



Via: Email
(srobart@owensound.ca)

September 20, 2022

City of Owen Sound
Planning and Heritage Division
808 2nd Avenue East
Owen Sound, ON
N4K 2H4

Attn: Ms. Sabine Robart, MCIP, RPP

**Re: Planning Justification Report Addendum & Public Correspondence
ZBA 38 - 3195 East Bayshore Road, City of Owen Sound**

Dear Sabine,

Further to recent public correspondence and associated inquiries received pertaining to Zoning By-Law Amendment Application ZBA No. 38, please accept the enclosed Planning Justification Report Addendum Letter, as prepared by GSP Group Inc., for the proposed development at 3195 East Bayshore Road.

The proposed development is progressing through the approval process to rezone the majority of the property from the current R3 14.55 zone to an MR zone with special provisions. The intent of the proposed by-law is to maintain townhouses and service commercial permissions while providing for apartment uses as proposed. The central amenity spaces will provide service commercial type programming for residents, inclusive of diverse fitness centres with pilates and yoga classes, community cooking workshops, and various educational seminars along with volunteer opportunities for the community.

Public inquiries were reviewed, noting requests for clarification on the quality of the proposed housing and various other associated economic considerations. The proposed new build rental apartment buildings will provide for a combination of 1-bedroom and 2-bedroom suites, providing residents with spacious open concept floorplans and luxury high-quality finishes. In-suite amenities include 9' ceilings, spacious open concept suites, in-suite full size side by side laundry, high efficiency stainless steel appliances, vinyl plank flooring, quartz countertops and balconies for each suite. The proposed development will feature a variety of suite sizes, appealing to a range of users, including families, retirees, students, and the local workforce.

The two centralized amenity buildings are proposed to be approximately 7,200 sq.ft. and include amenities such as a kitchen, lounge including fireplace and television, pool tables & seating, gym and yoga studio. Further, the site will offer an outdoor patio space with BBQs, tables and seating, multiple fire pits scattered through the expansive greenspace, pickleball courts, community gardens, trails/walkways, dog run, 24/7 video security system, On-site parking stalls with available EV charging stations and storage lockers.



Skyline received reports relating to the condition of the existing apartments in the community. Since acquisition approximately a decade ago Skyline has invested **\$5,776,063** in capital projects and repairs across the 8 existing buildings and is continuing to take steps to improve operations day to day.

Correspondence received referenced delays being experienced across some of our development projects in varying municipalities within Ontario. It should be noted that construction strikes and supply chain issues have resulted in industry wide delays.

Additionally, we would like to confirm that that it remains our intent to dedicate a remnant parcel on the west side of East Bayshore Road to the City as part of our approvals to facilitate future municipal parkland requirements. The parcel is approximately 0.4 acres and will provide the City with contiguous ownership of the waterfront for public enjoyment, keeping with the intent of the associated Official Plan policies. It was previously noted that the design of the frontage along East Bayshore Road and the waterfront is intended to extend and connect the open space of the subject site to the open space along the waterfront and provide a visual extension to the waterfront. The dedication of these lands further insures this, along with the various other design considerations as integrated into our development proposal.

Should you require any additional information in support of this request, please do not hesitate to contact the undersigned.

Kind Regards,

A handwritten signature in black ink, appearing to read "Brandon Almeida".

Brandon Almeida, MCIP, RPP

Development Manager

T. 5198260805 x251



Platinum
member

SkyDev

5 Douglas Street, Suite 201

Guelph, ON, N1H 2S8



Enclosure(s) 3195 East Bayshore Road Zoning By-law Amendment (ZBA 38) Planning Justification Report Addendum Letter, prepared by GSP Group Inc., dated Sept 20, 2022

cc: Amy Cann (acann@owensound.ca)
Pam Coulter (pcoulter@owensound.ca)
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Brandon Flewwelling (brandonf@gspgroup.com)
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SHAPING GREAT COMMUNITIES

September 20, 2022

File No. 22045

Planning and Heritage Division
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON
N4K 2H4

Attn: Sabine Robart, MCIP, RPP
Senior Planner

**Re: 3195 East Bayshore Zoning By-law Amendment (ZBA 38)
Planning Justification Report Addendum Letter**

Dear Sabine,

GSP Group is pleased to provide this addendum letter to the Planning Justification Report ("PJR") submitted in support of the Zoning By-law Amendment application (City file ZBA 38) for 3195 East Bayshore Road (the "Subject Site"). This application seeks to facilitate the redevelopment of the Subject Site to allow for the construction of multi-family residential and in particular purpose-built rental apartments (the "Proposed Development"). It is understood that residents have brought forward inquiries over the application, which this letter seeks to address through clarifying conformity and consistency with Provincial Policy and the Official Plan. The primary inquiries are organized and addressed as follows:

Tenure and Housing Type

It is understood that there were inquiries regarding the rental tenure type proposed and that a mix of ownership would be more desired. Section 3.1.5 of the Official Plan ("OP") provides policy direction on attainable and rental housing:

- *The City will support a range of attainable housing development in proximity to transit and amenities to increase mobility and accessibility to goods and services, healthy food retailers, commercial areas, employment, medical and health facilities, recreation, transit, and trails (Policy 3.1.5.1).*
- *The City will support the integration of attainable housing units within the existing community fabric in all designations and Planning Areas, where residential uses are permitted (Policy 3.1.5.3).*
- *For the purpose of this Official Plan, attainable housing units are those that do not meet the provincial definition for 'affordable' rental rates but whose rental rates are less than the current market rate and attainable to the City's residents and workforce (Policy 3.1.5.5).*

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Further to the OP policy regarding “attainable housing”, the Proposed Development will feature a variety of suite sizes to appeal to a wide range of potential tenants. Based on this range, a variety of price points will be available. There is clear policy direction that attainable housing units and supported where residential uses are permitted, such as the Subject Site. As indicated in the PJR, the Subject Site has access to a nearby transit route, trail, recreation facilities, and is a short drive from extensive commercial, institutional, and employment opportunities. As such, the Proposed Development is aligned with the OP direction regarding the location and provision of rental and attainable housing.

