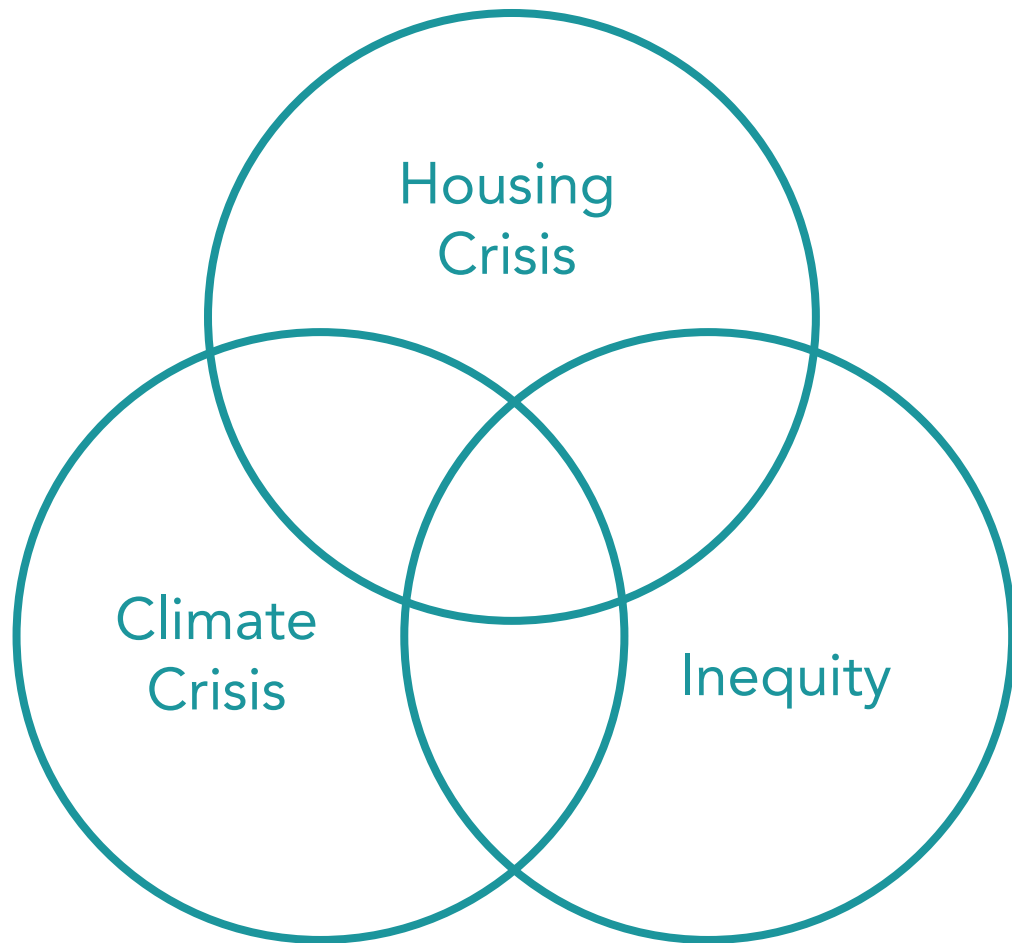


**ATTAINABLE - SUSTAINABLE - COMMUNITY**

**A vision for a sustainable  
affordable housing  
solution presented to  
Owen Sound City Council  
November 7, 2022**









# The Need

- Urgent need for affordable housing
- Housing prices have more than doubled since 2020
- Few affordable housing options, particularly for seniors and vulnerable populations
- Need for models that address affordability + sustainability



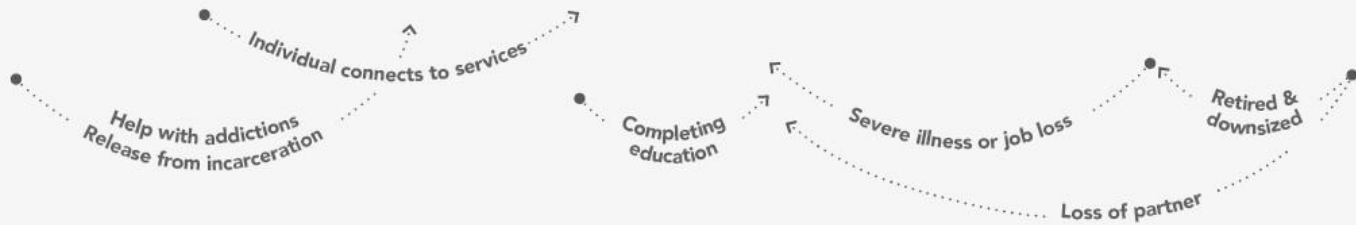
**“The shortage of employee housing and the associated detrimental impacts to the region are likely to continue given the area’s high desirability as a place to live, work and play.**

**These conditions are likely to continue unless there is an intervention in the market.”**

South Georgian Bay Tourism Labour Industry  
Workforce Housing Research and Business Case  
(2018)



# The Housing Continuum



*These are a few examples of how people might move within the housing continuum.*



# The Vision

- Address local and international housing, climate and equity goals
- Centre Owen Sound as a leader in innovative housing solutions
- 300+ affordable housing units
- 100+ job opportunities
- Model sustainable community design + social infrastructure



## More Homes, More Choice:

Ontario's Housing  
Supply Action Plan

May 2019

# Community Improvement Plan Program

June 2019



Grey  
County

Colour It Your Way



# HEALTHY DEVELOPMENT CHECKLIST

A TOOL TO HELP GUIDE HEALTHY COMMUNITIES



A collaborative resource developed by the Grey Bruce  
and endorsed by the Planning Departments in Bruce  
Together, we build healthy communities.



