April 19, 2022

Building Division Staff Report – April 26, 2022

**From:** [Emily Martin](#)  
**To:** [Sabine Robart](#)  
**Subject:** Re: Request for Comments - ZBA 36 -1144 1st Ave W  
**Date:** December 14, 2021 1:48:37 PM

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Hello and thank you for your email,

At this point, the Saugeen Ojibway Nation's Environment Office does not have the resources to engage in consultation on this project.

We have no further comments on this project. **If at any point anything of archeological interest is revealed on site, please contact the SON Environment Office immediately.**

You can learn more about the Saugeen Ojibway Nation and SON territory here:

<https://www.saugeenojibwaynation.ca/resources>

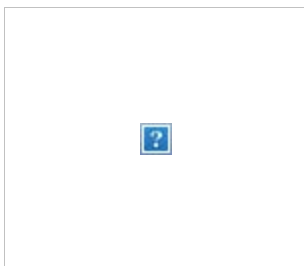
No need to respond to or acknowledge this email.

Thank you,  
Emily

**Emily Martin**

Resources and Infrastructure Associate

T: (867)687-2697



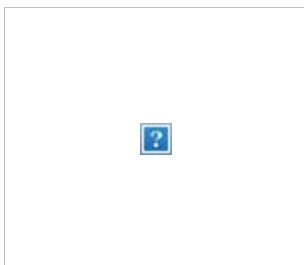
25 Maadookii Subdivision  
Neyaashiinigmiing  
Ontario, N0H 2T0  
[saugeenojibwaynation.ca](https://www.saugeenojibwaynation.ca)

**Emily Martin**

Resources and Infrastructure Manager

[manager.ri@saugeenojibwaynation.ca](mailto:manager.ri@saugeenojibwaynation.ca)

T: (519) 379-0849





CANADA POST  
2701 RIVERSIDE DRIVE SUITE N0820  
OTTAWA ON K1A 0B1

[CANADAPOST.CA](http://CANADAPOST.CA)

POSTES CANADA  
2701 PROM RIVERSIDE BUREAU N0820  
OTTAWA ON K1A 0B1

[POSTESCANADA.CA](http://POSTESCANADA.CA)

December 17, 2021

Sabine Robart, RPP  
Planner  
City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
Telephone: 519-376-4440 ext. 1236  
Email: [srobart@owensound.ca](mailto:srobart@owensound.ca)

## RE: Request for Comments ST2021-014 - 1144 1St Ave W, Owen Sound

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.

*Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. **Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.***

Should the description of the project change, please provide an updated plan in order for us to assess the impact of the change on mail service.

Canada Post appreciates the opportunity to comment on the above noted application and looks forward to working with you in the future.

The complete guide to Canada Post's Delivery Standards can be found at:  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

If you require any further information or have any questions or concerns, please contact the undersigned.

Regards,

Brad Biskaborn  
Delivery Services Officer | Delivery Planning  
Huron/Rideau Region  
955 Highbury Ave N  
London ON N5Y 1A3  
(519) 495-5373  
[brad.biskaborn@canadapost.ca](mailto:brad.biskaborn@canadapost.ca)

# Staff Report

## Fire Prevention

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**DATE:** December 17, 2021

**TO:** Sabine Robart, Community Planner

**FROM:** Greg Nicol, Fire Prevention Officer

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

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**PLANNING FILE:** ST2021-014

**MUNICIPAL ADDRESS:** 1144 1<sup>st</sup> Avenue West

**APPLICANT:** Hansa Financial & Property Management

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

The applicant, Hansa Financial & Property Management through Premier Project Consultants, has submitted an application for Site Plan Approval for a residential development containing six (6) four storey multi-unit residential buildings with a total of 224 dwelling units at 1144 1st Ave W. The proposal also includes the construction of a one storey amenity building, a shared surface parking area, an internal road & sidewalk system and landscaping. The site will be accessed via entrances from 11th Street West and 12th Street West.

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

- The comments are from the drawings submitted by Premier Project Consultants Ltd, dated December 13, 2021 in the email shared by Sabine Robart dated December 17, 2021.

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

- Ontario Building Code (OBC)
- City of Owen Sound Fire Route By-Law 2009-086
- Ontario Fire Code (OFC)

**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 fire department connections planned for the buildings should be located adjacent to the main entrance door to the buildings where possible.

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

A handwritten signature in black ink, appearing to read 'G. Nicol', is written over a horizontal line.

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Sabine Robart](#)  
**Subject:** Notice of Site Plan Application (ST2021-014); 1144 1st Avenue West, Owen Sound.  
**Date:** December 21, 2021 9:43:11 AM

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**2021-12-21**

**Sabine Robart**

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

Attention: Sabine Robart

Re: Notice of Site Plan Application (ST2021-014); 1144 1st Avenue West, Owen Sound.;  
Your File No. ST2021-014

Our File No. 92194

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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-LAEmHhHzdJzBITWfa4Hgs7pbKI

**From:** [Ontario Lands](#)  
**To:** [Sabine Robart](#)  
**Subject:** RE: Request for Comments ST2021-014 - 1144 1st Ave W, Owen Sound  
**Date:** December 22, 2021 8:43:10 AM

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Thank you for your correspondence with regard to the proposed Site Plan Application. Enbridge Gas Inc, does have service lines running within the area which may or may not be affected by the proposed Site Plan.

Should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

If there is any work (i.e. underground infrastructure rebuild or grading changes...) at our easement and on/near any of our existing facilities, please contact us as early as possible (1 month in advance at least) so we can exercise engineering assessment of your work. The purpose is to ensure the integrity of our main is maintained and protected.

Confirmation of the location of our natural gas pipeline should be made through Ontario One Call 1-800-400-2255 for locates prior to any activity.

We trust the foregoing is satisfactory.

**Barbara M.J. Baranow**  
**Analyst Land Support**

Enbridge Gas Inc.  
50 Keil Drive North, Chatham, ON N7M 5M1

Integrity. Safety. Respect.

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**From:** Sabine Robart <srobart@owensound.ca>

**Sent:** Friday, December 17, 2021 1:53 PM

**To:** Adam Parsons <aparsons@owensound.ca>; Amy Cann <acann@owensound.ca>; Bell Aliant (Nicholas Kellar) <nicholas.kellar@bell.ca>; Bell Canada <circulations@wsp.com>; Bluewater District School Board (Jayme Bastarache) <jayme\_bastarache@bwdsb.on.ca>; Brad Biskaborn (Canada Post) <Brad.Biskaborn@canadapost.postescanada.ca>; Briana Bloomfield <bbloomfield@owensound.ca>; Bruce Grey Catholic District School Board <bruce\_grey@bgcdsb.org>; Bruce Telecom (Jeff Richardson) <jeff.richardson@brucetelecom.com>; Canadian Tire (Norm Pratt) <npratt077@gmail.com>; Canadian Tire (Tony Ersser) <tonyersser@gmail.com>; Cassandra Cesco <ccesco@owensound.ca>; Dana Goetz <dgoetz@owensound.ca>; David Plaunt <david.plaunt@brucetelecom.com>; Dennis Kefalas <dkefalas@owensound.ca>; Devon Morton <dmorton@georgianbluffs.ca>; Doug McEwen <dmcewen@owensound.ca>; Eastlink (Jonathan Bolton) <jonathan.bolton@corp\_eastlink.ca>; Emily Martin <emily.martin@saugeenojibwaynation.ca>; Ontario Lands <ONTLands@enbridge.com>; Fluney, Jeff <jfluney@owensoundpolice.com>; Gail Wood <gailwood@rogers.com>; GBTel (David Gils)





## 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

December 22<sup>nd</sup>, 2021

Sabine Robart  
Community Planner  
City of Owen Sound  
808 2<sup>nd</sup> Ave East  
Owen Sound ON N4K 2H4

**RE: ZBA 36 – Removal of Holding  
1144 1<sup>st</sup> Avenue West  
City of Owen Sound**

Dear Ms. Robart,

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

County planning staff provided comments on the initial circulation August 11, 2020.

The applicant, Premier Project Consultants Ltd, has applied for a zoning by-law amendment (Removal of Holding), to facilitate a residential development proposal at 1144 1<sup>st</sup> Avenue West.

The purpose of the application is to facilitate construction of a multi-unit residential development providing 224 dwelling units contained in 6 detached buildings. There will also be an amenity building, and 250 proposed parking spaces. The effect of the application is to remove the Holding provision, which was placed on the lands to require site remediation and traffic analysis relative to the proposed development are completed prior to development of the lands. The application does not propose any other changes to the existing site zoning.

Schedule A of the County OP designates the subject property as 'primary settlement area'. These areas are suitable for high intensification targets, public transit services, and have full municipal services. The development of high-quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and

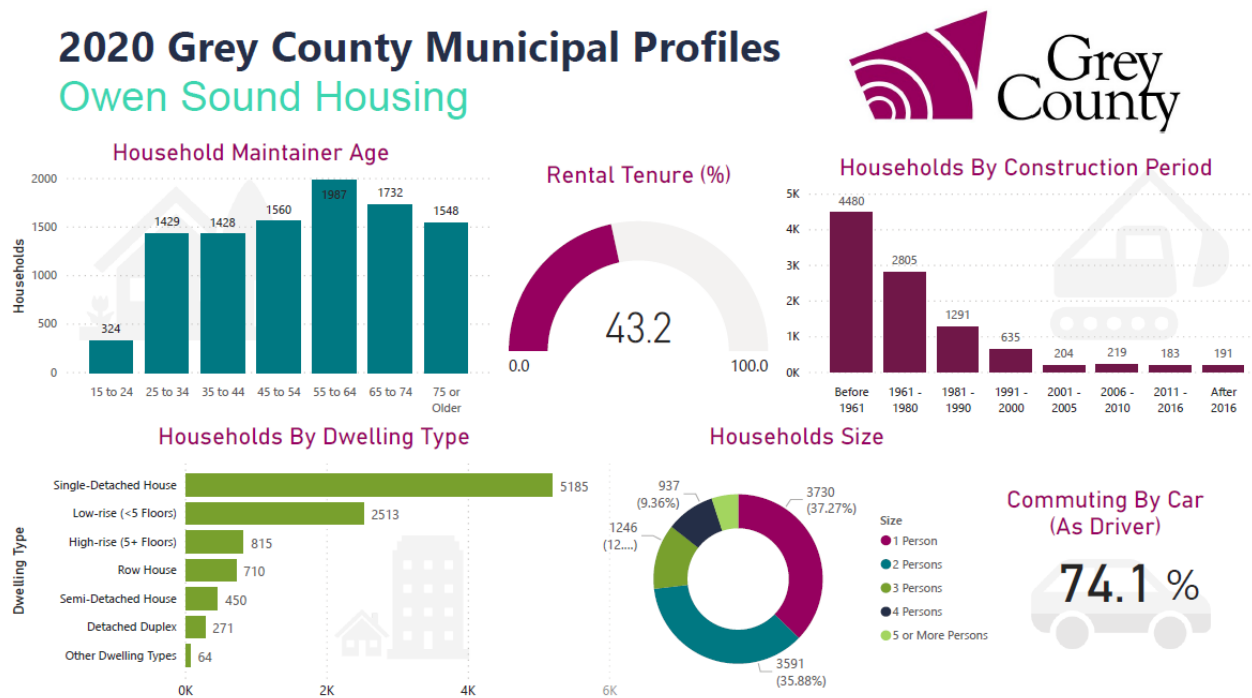
cycling for everyday activities and are transit supportive. Sections 3.5(3) and 3.5(5) of the OP state,

*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 most of the growth within the County.*

*For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development.*

Generally, County planning staff have no concerns with the proposed use. Although, staff would recommend considering the integration of commercial/mixed-use given proximity to the downtown and the waterfront. This area tends to be highly walkable, and there may be opportunities to connect visitors and tourists to this area of town through commercial uses. Section 3.3 of the county OP speaks to the importance of encouraging the development of mixed-use settlements.