The Provincial Policy Statement (“PPS”) provides further policy direction on the mix of housing tenures and types:

- *“Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. (Part IV Preamble)”*
- *“To provide 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: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development” (Policy 1.4.1).*
- *“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market” (Policy 1.4.3).*
- *“permitting and facilitating: 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3” (Policy 1.4.3.b).*
- *“establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety” (Policy 1.4.3.f).*

The intent of the OP is not to have each property individually provide a mix of tenure and housing types. Objective d. under section 2.2.4 (Managing Growth) states: *“To increase housing supply by identifying and promoting opportunities for intensification and redevelopment where appropriate, and plan for a full range and mix of housing options in terms of dwelling types, densities and tenure.”* As indicated in the “Goal” of this section, this is an objective across the City, not on a site-by-site basis.

As indicated in the PJR, the City of Owen Sound currently has a significant rental housing shortage (noted at less than 2% vacancy by the CMHC), and it is further noted that there is a lack of diversity in the housing types available in this area of the City. Statistics Canada provides City wide data on the housing type by structure. Of the roughly 9,840 dwellings in the City, more than half of these are

single-family dwellings, and less than 8% are apartments 5-storeys or greater. The re-designation of the Site to multi-family residential takes steps to bring balance to the housing distribution within the City and align with policy directions for compact built forms and the efficient use of land within settlement areas. The provision of rental housing as the predominant housing typology on this site is appropriate to meet this shortage and aligns with OP direction to add to the housing tenure options available in the City.

High Quality Housing and Socio-economic Considerations

Regarding the quality of the Proposed Development, the OP promotes “*a high standard of design in its public works and in the design of private and public development to achieve an appealing, comfortable, accessible, safe living and work environment for the residents and visitors of Owen Sound (Policy 8.1.1.2).*” Additionally, the PPS directs for the permission and facilitation of “*all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities (Policy 1.4.3.b).*”

The Proposed Development will be constructed with high quality materials, feature a variety of sustainable design variables such as EV Chargers, low flow fixtures, high efficiency appliances, rooftop bee hives, as well as contribute fully accessible units. Further, full-time, on-site management will be available, and the amenity and landscaped areas will be maintained by staff to ensure their upkeep. Overall, the high-quality construction and design of the development as proposed aligns with the OP.

The extensive amenity areas, proximity to recreational uses, and rental tenure type can appeal to a wide demographic, aligning with the direction of the PPS. Rent rates will be varied across the variety of unit sizes, leading to a development that will feature a range of rental rates to meet the needs of various families.

Traffic Analysis

As part of the complete Zoning By-law Amendment application, a Transportation Impact and Parking Study (“TIS”) was prepared by Paradigm Transportation Solutions Ltd. This TIS was prepared based on a terms of reference approved by the City. The TIS found that the intersections in the study area will operate at acceptable levels with the addition of the traffic generated from the Proposed Development. One intersection, 3rd Street East and 15th Avenue East, is already operating above acceptable levels, and a recommendation was provided to the attention of the municipality to install a 4-way stop to alleviate the capacity concerns that exist today. Additionally, a northbound right-in turn lane is recommended at the access of the Subject Site to further alleviate traffic concerns.

Development Design

Addressing the design of the Proposed Development, the PJR discusses the design policies of Section 8 of the OP; however, it is understood that there have been inquiries brought forward, questioning the buildings as not being oriented towards the waterfront and therefore not capitalizing on the views to the water. The orientation of the proposed buildings is deliberate, taking into account views, sun/shadow and wind impact assessments. By rotating the building perpendicular to the waterfront, each proposed suite will have views of the waterfront. If the built form was organized to bring the massing of the building further to the lot line and frame East Bayshore Road, the buildings behind would have their view blocked. The proposed arrangement optimizes the view of the water across the Subject Site, not only for the buildings, but also maintains these view corridors and provides look-out opportunities for the amenity and landscaped areas.

Conclusion

To reaffirm the findings of the PJR, the Subject Site is a residentially designated property in the City of Owen Sound, a Prime Settlement Area of Grey County. The Subject Site is along an arterial road, an appropriate location for the density and built forms proposed. The six-storey buildings contribute to the housing mix available in the City, and is located a short drive from several retail and commercial uses, with access to a transit route.

The OP provides clear direction for and encourages attainable and rental housing units, and the PPS provides further direction on these matters and meeting the needs of current and future demand and changing demographics. The Proposed Development addresses the significant need for rental housing, while providing a variety of suite sizes and styles to appeal to a range of future tenants. Full-time staff will be on-site to ensure the high quality and upkeep of the property is maintained. The Proposed Development is consistent with the PPS and conforms to the broader policy framework of the County of Grey Official Plan and City of Owen Sound Official Plan.

We trust this addendum letter sufficiently addresses any outstanding inquiries regarding the Zoning By-law Amendment application.

Sincerely,
GSP Group Inc.



Evan Wittmann
Planner



Brandon Flewwelling, MCIP, RPP
Development Planning Manager