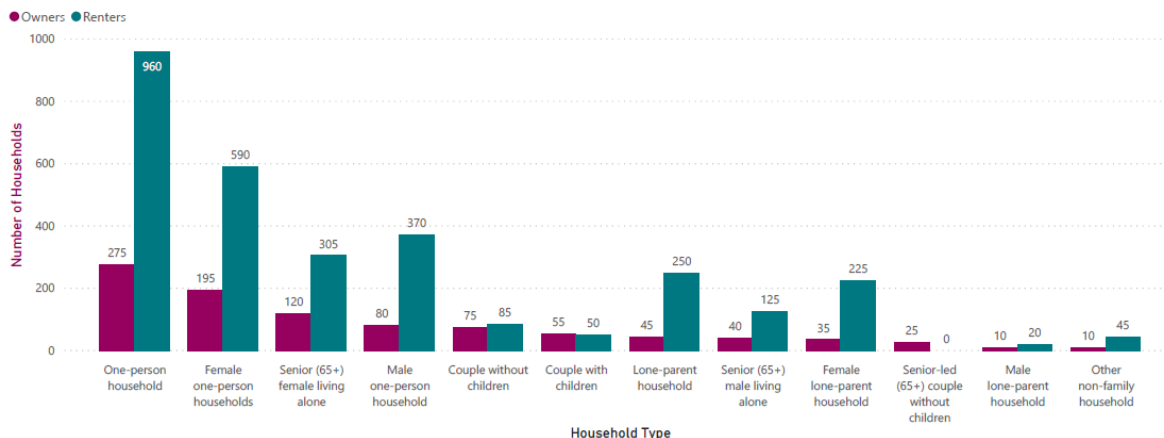
Section 1.4.1 of the PPS speaks to the provision for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. As of 2020, this was the following housing municipal profile:



## Grey County Affordable Housing Owen Sound Core Housing Need



Owen Sound Core Housing Need By Household Type, 2016



Source: Canada Mortgage and Housing Corporation, Housing Market Information Portal, 2020

Staff would encourage the proponent to contemplate reviewing the feasibility of offering a variety of rental types (i.e., 1 bedroom, 2-bedroom, 3 bedroom), or perhaps look into the possibility of having interior spaces that can be modular such that additional bedrooms can be either added/removed based on demand. There is a significant demand for 1-bedroom apartments, as conveyed through the graphs.

Grey County planning recently completed 'Grey County's Healthy Community and Residential Subdivision Guidelines' document to use as a reference manual for larger-scale developments. This can be access through the following link, 2<sup>nd</sup> from the bottom - <https://www.grey.ca/planning-development/planning-application-forms>. This document speaks to many different community building components, one being 'compatibility' – including scale and transition (pg. 22). Staff recommend the applicant consider applying an angular plane for the lands that are adjacent to residential neighborhoods (i.e. those immediately abutting 11<sup>th</sup> street west, 2<sup>nd</sup> Avenue west, and 12<sup>th</sup> street west). This may have the effect of supporting integration into the adjacent neighbourhood. Staff would also note that the buildings being proposed adjacent to 1<sup>st</sup> Avenue west should be pedestrian focused at street-level, which can be achieved through scale, size and use of materials.

Further to this, page 24 of 'Grey County's Healthy Community and Residential Subdivision Guidelines' speaks to various design considerations for 'infill/redevelopment' In order to consider compatibility with the adjacent land use types, in may be suitable to incorporate the 'high-density' units mid-block and gradually

decrease density as you extend outward toward the corners. One should also consider orienting windows, porches and main entrances towards the street to create a more pedestrian friendly environment. This would be specifically applicable to the lands adjacent to 2<sup>nd</sup> Avenue West. Given there will be a significant increase in development height to adjacent land use types, staff recommend a shadow analysis be completed to assess the impact on existing neighboring buildings. Grey County staff can accommodate a general analysis of this nature should it be viewed as needed/wanted.

Staff would also highlight age and family friend design components throughout this proposal. As per section 4.1 of the County OP, *the aim is to provide a variety of housing types to satisfy the present and future social, health, safety and well-being requirements of residents. In doing so, we want to prioritize housing accessibility and affordability.* Generally, plans should be made to create accessible spaces as per the AODA. Examples of this include developing spaces with few stairs, wheelchair ramps that are not too steep, accessible washrooms, push-button doors, benches that are at an appropriate height, rest areas, and recreational spaces. Generally, staff would encourage the proponent to connect with the local accessibility committee to address potential accessible concerns regarding the proposed development. With parking being situated entirely along 2<sup>nd</sup> Avenue West, should someone a mobility aid and live in one of the units fronting along 1<sup>st</sup> Avenue West this may present as a challenge and barrier to access throughout all seasons (winter in particular).

The County OP speaks to the need of supporting young families, youth and newcomers. It is important to consider how we can accommodate these needs, including attainable housing, recreation, and childcare. Section 4.1(7) speaks to sharing the County's *healthy development checklist*. 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 checklist can be accessed here: <https://www.grey.ca/planning-development/planning-application-forms>.

Furthermore, section 4.3(1) states, *the County will require the provision of shade, either natural or constructed, to provide protection from sun exposure, mitigate urban heat island effects within our settlement areas, and reduce energy demands. We want to promote shade and UVR (Ultraviolet Radiation) protection within our communities.* Staff encourage the current owners to include safe outdoor environments for residents and visitors, which may include seating options and shade.

Appendix A of the County OP identifies the subject lands within an IPZ-2 zone. Policy 8.11.2(1)(a) states,

*Intake protection zones (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.*

The subject property is also within an 'Events-based Area'. These areas are predominantly concerned with fuel storage typically found in commercial/industrial operations. Because the proposed development is residential in nature, County planning staff have no concerns.

Appendix B of the County OP identifies Georgian Bay in proximity to the subject property. Section 7.9(2) states,

*No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced.*

County planning staff recommend comments are received from the local conservation authority.

Grey County Transportation Services have had the opportunity to review the TIS. Staff wonder whether any analysis was completed regarding auxiliary lanes to accommodate right-turn traffic (travelling northbound) at 11<sup>th</sup> Street West and 12<sup>th</sup> Street West. Staff are still concerned with the proximity of the entrances in relation to the street intersections as detailed on the site plan. The holding area appears to be quite short and the County does not want traffic to back up into the intersection if vehicles are waiting to enter the site.

Generally, staff recommend consulting the *healthy development* checklist and Grey County's Healthy Community and Residential Subdivision Guidelines. Further review of the TIS should be completed, as per the County's Transportation Services comments.

Staff have no further comments.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink that reads "Stephanie" followed by a stylized surname.

Stephanie Lacey-Avon  
Planner  
(519) 372-0219 ext. 1296  
[stephanie.lacey-avon@grey.ca](mailto:stephanie.lacey-avon@grey.ca)  
[www.grey.ca](http://www.grey.ca)

**From:** [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
**To:** [Sabine Robart](#)  
**Subject:** Request for Comments - Owen Sound (Hansa) - Proposed Site Plan Approval  
**Date:** January 4, 2022 2:57:47 PM

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Your File: ST2021-014

Our File: Owen Sound Municipality

Ms. Robart,

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 as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

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**From:** [SUETTY Dolly](#) on behalf of [LANDUSEPLANNING](#)  
**To:** [Sabine Robert](#)  
**Subject:** Owen Sound - 1144 1st Ave W - ST2021-014  
**Date:** January 11, 2022 8:43:54 AM  
**Attachments:** [image002.png](#)

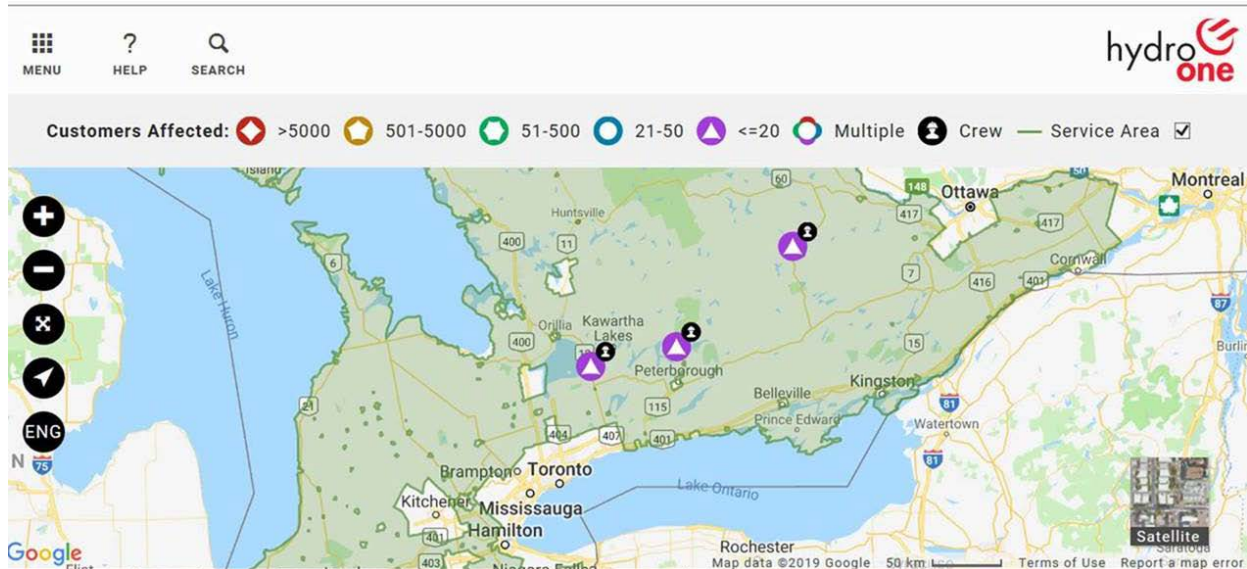
Hello,

We are in receipt of Application ST2021-014 dated December 17, 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:** Sabine Robert <[srobert@owensound.ca](mailto:srobert@owensound.ca)>  
**Sent:** Friday, December 17, 2021 1:53 PM  
**To:** Adam Parsons <[aparsons@owensound.ca](mailto:aparsons@owensound.ca)>; Amy Cann <[acann@owensound.ca](mailto:acann@owensound.ca)>; Bell Aliant (Nicholas Kellar) <[nicholas.kellar@bell.ca](mailto:nicholas.kellar@bell.ca)>; Bell Canada <[circulations@wsp.com](mailto:circulations@wsp.com)>; Bluewater District School Board (Jayme Bastarache) <[jayme\\_bastarache@bwdsb.on.ca](mailto:jayme_bastarache@bwdsb.on.ca)>; Brad Biskaborn (Canada Post) <[Brad.Biskaborn@canadapost.postescanada.ca](mailto:Brad.Biskaborn@canadapost.postescanada.ca)>; Briana Bloomfield <[bbloomfield@owensound.ca](mailto:bbloomfield@owensound.ca)>; Bruce Grey Catholic District School Board <[bruce\\_grey@bgcdsb.org](mailto:bruce_grey@bgcdsb.org)>; Bruce Telecom (Jeff Richardson) <[jeff.richardson@brucetelecom.com](mailto:jeff.richardson@brucetelecom.com)>; Canadian Tire (Norm Pratt) <[npratt077@gmail.com](mailto:npratt077@gmail.com)>; Canadian Tire (Tony Ersser) <[tonyerrsers@gmail.com](mailto:tonyerrsers@gmail.com)>; Cassandra Cesco <[ccesco@owensound.ca](mailto:ccesco@owensound.ca)>; Dana Goetz <[dgoetz@owensound.ca](mailto:dgoetz@owensound.ca)>; David Plaunt <[david.plaunt@brucetelecom.com](mailto:david.plaunt@brucetelecom.com)>; Dennis Kefalas <[ekefalas@owensound.ca](mailto:ekefalas@owensound.ca)>; Devon Morton <[dmorton@georgianbluffs.ca](mailto:dmorton@georgianbluffs.ca)>; Doug McEwen <[dmcewen@owensound.ca](mailto:dmcewen@owensound.ca)>; Eastlink (Jonathan Bolton) <[jonathan.bolton@corp\\_eastlink.ca](mailto:jonathan.bolton@corp_eastlink.ca)>; Emily Martin <[emily.martin@saugeenogibwaynation.ca](mailto:emily.martin@saugeenogibwaynation.ca)>; Enbridge Union Gas <[ONTLands@enbridge.com](mailto:ONTLands@enbridge.com)>; Fluney, Jeff <[jfluney@owensoundpolice.com](mailto:jfluney@owensoundpolice.com)>; Gail Wood <[gailwood@rogers.com](mailto:gailwood@rogers.com)>; GBTel (David Gils) <[david@gbtel.ca](mailto:david@gbtel.ca)>; GBTel (Richard Gils) <[richard\\_gils@gbtel.ca](mailto:richard_gils@gbtel.ca)>; Georgian Bluffs (Luke Ryan) <[lrryan@georgianbluffs.on.ca](mailto:lrryan@georgianbluffs.on.ca)>; Greg Nicol <[gnicol@owensound.ca](mailto:gnicol@owensound.ca)>; Grey Bruce Health Unit (Jason Wepler) <[j.wepler@publichealthgreybruce.on.ca](mailto:j.wepler@publichealthgreybruce.on.ca)>; Grey County Planning <[planning@grey.ca](mailto:planning@grey.ca)>; Grey Sauble Conservation Authority <[owen.sound@greysauble.on.ca](mailto:owen.sound@greysauble.on.ca)>; Historic Saugeen Metis (Chris Hachey) <[HSMASSTLRCC@bmts.com](mailto:HSMASSTLRCC@bmts.com)>; Huron Bay Coop <[hubyaml@wightman.ca](mailto:hubyaml@wightman.ca)>; LANDUSEPLANNING <[LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)>; Infrastructure Ontario <[noticeview@infrastructureontario.ca](mailto:noticeview@infrastructureontario.ca)>; Jacklyn Iezzi <[jiezzi@owensound.ca](mailto:jiezzi@owensound.ca)>; Juanita Meekins <[juanita.meekins@saugeenogibwaynation.ca](mailto:juanita.meekins@saugeenogibwaynation.ca)>; Kate Allan <[kallan@owensound.ca](mailto:kallan@owensound.ca)>; Kevin J Linthorne <[klinthorne@owensound.ca](mailto:klinthorne@owensound.ca)>; Lauren Stewart <[lstewart@owensound.ca](mailto:lstewart@owensound.ca)>; Matt Prentice <[mprentice@owensound.ca](mailto:mprentice@owensound.ca)>; Metis Nation of Ontario <[consultations@metisnation.org](mailto:consultations@metisnation.org)>; Ministry of Transportation (Jessica Pegelo) <[jessica.pegelo@ontario.ca](mailto:jessica.pegelo@ontario.ca)>; MMAH (Taylor Shantz) <[tyler.shantz@ontario.ca](mailto:tyler.shantz@ontario.ca)>; MPAC Planning <[puconsents@mpac.ca](mailto:puconsents@mpac.ca)>; NEC Owen Sound <[necowensound@ontario.ca](mailto:necowensound@ontario.ca)>; Ontario Power Generation Inc. <[executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com)>; Ontario Restaurant Hotel & Motel Association <[info@orhma.com](mailto:info@orhma.com)>; Packet-Tel <[support@packetworks.net](mailto:support@packetworks.net)>; Pam Coulter <[pcoulter@owensound.ca](mailto:pcoulter@owensound.ca)>; Planification CSviamonde <[planification@csviamonde.ca](mailto:planification@csviamonde.ca)>; Rick Chappell <[rchappell@owensound.ca](mailto:rchappell@owensound.ca)>; Rogers New Development <[Newdevelopment@rci.rogers.com](mailto:Newdevelopment@rci.rogers.com)>; Sabine Robert <[srobert@owensound.ca](mailto:srobert@owensound.ca)>; Shelley Crummer <[shelley\\_crummer@bwdsb.on.ca](mailto:shelley_crummer@bwdsb.on.ca)>; Smith, Matt <[msmith@meaford.ca](mailto:msmith@meaford.ca)>; Transport Canada Ontario Region Programs Branch <[services@tc.gc.ca](mailto:services@tc.gc.ca)>; Wightman Telecom (Rob Figliuzzi) <[rfigliuzzi@wightman.ca](mailto:rfigliuzzi@wightman.ca)>; Wightman Telecom (Tom Sullivan) <[tsullivan@wightman.ca](mailto:tsullivan@wightman.ca)>  
**Subject:** Request for Comments ST2021-014 - 1144 1st Ave W, Owen Sound

**\*\*\* 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 Comments for Site Plan Approval application ST2021-014 for a residential development at 1144 1<sup>st</sup> Avenue West. Additional supporting submission materials will be



# Staff Report

Parks and Open Space Division

**Date:** January 13, 2021

**To:** Owen Sound Planning Division

**From:** Adam Parsons, Manager of Parks and Open Space

**FILE :** ST2021-014

**MUNICIPAL ADDRESS:** 1144 1<sup>st</sup> Avenue West

**APPLICANT:** Hansa Financial

## **RECOMMENDATION:**

That the tree inventory, preservation and replacement plan meets the criteria established through the confidential pre-consultation process;

That the landscape plan meets the criteria established through the confidential pre-consultation process.

## **BACKGROUND:**

The applicant, Hansa Financial & Property Management through Premier Project Consultants, has submitted an application for Site Plan Approval for a residential development containing six (6) four storey multi-unit residential buildings with a total of 224 dwelling units at 1144 1 st Ave W. The proposal also includes the construction of a one storey amenity building, a shared surface parking area, an internal road & sidewalk system and landscaping. The site will be accessed via entrances from 11th Street West and 12 th Street West.

**ANALYSIS:** This document incorporates comments from the Parks and Open Space Division.

The above noted draft subdivision plan has been reviewed for tree preservation, hoarding and replacement, parks, open space and recreational uses. The following comments reflect the results of the review:

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

- [City of Owen Sound Official Plan](#)

- [City of Owen Sound Recreation, Parks and Facilities Master Plan: 2018-2028](#)
- [Residential Tree Preservation Policy CS69](#)
- [Owen Sound Recreation Trails Master Plan](#)
- [Owen Sound Harbour and Downtown Design/Master Plan Strategy](#)

## **TREE PRESERVATION, HOARDING AND REPLACEMENT**

The tree preservation, hoarding and replacement plan proposes to remove 42 trees composed predominantly of mature Cottonwood, Manitoba Maple and Silver Birch. Black Locust, Russian Olive and Norway Maple are also present at the site and propose for removal.

The plan indicates 121 trees to be planted as replacements, exceeding the 2:1 replanting ratio required for residential development by 79 trees.

All species identified for replanting are non-invasive.

85 of the 121 new trees are identified as hardwood species.

## **LANDSCAPING**

The landscaping plan meets the criteria outlined through the pre-consultation process for this application.

All plant material proposed are non-invasive and appropriate for the site and it's uses.

Hardscape features are consistent with the Owen Sound Harbour and Downtown Urban Design/Mater Plan Strategy.

**Submitted by:** Adam Parsons

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## 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

January 13<sup>th</sup>, 2022

Sabine Robart  
Community Planner  
City of Owen Sound  
808 2<sup>nd</sup> Ave East  
Owen Sound ON N4K 2H4

**RE: ST-2021-014**  
**1144 1<sup>st</sup> Avenue West**  
**City of Owen Sound**

Dear Ms. Robart,

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

County planning staff provided comments on the initial circulation August 11, 2020.

The applicant, Premier Project Consultants Ltd, has applied for a zoning by-law amendment (Removal of Holding), to facilitate a residential development proposal at 1144 1<sup>st</sup> Avenue West.

The purpose of the application is to facilitate construction of a multi-unit residential development providing 224 dwelling units contained in 6 detached buildings. There will also be an amenity building, and 250 proposed parking spaces. The effect of the application is to remove the Holding provision, which was placed on the lands to require site remediation and traffic analysis relative to the proposed development are completed prior to development of the lands. The application does not propose any other changes to the existing site zoning.

Schedule A of the County OP designates the subject property as 'primary settlement area'. These areas are suitable for high intensification targets, public transit services, and have full municipal services. The development of high-quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and

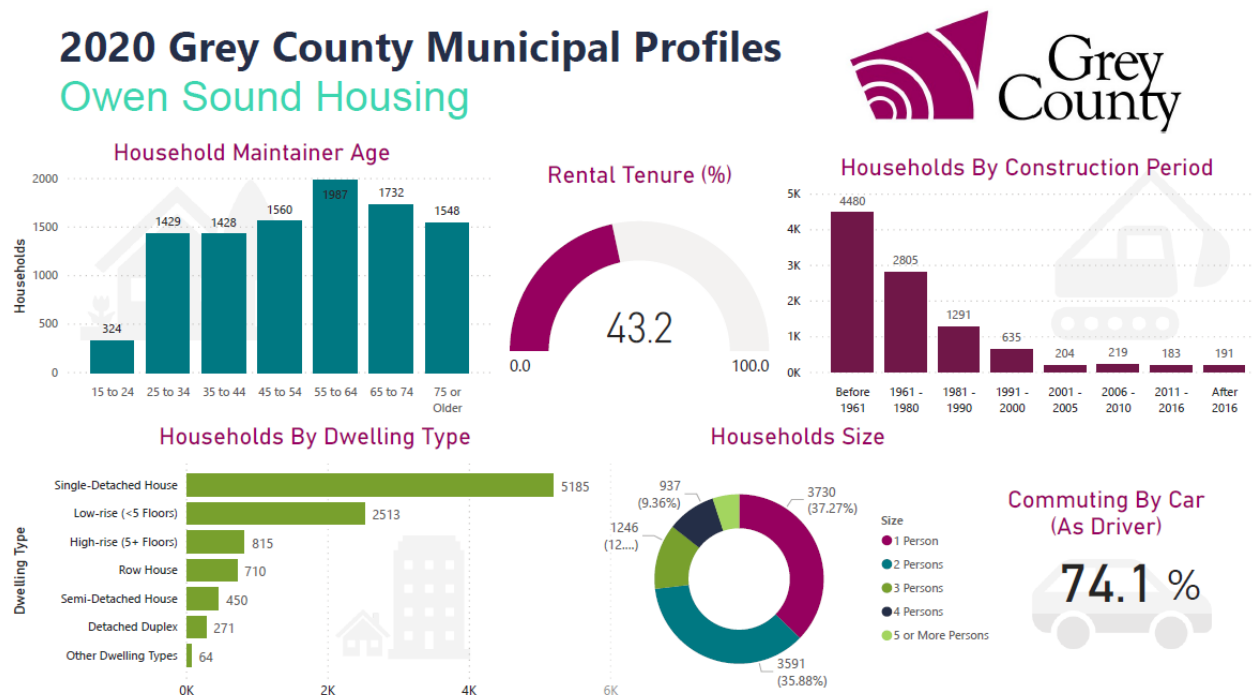
cycling for everyday activities and are transit supportive. Sections 3.5(3) and 3.5(5) of the OP state,

*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 most of the growth within the County.*

*For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development.*

Generally, County planning staff have no concerns with the proposed use. Although, staff would recommend considering the integration of commercial/mixed-use given proximity to the downtown and the waterfront. This area tends to be highly walkable, and there may be opportunities to connect visitors and tourists to this area of town through commercial uses. Section 3.3 of the county OP speaks to the importance of encouraging the development of mixed-use settlements.

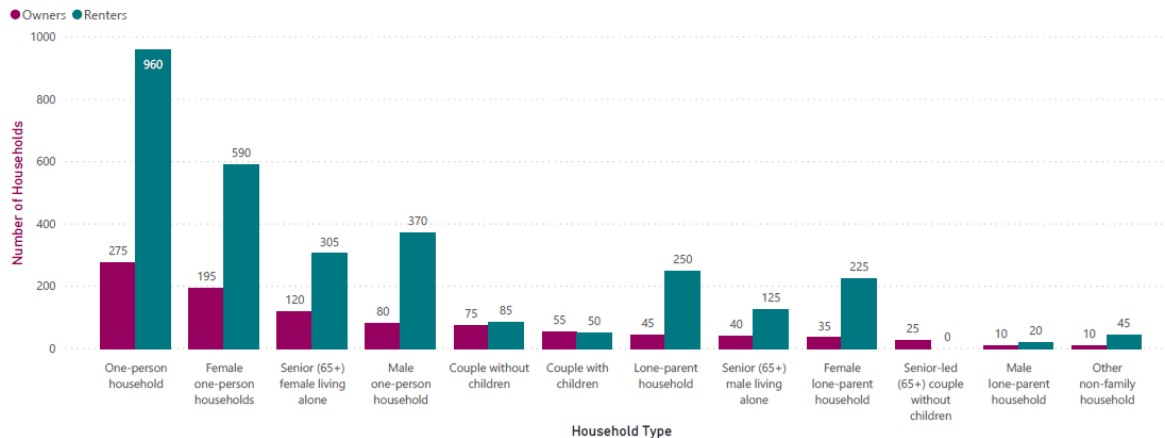
Section 1.4.1 of the PPS speaks to the provision for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. As of 2020, this was the following housing municipal profile:



## Grey County Affordable Housing Owen Sound Core Housing Need



Owen Sound Core Housing Need By Household Type, 2016



Source: Canada Mortgage and Housing Corporation, Housing Market Information Portal, 2020

Staff would encourage the proponent to contemplate reviewing the feasibility of offering a variety of rental types (i.e., 1 bedroom, 2-bedroom, 3 bedroom), or perhaps look into the possibility of having interior spaces that can be modular such that additional bedrooms can be either added/removed based on demand. There is a significant demand for 1-bedroom apartments, as conveyed through the graphs.

Grey County planning recently completed 'Grey County's Healthy Community and Residential Subdivision Guidelines' document to use as a reference manual for larger-scale developments. This can be access through the following link, 2<sup>nd</sup> from the bottom - <https://www.grey.ca/planning-development/planning-application-forms>. This document speaks to many different community building components, one being 'compatibility' – including scale and transition (pg. 22). Staff recommend the applicant consider applying an angular plane for the lands that are adjacent to residential neighborhoods (i.e. those immediately abutting 11<sup>th</sup> street west, 2<sup>nd</sup> Avenue west, and 12<sup>th</sup> street west). This may have the effect of supporting integration into the adjacent neighbourhood. Staff would also note that the buildings being proposed adjacent to 1<sup>st</sup> Avenue west should be pedestrian focused at street-level, which can be achieved through scale, size and use of materials.

Further to this, page 24 of 'Grey County's Healthy Community and Residential Subdivision Guidelines' speaks to various design considerations for 'infill/redevelopment' In order to consider compatibility with the adjacent land use types, in may be suitable to incorporate the 'high-density' units mid-block and gradually

decrease density as you extend outward toward the corners. One should also consider orienting windows, porches and main entrances towards the street to create a more pedestrian friendly environment. This would be specifically applicable to the lands adjacent to 2<sup>nd</sup> Avenue West. Given there will be a significant increase in development height to adjacent land use types, staff recommend a shadow analysis be completed to assess the impact on existing neighboring buildings. Grey County staff can accommodate a general analysis of this nature should it be viewed as needed/wanted.

Staff would also highlight age and family friend design components throughout this proposal. As per section 4.1 of the County OP, *the aim is to provide a variety of housing types to satisfy the present and future social, health, safety and well-being requirements of residents. In doing so, we want to prioritize housing accessibility and affordability.* Generally, plans should be made to create accessible spaces as per the AODA. Examples of this include developing spaces with few stairs, wheelchair ramps that are not too steep, accessible washrooms, push-button doors, benches that are at an appropriate height, rest areas, and recreational spaces. Generally, staff would encourage the proponent to connect with the local accessibility committee to address potential accessible concerns regarding the proposed development. With parking being situated entirely along 2<sup>nd</sup> Avenue West, should someone a mobility aid and live in one of the units fronting along 1<sup>st</sup> Avenue West this may present as a challenge and barrier to access throughout all seasons (winter in particular).

The County OP speaks to the need of supporting young families, youth and newcomers. It is important to consider how we can accommodate these needs, including attainable housing, recreation, and childcare. Section 4.1(7) speaks to sharing the County's *healthy development checklist*. 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 checklist can be accessed here: <https://www.grey.ca/planning-development/planning-application-forms>.

Furthermore, section 4.3(1) states, *the County will require the provision of shade, either natural or constructed, to provide protection from sun exposure, mitigate urban heat island effects within our settlement areas, and reduce energy demands. We want to promote shade and UVR (Ultraviolet Radiation) protection within our communities.* Staff encourage the current owners to include safe outdoor environments for residents and visitors, which may include seating options and shade.

Appendix A of the County OP identifies the subject lands within an IPZ-2 zone. Policy 8.11.2(1)(a) states,

*Intake protection zones (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.*

The subject property is also within an 'Events-based Area'. These areas are predominantly concerned with fuel storage typically found in commercial/industrial operations. Because the proposed development is residential in nature, County planning staff have no concerns.

Appendix B of the County OP identifies Georgian Bay in proximity to the subject property. Section 7.9(2) states,

*No development will be permitted within 30 metres of the banks of a stream, river, or lake unless an environmental impact study prepared in accordance with Section 7.11 of this Plan concludes setbacks may be reduced and/or where it has been determined by the appropriate conservation authority these setbacks may be reduced.*

County planning staff recommend comments are received from the local conservation authority.

Grey County Transportation Services have had the opportunity to review the TIS. Staff wonder whether any analysis was completed regarding auxiliary lanes to accommodate right-turn traffic (travelling northbound) at 11<sup>th</sup> Street West and 12<sup>th</sup> Street West. Staff are still concerned with the proximity of the entrances in relation to the street intersections as detailed on the site plan. The holding area appears to be quite short and the County does not want traffic to back up into the intersection if vehicles are waiting to enter the site.

Generally, staff recommend consulting the *healthy development* checklist and Grey County's Healthy Community and Residential Subdivision Guidelines. Further review of the TIS should be completed, as per the County's Transportation Services comments.

Staff have no further comments.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink that reads "Stephanie" followed by a stylized surname.

Stephanie Lacey-Avon  
Planner  
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[www.grey.ca](http://www.grey.ca)



# Staff Report

Engineering Services Division

**DATE:** 2022 January 28

**ENG. FILE:** 1144 1<sup>st</sup> Avenue West

**ROLL NO.:** 4259 02001 404300

**TO:** Sabine Robart, 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:** ST2021-014

**MUNICIPAL ADDRESS:** 1144 1<sup>st</sup> Avenue West

**LEGAL DESCRIPTION:** Lts 1-4 N Beech St, Lts 6-19 E West St, Pt Rd Lts 7-14 S Paynter St,  
Lts 6-8 W Stephens, 16R-2436 Pt 4, 16R-6924 Pts 1&2

**APPLICANT:** Hansa Financial and Property Management

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

**SITE PLAN APPROVAL**

1. Provision of a revised Site Plan drawing to the satisfaction of the Manager of Engineering Services and the Manager of Planning & Heritage incorporating the following:
  - A dedicated, AODA compliant, path of travel from the south parking lot to the building complex. Engineering Services suggests that this route be aligned with the sidewalk in the centre of the site.
  - The parking lot access throats are to be 7.5 metres wide for a distance of 6.0m from the property line.
  - The parking lot entrance setbacks on 11<sup>th</sup> Street West and 12<sup>th</sup> Street West be increased to 30 metres from the intersection with 2<sup>nd</sup> Avenue West.
  - Snow storage areas must be shown on the site plan.

- The proposed mid-block pedestrian crossover is required to meet Provincial Ontario Traffic Manual standards for signage, signals and road markings – OTM Book 15, Level 2 – Type “B” with illumination of the pedestrian waiting areas and crossover - at the Developer’s expense.
  - On-street parking shown on the draft plan is to be removed from 1<sup>st</sup> Avenue West.
  - The proposed barrier-free parking stalls are to meet the requirements for design and signage as detailed in the City’s Standard Drawings E1a, E1b, E4a, E4b, AODA and OBC requirements.
2. The Servicing Plan, SWM Plan and the Grading Plan are to be revised to support the site plan revisions to the satisfaction of the Manager of Engineering Services.
3. That the Owner provide a 5.2 metres wide road allowance widening to the City across the 2nd Avenue West frontage of the property together with 5.0 metres by 5.0 metres sight triangles at the intersections of 11<sup>th</sup> Street West and 12<sup>th</sup> Street West 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 road widening.
  - 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.
  - c) The proposed draft transfer document including a Land Transfer Tax Affidavit which must include the following “other” statement: “The subject property is acquired by the municipality for the purpose of widening the highway abutting the property and the property forms part of that highway pursuant to section 31(6) of the Municipal Act, 2001” That the Owner provides written confirmation from the City Clerk that all easements and rights-of-way required by the City’s Public Works and Engineering Department (Engineering Services Division) have been conveyed to the City in a manner acceptable to the City Solicitor.
4. Payment of the Engineering Review fee.

### CONSTRUCTION REQUIREMENTS

5. That the Owner's contractor obtains a Street Occupation Permit (SOP) prior to commencement of any work on City owned property and an Encroachment Permit from the County of Grey for 2<sup>nd</sup> Avenue West/Grey Road 1. The City SOP is available from the Engineering Services Division for a fee of \$60.
6. That the Owner enters 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 and County owned property. The permit is available from the Engineering Services Division for a fee of \$60.
7. 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.
8. All materials used for this work are to be selected from the City's Approved Manufacturers' Product list for Water Distribution Systems.
9. The Developer shall construct water mains, service laterals and appurtenances in accordance with the Owen Sound Specifications for Water Main Construction document and the approved construction plan drawings and standards.

### **BACKGROUND:**

The applicant, Hansa Financial & Property Management through Premier Project Consultants, has submitted an application for Site Plan Approval for a residential development containing six (6) four storey multi-unit residential buildings with a total of 224 dwelling units at 1144 1<sup>st</sup> Avenue West. The proposal also includes the construction of a one storey amenity building, a shared surface parking area, an internal road & sidewalk system and landscaping. The site will be accessed via entrances from 11<sup>th</sup> Street West and 12<sup>th</sup> Street West.

### **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*  
<https://www.owensound.ca/en/city-hall/resources/Documents/Planning/Site-Development-Engineering-Standards.pdf>
- *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*  
<https://www.ontario.ca/document/stormwater-management-planning-and-design-manual-0>
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11*
- *Reference drawings: Crozier Consulting Engineers Project No. 2141-6058, drawing no.’s C101A & C101B “General Site Servicing Plan (South & North)” dated 2021-12-10; drawing no.’s C102A & C102B “General Site Grading Plan (South & North)” dated 2021-12-10; drawing no. C103 “Storm Drainage Plan” dated 2021-12-10; drawing no. C104 “Erosion and Sediment Control Plan” dated 2021-12-10; drawing no. C105 “Construction Notes and Details” dated 2021-12-10; drawing no. TMP-1 “Tree Management Plan” dated 2021-12-10; drawing no. LP-1 “Landscape Plan” dated 2021-12-10; drawing no. LP2 “Landscape Plan” dated 2021-12-10*
- *Project No. MPL021; drawing No. L1 “Landscape Plan”, dated 2016.12.16, Rev. 2016.12.21*
- *Crozier Consulting Engineers, Project No. 2141-6058, Functional Servicing and Stormwater Management Report dated 2021-12*
- *Crozier Consulting Engineers, project No. 2141-6058, Traffic Impact Study dated 2021-11*

## STORMWATER MANAGEMENT (SWM):

The submitted Stormwater Management Report demonstrates the following:

1. Stormwater flows will be controlled to pre-development peak flow rates for all storm events. The peak flows rates entering the storm sewer on 12th Street West will be controlled to meet the 5-year pre-development peak flow rate from the site to remain consistent with the City’s storm sewer design criteria and existing conditions.
2. Runoff from the development will be controlled to pre-development flow rates through a combination of surface ponding and an underground storage system connected to catch basins and maintenance hole structures on-site.

3. Peak flows will be controlled by a 340mm diameter orifice located in the control structure. The maximum flow that will enter the municipal storm sewer from the site is 0.39 m<sup>3</sup>/s during the 100-year storm event, which is under the pre-development 5-year peak flow rate.
4. The ponding areas on the eastern limits of the site have been sized to control the larger storm events to pre-development levels.
5. Storms exceeding the design capacity of the system will be safely conveyed to 1st Avenue West through an engineered spillway. The spillway will control the storm water discharge from the site during the major storm event to 0.65 m<sup>3</sup>/s, which is under the pre-development 100-year drainage flow.
6. A StormCeptor Oil/Grit Separator (OGS) unit provides an enhanced level of protection before discharging into the existing storm sewer on 12th Street West at the northern extent of the site. All impervious internal road and parking areas are routed through the treatment unit.
7. The OGS selected provides an “enhanced” treatment level with an annual total suspended solids (TSS) removal of 83% or greater and treats >90% of the total annual runoff volume.
8. Adequate thermal mitigation in the stormwater outfall into the Owen Sound Harbour is provided by using a combination of thermal mitigation strategies as recommended by the MECP. The landscaped space, where ponding is proposed, will incorporate landscaped plantings to provide shade. A deep outlet pipe of low slope will take advantage of cooler soil temperatures and increased retention time within the sewers. The implementation of these thermal mitigation strategies will be finalized throughout the detailed design phases in consultation with the GSCA.
9. 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:**

**SERVICING FEASIBILITY STUDY (SFS):** A Servicing Feasibility Study demonstrates that there is sufficient City infrastructure to support the development.

**WATER:** The proposed development will be serviced by two 150mm diameter PVC watermain connections to the existing 400 mm diameter trunk watermain on 2nd Avenue West, complete with private fire hydrants throughout the site.

The proposed watermain will be metered within the mechanical room of mid-rise Building 2 (for the north portion of the site) and Building 5 (for the south portion of the site) to tabulate the water consumption of the site.

Final on-site watermain distribution design will be subject to review and approval by the Public Works and Engineering Department.

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

**WASTEWATER:** The site will be serviced by a gravity connection to the existing 250mm diameter sewer on 1st Avenue West and the existing 250 mm diameter sewer on 2nd Avenue West. The connection will be made to an existing sanitary maintenance hole on 1st Avenue West and via a doghouse type maintenance hole on 2nd Avenue West.

Final on-site wastewater collection system design will be subject to review and approval by the Public Works and Engineering Department.

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

**STORM:** The proposed stormwater management system is to connect to the 900mm diameter storm sewer on 12th Street West.

Final on-site stormwater collection system design will be subject to review and approval by the Public Works and Engineering Department.

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:**

TRANSPORTATION PLAN (TP)/TRAFFIC IMPACT STUDY (TIS): A Transportation Plan has been incorporated with the TIS submitted for this development.

The following intersections were assessed in the TIS:

- 14<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West (County Road 1)
- 12<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West (County Road 1)
- 11<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West (County Road 1)
- 10<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West (County Road 1)
- 10<sup>th</sup> Street West and 1<sup>st</sup> Avenue West
- 10<sup>th</sup> Street West and 2<sup>nd</sup> Avenue East

Intersection analysis of the 2021 existing traffic volumes indicates the following:

1. All study intersections are operating at a Level of Service (LOS) “C” or better during the weekday a.m. and p.m. peak hours.
2. The signal timings at the intersection of 10<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West were optimized to provide additional green time to the north and southbound movements. This improves the volume-to-capacity ratio to 0.74 from 0.97 in the p.m. peak hour. The optimized signal timings were carried through the future background and future total operations.
3. The 95th percentile queues of some movements on the boundary road network exceed the available storage lengths.
4. 1<sup>st</sup> Avenue West is 11m wide or greater for the first 70m north of 10<sup>th</sup> Street West. After that point, the roadway tapers to approximately 9m. This width is sufficient to accommodate queues beyond the available storage length and allows for through/right-turning vehicles to manoeuvre past queued vehicles.
5. The northbound left-turn 95th percentile queue on 2<sup>nd</sup> Avenue East at 10<sup>th</sup> Street East exceeds the available storage by less than one vehicle. As the intersection of 10<sup>th</sup> Street East and 2<sup>nd</sup> Avenue East operates with a LOS ‘B’, the operations are acceptable.

Intersection analysis of the 2026 future background traffic volumes indicates the following:

1. The study intersections are expected to continue operating with a LOS “C” or better in the weekday a.m. and p.m. peak hours under 2026 future background traffic volume conditions.

2. The maximum control delay of 28.3 s and volume to capacity ratio of 0.82 (NBTR), both forecast for 10<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West in the a.m. peak hour, indicate that the boundary road network is operating acceptably with excess capacity for increases in traffic volumes.
3. As noted in the existing conditions, some movements are anticipated to operate with 95th percentile queues exceeding the available storage.
4. 1<sup>st</sup> Avenue West has sufficient width to accommodate queues beyond the available storage length, allowing through/right-turning vehicles to manoeuvre past queued vehicles. The northbound and southbound left-turn 95th percentile queues on 2<sup>nd</sup> Avenue East at 10<sup>th</sup> Street East exceed the available storage by less than one vehicle.
5. The southbound right-turn movement at 10<sup>th</sup> Street East and 2<sup>nd</sup> Avenue East is limited by the presence of on-street parking on 2<sup>nd</sup> Avenue East. In instances where vehicles are parked adjacent to the intersection, vehicles will extend into the through lane. This is reasonable as there is a higher proportion of right-turning vehicles compared to the volume of through vehicles. As the intersection of 10<sup>th</sup> Street East and 2<sup>nd</sup> Avenue East is anticipated to continue operating with a LOS 'B', the operations are acceptable.

The proposed development is forecast to generate 87 and 88 external two-way trips in the weekday a.m. and p.m. peak hours, respectively.

The requirement for auxiliary left-turn lanes were reviewed for the southbound left-turn movements on 2nd Avenue West at 11th Street West and 12th Street West. The analysis was completed based on the 2026 traffic volumes and no improvements were warranted.

Intersection analysis of the 2026 future total traffic volumes indicates the following:

1. The study intersections are anticipated to continue operating with an LOS "C" or better in the a.m. and p.m. peak hours, except for 11<sup>th</sup> Street and 2<sup>nd</sup> Avenue West which is anticipated to operate at a LOS "D" in the a.m. peak hour.
2. The site generated traffic is anticipated to result in a maximum increase in control delay of 8 s at the intersection of 11<sup>th</sup> Street West and 2<sup>nd</sup> Avenue. This is a result of the increased volume of westbound left-turns.
3. It is noted that the operations of 12<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West are anticipated to improve slightly. This is a result of the additional right-turning vehicles generated by the proposed development which is a lower delay movement.



4. The site generated traffic is not anticipated to impact the north and southbound queues at 10<sup>th</sup> Street East and 2<sup>nd</sup> Avenue East and is anticipated to extend the southbound left-turn movement at 10<sup>th</sup> Street West and 1<sup>st</sup> Avenue West by less than one vehicle.
5. The proposed Site Accesses are expected to operate at a LOS "A". The Accesses are expected to operate with a maximum control delay of 8.8 s and volume-to-capacity ratio of 0.03.
6. The above metrics indicate that the study intersections are anticipated to continue operating acceptably under 2026 future total traffic volume conditions. Accordingly, the boundary road network can accommodate the site generated traffic.

There are no anticipated sight distance issues at the site accesses and vehicles can safely ingress and egress the proposed development. The site accesses can be supported from a sight distance perspective.

Active transportation facilities including sidewalks, multi-use trails and transit stops are in proximity to the site. The proposed development will include a new sidewalk on the north side of 11<sup>th</sup> Street West, as well as sidewalks throughout the development. Controlled pedestrian crossing(s) are being contemplated on 1<sup>st</sup> Avenue West to provide safe connection between the site and the bus stops and the Waterfront Trail on the east side of 1<sup>st</sup> Avenue West. These details will be confirmed through detailed design and discussions with City staff. 28 bicycle parking spaces will also be provided through two racks, each with capacity for 14 bicycles. One rack will be located between Buildings 2 and 3 and the second rack will be located between Buildings 4 and 5.

The sidewalks proposed throughout the site will be designed to meet the minimum requirements detailed in the Accessibility for Ontarians with Disabilities Act (AODA). This includes a minimum sidewalk width of 1.5 metres, and maximum running slope of 5%. 8 barrier free parking spaces are proposed, which exceed the minimum requirement of 7 spaces. Geometrics, pavement markings and signage will be confirmed through detailed design.

The analysis contained within this report was completed based on the Site Plan dated July 15, 2021. Any minor changes to the Site Plan will not affect the conclusions contained within this report.

The TIS concludes that the traffic generated by the 1144 1<sup>st</sup> Avenue West development can be supported by the boundary road network, and the Site Plan can be supported from a traffic operations perspective.

**PEDESTRIAN ACCESS:** Pedestrian accesses to these buildings are provided from all the surrounding streets and avenues. A mid-block pedestrian crossover of 1<sup>st</sup> Avenue West between 11<sup>th</sup> Street West and 12<sup>th</sup> Street West is shown in this proposal. 1<sup>st</sup> Avenue West is designated as an arterial road with heavy truck traffic to the grain elevator.

Uncontrolled pedestrian crossings and traffic calming measures are not appropriate for arterial roads. If implemented, this crossover would be required to meet Ontario Traffic Manual standards as a signalized crossover at the Developer's expense. It is anticipated that the pedestrian crossover will be an Ontario Traffic Manual Book 15 – Level 2 – Type “B” with illumination. This is the treatment utilised on 8<sup>th</sup> Street East at 1<sup>st</sup> Avenue East/east side of the 8<sup>th</sup> Street Bridge.

There should be a dedicated, AODA compliant path of travel from the south parking lot to the building complex. Engineering Services suggests that this route be aligned with the sidewalk in the centre of the site.

**COMMUNITY MAILBOXES (CMB):** The community mailbox locations are understood to be located within the lobbies of the proposed buildings. CMBs are not to be located on City road allowances and are to meet Canada Post Corporation requirements.

**SITE ACCESS & TRAFFIC CIRCULATION:** Vehicular access to the site is from 11<sup>th</sup> Street West and 12<sup>th</sup> Street West. The throat width of these access points is too narrow. The parking lot access throats are to be 7.5 metres wide for a distance of 6.0m from the property line.

The access points to the site from 11<sup>th</sup> Street west and 12<sup>th</sup> Street West are too close to the intersection with 2<sup>nd</sup> Avenue West. 2<sup>nd</sup> Avenue West is classified as an Arterial/County Road. The parking lot driveway setbacks on 11<sup>th</sup> Street West and 12<sup>th</sup> Street West are to be increased to 30 metres from the intersection with 2<sup>nd</sup> Avenue West.

The site driveways are to be revised

**PARKING & SNOW STORAGE:** The proposal shows fifty-one (51) parking stalls located on City road allowances on 11<sup>th</sup> Street West, 12<sup>th</sup> Street West and 1<sup>st</sup> Avenue West. It is not City policy to allow dedicated on-street parking for a private development. Any available on-street parking would be for the benefit of all residents of the City. 1<sup>st</sup> Avenue West is a designated arterial road. On-street parking is not allowed on arterial roads. On-street parking is not to be used in the calculation of the required number of parking stalls for a private development.

The standard parking stalls and aisle widths meet the requirements of Zoning By-law 2010-078, as amended and the City's Site Development Engineering Standards. The

proposed barrier-free parking stalls do not meet the requirements for design and signage as detailed in the City's Standard Drawings E1a, E1b, E4a, E4b, AODA and OBC requirements.

There is no provision for electric vehicle charging stations shown on the submitted plan. The developer should give some consideration to electric vehicle charging stations.

Snow storage areas:

- must drain to the internal SWM system
- cannot occupy parking areas required for zoning compliance
- cannot be located on City-owned property.

As Owen Sound receives significant snowfall (approx. 3.3m each season), snow storage areas must be shown on the site plan.

The drawing must be revised.

TRANSIT ACCESS: 2<sup>nd</sup> Avenue West is on a transit route with nearby stops.

Transit access into this site is not required.

ROAD ALLOWANCE WIDENING: The City's Official Plan classifies this portion of 2<sup>nd</sup> Avenue West as a County Road. The City's Official Plan states that the minimum width for a County Road within the City is thirty (30) metres. The existing road allowance width is twenty (20) metres. Therefore, a 5.2 metre road widening will be required on the east side of 2<sup>nd</sup> Avenue West together with additional 5.0 metres by 5.0 metres sight triangles at the 11<sup>th</sup> Street West and 12<sup>th</sup> Street West intersections on 2<sup>nd</sup> Avenue West as a condition of site plan approval to allow for future upgrading of the 2<sup>nd</sup> Avenue West corridor.

### **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.

It is suggested that the parking lot should be broken up to allow more green space along the 2<sup>nd</sup> Avenue West frontage.

### **ENVIRONMENTAL:**

There is a Record of Site Condition on file with the MECP for this property. There could be areas of contamination that may be discovered during construction which would require remediation.

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 50,000 litres.

A SWP Risk Management Plan may be required if fuel storage is contemplated as a component of this proposed development.

**GARBAGE AND RECYCLING COLLECTION SERVICES:**

As this residential development includes a total number of dwelling units that exceeds 6 units, the City will not collect garbage and blue box materials from individual units in this development. The Developer must make arrangements with a private waste management contractor for the on-site deposition, collection, and disposal of these materials.

**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 (SOP) will be required prior to commencement of any work on City owned property. An Encroachment Permit from Grey County will be required prior to commencements of any work on County property (2<sup>nd</sup> Avenue West/Grey Road 1). The City SOP is available from the Engineering Services Division for a fee of \$60.

A Special Services Application (SSA) 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 SSA permit is available at the Engineering Services Division counter for a fee of \$60. Additional fees apply for the Special Services Application.

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

**Reviewed By:** Chris Webb, P.Eng.



# Staff Report

Building Division

**ROLL NO.:** 4259 020 014 04300

**DATE:** JANUARY 20, 2022

**TO:** SABINE ROBART, SENIOR PLANNER

**FROM:** NIELS JENSEN, BUILDING OFFICIAL

**SUBJECT:** SITE PLAN APPLICATION BUILDING DIVISION REVIEW

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**PLANNING FILE: PC2021-014**

**MUNICIPAL ADDRESS: 1144 1<sup>ST</sup> AVENUE WEST**

**LEGAL DESCRIPTION: LTS 1-4 N BEECH ST,LTS 6-19;E WEST ST PT  
RD,LTS 7-14 S;PAYNER ST,LTS 6-8 W  
STEPHENS;16R2436 PT 4,16R6924 PTS 1&2**

**APPLICANT: HANSA FINANCIAL & PROPERTY MANAGEMENT VIA  
PRIEMIER PROJECT CONSULTANTS**

**BACKGROUND:** The applicant is proposing a residential development containing six (6) four storey multi-unit residential buildings with a total of 224 dwelling units.

**ANALYSIS:** This document incorporates comments from the Building Division of the Community Service Department.

The above noted site plan has been reviewed using the requirements from the Ontario Building Code and related City and County By-laws. The following comments reflect the results of the review:

- Any construction to be in accordance with either the Ontario Building Code or successor legislation in place at the time of building permit application.
- The payment of permit fees, City, County and site specific Development Charges will be due upon the issuance of a building permit.

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

- *Ontario Building Code 2012*
  - *Group C & Group A2*
- *City of Owen Sound Development Charges By-law 2020-112*
- *County of Grey Development Charges By-laws 5127-22 & 5128-22*
  
- Any building to meet the requirements of Ontario Building Code Sections 7 – Plumbing and 3 – Large Buildings inc. Barrier-Free Design (3.8), Fire Alarm & Sprinkler Systems (3.2)
  
- Fees and charges are to be paid at the rate current at time of building permit issuance. The following estimated rates would apply if permit applied for in **2022**:
  - Construction permit \$10.25 per \$1000.00 of construction value plus \$42.50 per unit plus Occupancy charge of \$30.00 to close file
  - Plumbing permit \$125.00 plus \$4.00/fixture plus Occupancy fee of \$30.00 to close file
  - City of Owen Sound Development Charges of \$4919.00 per unit
  - County of Grey Development Charges \$5,157.00 per unit

**Submitted by:** Niels Jensen





# Bluewater District School Board

P.O. Box 190, 351 1<sup>st</sup> Avenue North  
Chesley, Ontario N0G 1L0  
Telephone: (519) 363-2014 Fax: (519) 370-2909  
[www.bwdsb.on.ca](http://www.bwdsb.on.ca)

January 31, 2022

Sabine Robart  
Planner  
City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
[planning@owensound.ca](mailto:planning@owensound.ca)

RE: ST2021-014 – 1114 1<sup>st</sup> Avenue West

Attention: Sabine Robart,

Thank you for circulating notification with respect to an application for a Site Plan Approval for the lands legally described above in Owen Sound. The proposal seeks to develop six (6) four storey multi-unit residential buildings with a total of 224 dwelling units.

BWDSB has no objection to this development. Planning staff request that urban standards such as sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability. BWDSB requests the following conditions be included as part of draft plan approval:

1. "That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by Bluewater District School Board in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community."
2. "That the owner(s) shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that student busing is at discretion of the Student Transportation Service Consortium of Grey-Bruce."
3. "That the owners(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce."

Please provide BWDSB with a copy of the Notice of Decision, including a copy of the draft approved conditions for our files. Once the Subdivision Agreement has been registered, please provide BWDSB with a copy of the registered agreement in electronic format. Once the Plan has been registered, please provide BWDSB with a copy of the registered plan in electronic format.

Please do not hesitate to contact us by telephone at 519-363-2014 ext. 2101 or by email at [shelley\\_crummer@bwdsb.on.ca](mailto:shelley_crummer@bwdsb.on.ca) if you have any questions, concerns or for more information.

Sincerely,

A handwritten signature in purple ink that reads "Shelley Crummer". The signature is fluid and cursive, with the first name "Shelley" and the last name "Crummer" clearly distinguishable.

Shelley Crummer  
Business Analyst

c.c.: Rob Cummings, Superintendent of Business Services  
Dennis Dick, Manager of Plant Services



February 11, 2022  
**GSCA File: P22-054**

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

Attn: Sabine Robart  
Planner  
[osplanning@owensound.ca](mailto:osplanning@owensound.ca)

Dear Ms. Robart

**Re: Site Plan Application ST2021-014 and ZBA 36**  
**1144 1<sup>st</sup> Ave W**  
**Roll no. 42-59-020-014-043-00**  
**City of Owen Sound**  
**Applicant: Hansa Financial & Property Management**

Staff 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. Grey Sauble Conservation Authority (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 above-noted application for residential development containing six (6) four storey multi-unit residential buildings with a total of 224 dwelling units at 1144 1<sup>st</sup> Ave W. The proposal also includes the construction of a one storey amenity building, a shared surface parking area, an internal road and sidewalk system and landscaping. The site be accessed via entrances from 11<sup>th</sup> Street West and 12<sup>th</sup> Street West.

GSCA provided pre-consultation comments for the property dated July 27, 2020.

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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

## **Documents Reviewed**

- Functional Servicing & Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated December 2021.

## **Site Characteristics**

Existing mapping indicates that the subject property is:

- Is not regulated under Ontario Regulation 151/06
- Designated Waterfront Mixed Use in the City of Owen Sound Official Plan
- Zoned MC (h) Mixed User Commercial Holding with Special Provisions 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;

## **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.**

GSCA Comment: There were no natural hazards identified on the subject property. As such, we are of the opinion the proposal is consistent with the Section 3.1 policies of the PPS.

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 subject property is not regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses administered by the GSCA. Therefore, a permit is not required from our office.

## **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**

2.1.1 Natural features and areas shall be protected for the long term.

GSCA Comment: There were no natural heritage features identified on the subject property. Natural heritage features were identified adjacent to the east associated with fish habitat in the Owen Sound Harbour.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features (fish habitat) unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be negative impacts on the natural features or on their ecological functions.

GSCA Comment: The Natural Heritage Reference Manual recommends an adjacent lands width of 120 metres be utilized for consideration of impacts. The property is situated approximately 50 metres to the west of Owen Sound Harbour. In this regard, the subject property conveys stormwater to the Owen Sound Harbour, which will result in impacts if left unmitigated. The stormwater management report indicates measures to address thermal impacts will be incorporated into the final design in consultation with GSCA. The report also demonstrates quality controls are to be maintained to an enhanced level (80% TSS removal). In this regard, the proposal is expected to be consistent with the Section 2.1 PPS policies with the final stormwater management plan.

## **2.2 Water**

GSCA Comment: GSCA has reviewed the Function Servicing & Stormwater Management Report prepared by C.F. Crozier & Associates Inc. The proposed stormwater strategy for quantity controls is aiming to achieve City of Owen Sound requirements as it relates to post-development peak flow as the City is the immediate receiver of stormwater flows. Stormwater quality is being addressed through the use of an OGS unit at the northern end of the property before stormwater enters the City storm sewer infrastructure. The proposal is achieving an enhanced level of quality control (80% TSS removal) based on the findings of the report. The unit will require regular inspection and maintenance to ensure proper functionality throughout its lifespan. This will need to be reflected within the site plan agreement.

In review of the design plans, the elevations within the proposed stormwater infrastructure appear to be below the 100-year lake flood level of 177.9 m Geodetic Survey of Canada. Given the outlet to the Owen Sound harbour, which is primarily influenced by lake levels, there is the potential for stormwater infrastructure to surcharge during the 100-year lake flood event. We recommend the final stormwater management report address potential surcharging to ensure there are no impacts to the proposed development or neighbouring properties.

**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. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 151/06 does not apply to the subject site.
3. Consistency with PPS Sections 2.1 & 2.2 has been generally demonstrated;

4. 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 recommends a final Stormwater Management Report be completed that further address stormwater thermal controls and final detailed design. As noted, the report should also address the potential for stormwater surcharging as a result of high lake levels.

Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mac Plewes', with a stylized, flowing script.

Mac Plewes  
Manager of Environmental Planning

Cc via email    Scott Greig, GSCA Director, City of Owen Sound  
                     Marion Koepke, GSCA Director, City of Owen Sound

# Staff Report

## Fire Prevention

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**DATE:** March 24, 2022

**TO:** Sabine Robart, Community Planner

**FROM:** Greg Nicol, Fire Prevention Officer

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

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**PLANNING FILE:** ST2021-014

**MUNICIPAL ADDRESS:** 1144 1<sup>st</sup> Avenue West

**APPLICANT:** Hansa Financial & Property Management

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

The applicant, Hansa Financial & Property Management through Premier Project Consultants, has submitted a second submission for Site Plan Approval for a residential development containing six (6) four storey multi-unit residential buildings with a total of 224 dwelling units at 1144 1st Ave W.

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

- The comments are from the drawings in the email shared by Sabine Robart dated March 24, 2022.

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

- Ontario Building Code (OBC)
- City of Owen Sound Fire Route By-Law 2009-086
- Ontario Fire Code (OFC)

**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. Install a fire department key box (Chubb box) on each building at the fire department entrance.

**Submitted by:** Greg Nicol, Fire Prevention Officer \_\_\_\_\_

# Staff Report

Engineering Services Division

**DATE:** 2022 April 19

**ENG. FILE:** 1144 1<sup>st</sup> Avenue West

**ROLL NO.:** 4259 02001 404300

**TO:** Sabine Robart, 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:** 2<sup>ND</sup> SUBMISSION SITE PLAN ENGINEERING REVIEW

**PLANNING FILE:** ST2021-014

**MUNICIPAL ADDRESS:** 1144 1<sup>st</sup> Avenue West

**LEGAL DESCRIPTION:** Lts 1-4 N Beech St, Lts 6-19 E West St, Pt Rd Lts 7-14 S Paynter St,  
Lts 6-8 W Stephens, 16R-2436 Pt 4, 16R-6924 Pts 1&2

**APPLICANT:** Hansa Financial and Property Management

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

**SITE PLAN APPROVAL**

1. **Provision of a revised Site Plan drawing to the satisfaction of the Manager of Engineering Services and the Manager of Planning & Heritage incorporating the following:**
  - **The existing sidewalk on 2<sup>nd</sup> Avenue West fronting the property is to be removed and replaced with an AODA compliant sidewalk offset 0.3 metre from the new property line as per City drawing OSS-103A and aligned with the existing sidewalks at the intersections with 11<sup>th</sup> Street West and 12<sup>th</sup> Street West.**
  - **Snow storage areas must be shown on the site plan.**
  - **The proposed mid-block pedestrian crossover is required to meet Provincial Ontario Traffic Manual standards for signage, signals and road markings – OTM Book 15, Level 2 – Type “B” with illumination**

of the pedestrian waiting areas and crossover - at the Developer's expense.

- The proposed barrier-free parking stalls are to meet the requirements for design and signage as detailed in the City's Standard Drawings E1a, E1b, E4a, E4b, AODA and OBC requirements.
  - The water meters required for City purposes are to be located above grade in appropriate mechanical rooms or meter huts.
2. The Servicing Plan, SWM Plan and the Grading Plan are to be revised to support the site plan revisions to the satisfaction of the Manager of Engineering Services.
3. Revision of the Servicing Plans to incorporate the following:
- The water meters required by the City have been moved from the building mechanical rooms to meter pits. The Water Division will not accept in-ground meter chambers for the water meters or backflow preventers. CSA Standard 6.6.3 does not allow backflow preventers to be in below-grade chambers. The City will require the water meters, backflow preventers and by-pass piping to be either in the building mechanical rooms or in meter huts.
  - Pipe size and material is to be specified on the drawings.
  - Revise drawing C105A:

**Note 6.** "Romac gripper ring restraining clamp" to be revised to Romac gripper ring restraining gland"

**Note 9.** Contractor and Consulting Engineer to conduct all required testing (pressure test, blow swabs, bacti test, etc.). Water Division staff must be on-site to witness.

**Note 10.** Watermain is to be PVC with tracer wire and test stations as per City drawing OSS-404. The pipe must be installed with tracer wire and test stations located at the fire hydrants as per City drawing OSS-404. FH shut off valves to be located a minimum of 1.5 metres from hydrant to allow hydrant servicing without disturbing the shut-off valves.

**Note 23.** Hydrant bonnet to be yellow. Reference to City department to be "Public Works & Engineering Department, Water Division".

**Add Note:** A planned water shut down for HP main on 1<sup>st</sup> Avenue West will be required. Please contact the Water Division for instructions.



- Add City drawing OSS-404 to drawing C105A.
4. That the Owner provide a 5.18 metres wide road allowance widening to the City across the 2nd Avenue West frontage of the property together with 5.0 metres by 5.0 metres sight triangles at the intersections of 11<sup>th</sup> Street West and 12<sup>th</sup> Street West 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 road widening.
    - 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.
    - c) The proposed draft transfer document including a Land Transfer Tax Affidavit which must include the following "other" statement: *"The subject property is acquired by the municipality for the purpose of widening the highway abutting the property and the property forms part of that highway pursuant to section 31(6) of the Municipal Act, 2001."*
  5. That the Owner provides written confirmation from the City Clerk that all easements and rights-of-way required by the City's Public Works and Engineering Department (Engineering Services Division) have been conveyed to the City in a manner acceptable to the City Solicitor.
  6. Payment of the Engineering Review fee.

#### CONSTRUCTION REQUIREMENTS

7. That the Owner's contractor obtains a Street Occupation Permit (SOP) prior to commencement of any work on City owned property and an Encroachment Permit from the County of Grey for 2<sup>nd</sup> Avenue West/Grey Road 1. The City SOP is available from the Engineering Services Division for a fee of \$60.
8. That the Owner enters into a Servicing Agreement or obtains a Special Services Application together with the required security deposit prior to commencement of construction of any works on City and County owned property. The permit is available from the Engineering Services Division for a fee of \$60.

9. 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.
10. When the LP main is cut out of the way and replaced to allow installation of the new HP 200mm service that crosses under the LP main, the Contractor is to install a new FH and FH valve c/w double valves on either side of the new hydrant and sleeve back together. The City Water Division will supply the hydrant set and all required valves & fittings.
11. If removing existing fire line stub, anodes are to be used on each fitting.
12. For the new FH on 1<sup>st</sup> Avenue West, the City will shut down the LP watermain to allow for the contractor to cut into the pipe. Developer to supply 150mm cutting in sleeve, 150x150x150 anchor tee & valve, retaining glands and anodes for all fittings, tracer wire and test stations.
13. All materials used for this work are to be selected from the City's Approved Manufacturers' Product list for Water Distribution Systems.
14. The Developer shall construct water mains, service laterals and appurtenances in accordance with the Owen Sound Specifications for Water Main Construction document and the approved construction plan drawings and standards.

#### **BACKGROUND:**

The applicant, Hansa Financial & Property Management through Premier Project Consultants, has submitted an application for Site Plan Approval for a residential development containing six (6) four storey multi-unit residential buildings with a total of 224 dwelling units at 1144 1<sup>st</sup> Avenue West. The proposal also includes the construction of a one storey amenity building, a shared surface parking area, an internal road & sidewalk system and landscaping. The site will be accessed via entrances from 11<sup>th</sup> Street West and 12<sup>th</sup> Street West.

#### **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 (SDES), 1<sup>st</sup> Edition*  
<https://www.owensound.ca/en/city-hall/resources/Documents/Planning/Site-Development-Engineering-Standards.pdf>
- *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*  
<https://www.ontario.ca/document/stormwater-management-planning-and-design-manual-0>
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11*
- *Reference drawings: Crozier Consulting Engineers Project No. 2141-6058, drawing no.’s C101A & C101B “General Site Servicing Plan (South & North)” dated 2021-12-10; drawing no.’s C102A & C102B “General Site Grading Plan (South & North)” dated 2021-12-10; drawing no. C103 “Storm Drainage Plan” dated 2021-12-10; drawing no. C104 “Erosion and Sediment Control Plan” dated 2021-12-10; drawing no. C105 “Construction Notes and Details” dated 2021-12-10; drawing no. TMP-1 “Tree Management Plan” dated 2021-12-10; drawing no. LP-1 “Landscape Plan” dated 2021-12-10; drawing no. LP2 “Landscape Plan” dated 2021-12-10*
- *Project No. MPL021; drawing No. L1 “Landscape Plan”, dated 2016.12.16, Rev. 2016.12.21*
- *Crozier Consulting Engineers, Project No. 2141-6058, Functional Servicing and Stormwater Management Report dated 2021-12*
- *Crozier Consulting Engineers, project No. 2141-6058, Traffic Impact Study dated 2021-11*

## STORMWATER MANAGEMENT (SWM):

The submitted Stormwater Management Report demonstrates the following:

1. Stormwater flows will be controlled to pre-development peak flow rates for all storm events. The peak flows rates entering the storm sewer on 12th Street West will be controlled to meet the 5-year pre-development peak flow rate from the site to remain consistent with the City’s storm sewer design criteria and existing conditions.
2. Runoff from the development will be controlled to pre-development flow rates through a combination of surface ponding and an underground storage system connected to catch basins and maintenance hole structures on-site.

3. Peak flows will be controlled by a 340mm diameter orifice located in the control structure. The maximum flow that will enter the municipal storm sewer from the site is 0.39 m<sup>3</sup>/s during the 100-year storm event, which is under the pre-development 5-year peak flow rate.
4. The ponding areas on the eastern limits of the site have been sized to control the larger storm events to pre-development levels.
5. Storms exceeding the design capacity of the system will be safely conveyed to 1st Avenue West through an engineered spillway. The spillway will control the storm water discharge from the site during the major storm event to 0.65 m<sup>3</sup>/s, which is under the pre-development 100-year drainage flow.
6. An Oil/Grit Separator (OGS) unit provides an enhanced level of protection before discharging into the existing storm sewer on 12th Street West at the northern extent of the site. All impervious internal road and parking areas are routed through the treatment unit.
7. The OGS selected provides an “enhanced” treatment level with an annual total suspended solids (TSS) removal of 83% or greater and treats >90% of the total annual runoff volume.
8. Adequate thermal mitigation in the stormwater outfall into the Owen Sound Harbour is provided by using a combination of thermal mitigation strategies as recommended by the MECP. The landscaped space, where ponding is proposed, will incorporate landscaped plantings to provide shade. A deep outlet pipe of low slope will take advantage of cooler soil temperatures and increased retention time within the sewers. The implementation of these thermal mitigation strategies will be finalized throughout the detailed design phases in consultation with the GSCA.
9. 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:**

**SERVICING FEASIBILITY STUDY (SFS):** A Servicing Feasibility Study demonstrates that there is sufficient City infrastructure to support the development.

WATER: The proposed development will be serviced by two 200mm diameter PVC watermain connections to the existing 400 mm diameter trunk watermain on 2nd Avenue West, complete with private fire hydrants throughout the site.

Final on-site watermain distribution design will be subject to review and approval by the Public Works and Engineering Department.

The water meters required by the City have been moved from the building mechanical rooms to meter pits. The Water Division will not accept in-ground meter chambers for the water meters or backflow preventers. CSA Standard 6.6.3 does not allow backflow preventers to be in below-grade chambers. The City will require the water meters, backflow preventers and by-pass piping to be either in the building mechanical rooms or in meter huts.

Water supply to Buildings 1, 2 & 3: It may be more cost effective to use the existing 150mm fire stub from 1<sup>st</sup> Avenue West if the supply is adequate as the lateral is existing and it would only involve relocating the meter and water feed to the other buildings. The required FH could then be brought in directly from 2<sup>nd</sup> Ave W. The new FH requested by the City on the LP main may eliminate the need for an on-site hydrant in this location.

Alternatively, if using the proposed design from 2<sup>nd</sup> Ave W., when the LP main is cut out of the way for the new 200mm service to cross under the LP main, Contractor to install new FH and FH valve c/w double valves on either side of the new hydrant and sleeve back together. The City Water Division will supply the hydrant set and all required valves & fittings.

If removing existing fire line stub, anodes to be used on each fitting.

For the new FH on 1<sup>st</sup> Avenue West, the City will shut down the LP watermain to allow for the contractor to cut into the pipe. Will need 150mm cutting in sleeve, 150x150x150 anchor tee & valve, retaining glands and anodes on all fittings and tracer wire.

Pipe material is to be specified on the drawings.

Revise drawing C105A:

Note 6. "Romac gripper ring restraining clamp" to be revised to Romac gripper ring restraining gland"

Note 9. Contractor and Consulting Engineer to conduct all required testing (pressure test, blow swabs, bacti test, etc.). Water Division staff must be on-site to witness.

Note 10. Watermain is to be PVC with tracer wire and test stations as per City drawing OSS-404. The pipe must be installed with tracer wire and test stations located at the fire hydrants as per City drawing OSS-404. FH shut off valves to

be located proximate to FH but far enough from hydrant to allow hydrant servicing without disturbing valves.

Note 23. Hydrant bonnet to be yellow. Reference to City department to be “Public Works & Engineering Department, Water Division”.

Add Note: A planned water shut down for HP main on 1<sup>st</sup> Avenue West will be required. Please contact the Water Division for instructions.

Add City drawing OSS-404 to drawing C105A.

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

WASTEWATER: The site will be serviced by a gravity connection to the existing 250mm diameter sewer on 1st Avenue West and the existing 250 mm diameter sewer on 2nd Avenue West. The connection will be made to an existing sanitary maintenance hole on 1st Avenue West and via a doghouse type maintenance hole on 2nd Avenue West.

Final on-site wastewater collection system design will be subject to review and approval by the Public Works and Engineering Department.

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

STORM: The proposed stormwater management system is to connect to the 900mm diameter storm sewer on 12th Street West.

Final on-site stormwater collection system design will be subject to review and approval by the Public Works and Engineering Department.

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:**

TRANSPORTATION PLAN (TP)/TRAFFIC IMPACT STUDY (TIS): A Transportation Plan has been incorporated with the TIS submitted for this development.

The following intersections were assessed in the TIS:

- 14<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West (County Road 1)
- 12<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West (County Road 1)
- 11<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West (County Road 1)
- 10<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West (County Road 1)
- 10<sup>th</sup> Street West and 1<sup>st</sup> Avenue West
- 10<sup>th</sup> Street West and 2<sup>nd</sup> Avenue East

Intersection analysis of the 2021 existing traffic volumes indicates the following:

1. All study intersections are operating at a Level of Service (LOS) “C” or better during the weekday a.m. and p.m. peak hours.
2. The signal timings at the intersection of 10<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West were optimized to provide additional green time to the north and southbound movements. This improves the volume-to-capacity ratio to 0.74 from 0.97 in the p.m. peak hour. The optimized signal timings were carried through the future background and future total operations.
3. The 95th percentile queues of some movements on the boundary road network exceed the available storage lengths.
4. 1<sup>st</sup> Avenue West is 11m wide or greater for the first 70m north of 10<sup>th</sup> Street West. After that point, the roadway tapers to approximately 9m. This width is sufficient to accommodate queues beyond the available storage length and allows for through/right-turning vehicles to manoeuvre past queued vehicles.
5. The northbound left-turn 95th percentile queue on 2<sup>nd</sup> Avenue East at 10<sup>th</sup> Street East exceeds the available storage by less than one vehicle. As the intersection of 10<sup>th</sup> Street East and 2<sup>nd</sup> Avenue East operates with a LOS ‘B’, the operations are acceptable.

Intersection analysis of the 2026 future background traffic volumes indicates the following:

1. The study intersections are expected to continue operating with a LOS “C” or better in the weekday a.m. and p.m. peak hours under 2026 future background traffic volume conditions.

2. The maximum control delay of 28.3 sec. and volume to capacity ratio of 0.82 (NBTR), both forecast for 10<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West in the a.m. peak hour, indicate that the boundary road network is operating acceptably with excess capacity for increases in traffic volumes.
3. As noted in the existing conditions, some movements are anticipated to operate with 95th percentile queues exceeding the available storage.
4. 1<sup>st</sup> Avenue West has sufficient width to accommodate queues beyond the available storage length, allowing through/right-turning vehicles to manoeuvre past queued vehicles. The northbound and southbound left-turn 95th percentile queues on 2<sup>nd</sup> Avenue East at 10<sup>th</sup> Street East exceed the available storage by less than one vehicle.
5. The southbound right-turn movement at 10<sup>th</sup> Street East and 2<sup>nd</sup> Avenue East is limited by the presence of on-street parking on 2<sup>nd</sup> Avenue East. In instances where vehicles are parked adjacent to the intersection, vehicles will extend into the through lane. This is reasonable as there is a higher proportion of right-turning vehicles compared to the volume of through vehicles. As the intersection of 10<sup>th</sup> Street East and 2<sup>nd</sup> Avenue East is anticipated to continue operating with a LOS 'B', the operations are acceptable.

The proposed development is forecast to generate 87 and 88 external two-way trips in the weekday a.m. and p.m. peak hours, respectively.

The requirement for auxiliary left-turn lanes were reviewed for the southbound left-turn movements on 2nd Avenue West at 11th Street West and 12th Street West. The analysis was completed based on the 2026 traffic volumes and no improvements were warranted.

Intersection analysis of the 2026 future total traffic volumes indicates the following:

1. The study intersections are anticipated to continue operating with an LOS "C" or better in the a.m. and p.m. peak hours, except for 11<sup>th</sup> Street and 2<sup>nd</sup> Avenue West which is anticipated to operate at a LOS "D" in the a.m. peak hour.
2. The site generated traffic is anticipated to result in a maximum increase in control delay of 8 s at the intersection of 11<sup>th</sup> Street West and 2<sup>nd</sup> Avenue. This is a result of the increased volume of westbound left-turns.
3. It is noted that the operations of 12<sup>th</sup> Street West and 2<sup>nd</sup> Avenue West are anticipated to improve slightly. This is a result of the additional right-turning vehicles generated by the proposed development which is a lower delay movement.



4. The site generated traffic is not anticipated to impact the north and southbound queues at 10<sup>th</sup> Street East and 2<sup>nd</sup> Avenue East and is anticipated to extend the southbound left-turn movement at 10<sup>th</sup> Street West and 1<sup>st</sup> Avenue West by less than one vehicle.
5. The proposed Site Accesses are expected to operate at a LOS "A". The Accesses are expected to operate with a maximum control delay of 8.8 s and volume-to-capacity ratio of 0.03.
6. The above metrics indicate that the study intersections are anticipated to continue operating acceptably under 2026 future total traffic volume conditions. Accordingly, the boundary road network can accommodate the site generated traffic.

There are no anticipated sight distance issues at the site accesses and vehicles can safely ingress and egress the proposed development. The site accesses can be supported from a sight distance perspective.

Active transportation facilities including sidewalks, multi-use trails and transit stops are in proximity to the site. The proposed development will include a new sidewalk on the north side of 11<sup>th</sup> Street West, as well as sidewalks throughout the development. Controlled pedestrian crossing(s) are being contemplated on 1<sup>st</sup> Avenue West to provide safe connection between the site and the bus stops and the Waterfront Trail on the east side of 1<sup>st</sup> Avenue West. These details will be confirmed through detailed design and discussions with City staff. 28 bicycle parking spaces will also be provided through two racks, each with capacity for 14 bicycles. One rack will be located between Buildings 2 and 3 and the second rack will be located between Buildings 4 and 5.

The sidewalks proposed throughout the site will be designed to meet the minimum requirements detailed in the Accessibility for Ontarians with Disabilities Act (AODA). This includes a minimum sidewalk width of 1.5 metres, and maximum running slope of 5%. 8 barrier free parking spaces are proposed, which exceed the minimum requirement of 7 spaces. Geometrics, pavement markings and signage will be confirmed through detailed design.

The analysis contained within this report was completed based on the Site Plan dated July 15, 2021. Any minor changes to the Site Plan will not affect the conclusions contained within this report.

The TIS concludes that the traffic generated by the 1144 1<sup>st</sup> Avenue West development can be supported by the boundary road network, and the Site Plan can be supported from a traffic operations perspective.

**PEDESTRIAN ACCESS:** Pedestrian accesses to these buildings are provided from all the surrounding streets and avenues. A mid-block pedestrian crossover of 1<sup>st</sup> Avenue West between 11<sup>th</sup> Street West and 12<sup>th</sup> Street West is shown in this proposal. 1<sup>st</sup> Avenue West is designated as a future arterial road with heavy truck traffic to the grain elevator.

Uncontrolled pedestrian crossings and traffic calming measures are not appropriate for arterial roads. If implemented, this crossover would be required to meet Ontario Traffic Manual standards as a signalized crossover at the Developer's expense. It is anticipated that the pedestrian crossover will be an Ontario Traffic Manual Book 15 – Level 2 – Type “B” with illumination. This is the treatment utilised on 8<sup>th</sup> Street East at 1<sup>st</sup> Avenue East/east side of the 8<sup>th</sup> Street Bridge.

The existing sidewalk fronting this development on 2<sup>nd</sup> Avenue West is to be removed and replaced with an AODA compliant sidewalk offset 0.3 metre from the new 2<sup>nd</sup> Avenue West property line as per City Standard Drawing OSS-103A and aligned with the existing sidewalks at the intersections with 11<sup>th</sup> Street West and 12<sup>th</sup> Street West.

**COMMUNITY MAILBOXES (CMB):** The community mailbox locations are understood to be located within the lobbies of the proposed buildings. CMBs are not to be located on City road allowances and are to meet Canada Post Corporation requirements.

**SITE ACCESS & TRAFFIC CIRCULATION:** Vehicular access to the site is from 11<sup>th</sup> Street West and 12<sup>th</sup> Street West. The throat width of these access points is acceptable at 7.0m.

The City's SDES require a setback of 15.0 metres from an unsignalized intersection for access points on a local road. The access points for this development exceed this requirement.

The Engineering Services Division accepts and supports the conclusions and recommendations of the TIS. The distance of the site access points from the County Road as shown on the engineering drawings are acceptable.

**PARKING & SNOW STORAGE:** The proposal shows fifty-one (51) parking stalls located on City road allowances on 11<sup>th</sup> Street West and 12<sup>th</sup> Street West. It is not City policy to allow dedicated on-street parking for a private development. Any available on-street parking would be for the benefit of all residents of the City. On-street parking is not to be used in the calculation of the required number of parking stalls for a private development.

The standard parking stalls and aisle widths meet the requirements of Zoning By-law 2010-078, as amended and the City's Site Development Engineering Standards. The proposed barrier-free parking stalls do not meet the requirements for design and

signage as detailed in the City's Standard Drawings E1a, E1b, E4a, E4b, AODA and OBC requirements.

There is no provision for electric vehicle charging stations shown on the submitted plan. The developer should give some consideration to electric vehicle charging stations.

Snow storage areas:

- must drain to the internal SWM system
- cannot occupy parking areas required for zoning compliance
- cannot be located on City-owned property.

As Owen Sound receives significant snowfall (approx. 3.3m each season), snow storage areas must be shown on the site plan or arrangements made for private removal of accumulated snow.

**TRANSIT ACCESS:** 2<sup>nd</sup> Avenue West is on a transit route with nearby stops.

Transit access into this site is not required.

**ROAD ALLOWANCE WIDENING:** The City's Official Plan classifies this portion of 2nd Avenue West as a Minor Arterial / County Road. The City's Official Plan states that the minimum width for a County Road within the City is thirty (30) metres. The existing road allowance width is twenty (20) metres. Therefore, a 5.18 metre road widening will be required on the east side of 2<sup>nd</sup> Avenue West together with additional 5.0 metres by 5.0 metres sight triangles at the 11<sup>th</sup> Street West and 12<sup>th</sup> Street West intersections on 2<sup>nd</sup> Avenue West as a condition of site plan approval to allow for future upgrading of the 2nd Avenue West corridor.

### **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.

It is suggested that the parking lot should incorporate more green space.

### **ENVIRONMENTAL:**

There is a Record of Site Condition on file with the MECP for this property. There could be areas of contamination that may be discovered during construction which would require remediation.

**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 50,000 litres.

A SWPP is not required as fuel storage is not proposed for this development.

**GARBAGE AND RECYCLING COLLECTION SERVICES:**

As this residential development includes a total number of dwelling units that exceeds 6 units, the City will not collect garbage and blue box materials from individual units in this development. The Developer must make arrangements with a private waste management contractor for the on-site deposition, collection, and disposal of these materials.

**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 (SOP) will be required prior to commencement of any work on City owned property. An Encroachment Permit from Grey County will be required prior to commencements of any work on County property (2<sup>nd</sup> Avenue West/Grey Road 1). The City SOP is available from the Engineering Services Division for a fee of \$60.

A Special Services Application (SSA) 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 SSA permit is available at the Engineering Services Division counter for a fee of \$60. Additional fees apply for the Special Services Application.

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

**Reviewed By:** Chris Webb, P.Eng.

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

# Staff Report

Building Division

**DATE:** APRIL 26, 2022

**ROLL NO.:** 42 59 020 014 04300

**TO:** SABINE ROBERT, PLANNER

**FROM:** NIELS JENSEN, BUILDING OFFICIAL

**SUBJECT:** SITE PLAN BUILDING DIVISION REVIEW

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**PLANNING FILE: ST2021-014**

**MUNICIPAL ADDRESS: SITE PLAN APPROVAL – 1144 1<sup>st</sup> Ave West**

**LEGAL DESCRIPTION: LTS 1-4 N BEECH ST,LTS 6-19;E WEST ST PT  
RD,LTS 7-14 S;PAYNER ST,LTS 6-8 W  
STEPHENS;16R2436 PT 4,16R6924 PTS 1&2T**

**APPLICANT: HANSA FINANCIAL**

**BACKGROUND:** The applicant is proposing to construct a residential development containing six (6) four storey multi-unit residential buildings with a total of 224 dwelling units single storey and one amenity building.

**ANALYSIS:** This document incorporates comments from the Building Division of the Community Service Department.

The above noted site plan has been reviewed using the requirements from the Ontario Building Code and related City and County By-laws. The following comments reflect the results of the review:

- All construction to be in accordance with either the Ontario Building Code or successor legislation in place at the time of building permit application.
- The payment of permit fees, City, County and site specific Development Charges will be due upon the issuance of a building permit.

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

- *Ontario Building Code 2012*

- E
- *City of Owen Sound Development Charges By-law*
- *County of Grey Development Charges By-laws*
- Provide a Record of Site Condition report produced by a Qualified Person and accepted by the Province stating the suitability of the soils in the area for the proposed development
- Submit a servicing feasibility study detailing the viability of the proposal on the subject lands
- Building to be constructed in a manner taking into account the required fire separations/fire blocks between floors, suites and amenity spaces and spatial separations between suites, balconies and other buildings
- Minimum 15% of units in the building to be designed as barrier free as per 3.8 of the OBC – minimum 34 suites of 224 units
- Ensure hydrant location within 45 metres of standpipe connection
- Ensure backflow prevention installed on potable water lines to all buildings
- Sanitary sewers to be protected by a back water valve
- Fees and charges are to be paid at the rate current at time of building permit issuance. The following estimated rates would apply if permit applied for in **2022**:
  - Construction permit \$10.25 per \$1000.00 of construction value plus Occupancy charge of \$30.00/unit subject to change in accordance with the Fees and Charges By-law in 2022
  - Plumbing permit \$95.00 plus \$4.00/fixture plus Occupancy fee of \$30.00/unit subject to change in accordance with the Fees and Charges By-law in 2022
  - City Development Charge \$4919.00/unit if not exempted by agreement with the City

- County Development Charges of \$5157.00/unit if not exempted by agreement with the County

**Submitted by:** Niels Jensen

A handwritten signature in black ink, appearing to read 'Niels Jensen', written over a horizontal line.

**Approved by:** Kevin Linthorne

A handwritten signature in black ink, appearing to read 'Kevin Linthorne', written over a horizontal line.