**Sylvia Statham**

Director, St Francis Place and Founder, Corbett Place



**Kelsey Carriere**

Master of Urban Planning, Community Engagement Environmental Design



**Jan Chamberlain**

Former City Councillor Director, Owen Sound Housing Co. Limited Community leader



**Paul Connelly**

Options for Homes, Co-op and Mixed-income Housing Developer



**Ron Struys**

Co-op housing development expert Residential and Commercial Real estate



**Michael Johnston**

Associate, Grey Bruce Law Former manager at Saugeen Ojibway Nation Environment Office



**Diane Austin**

CEO, Owen Sound & District Chamber of Commerce



## The project is supported by:

- **150+ members**
- **25+ monthly** sustainers contributing to ~50% of operating costs
- **Land purchased with over \$100k** in member loans

## With funding support from:



Community Housing  
Transformation Centre  
Centre de transformation  
du logement communautaire



COMMUNITY  
FOUNDATION  
GREY BRUCE

We're here for good.



Funded in part by the  
Government of Canada's  
New Horizons for Seniors Program

Canada



Georgian

senco

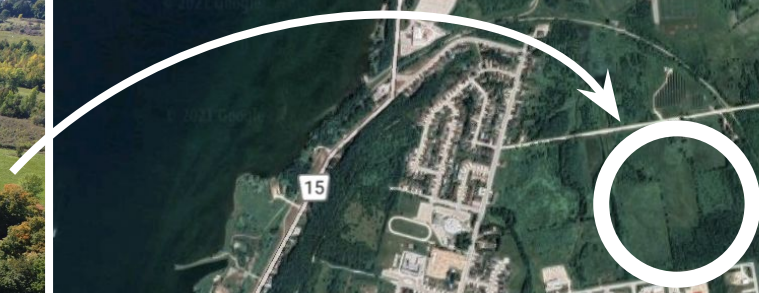


SMALL  
CHANGE  
FUND





THE SITE



46  
ACRES



Grey Rd 178

Alpha St

14th St W

2nd Ave W

Highway 6

Owen Sound

6

26

15

15

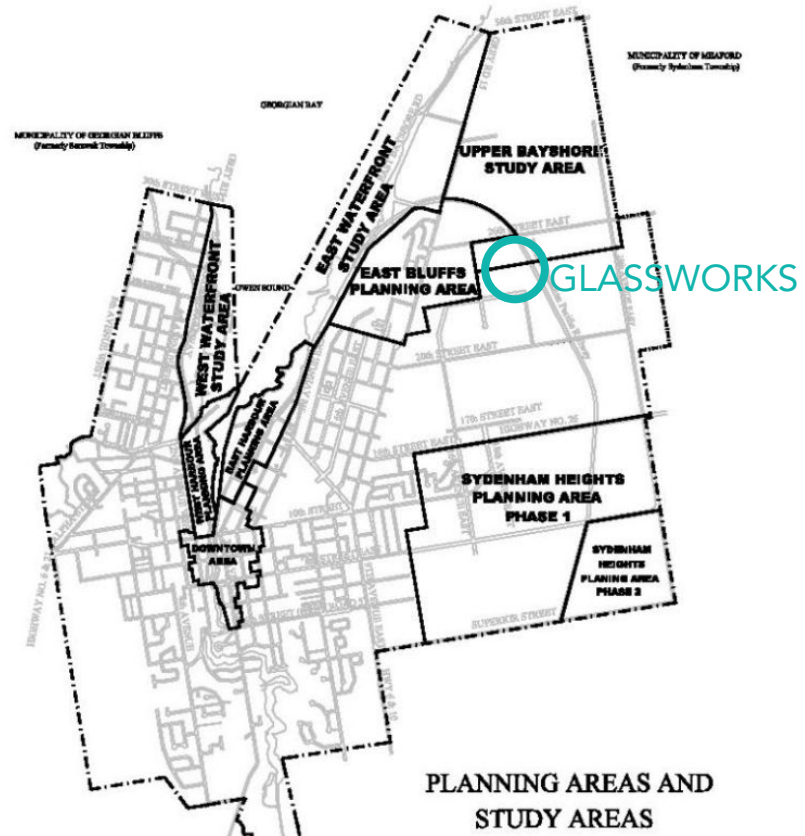


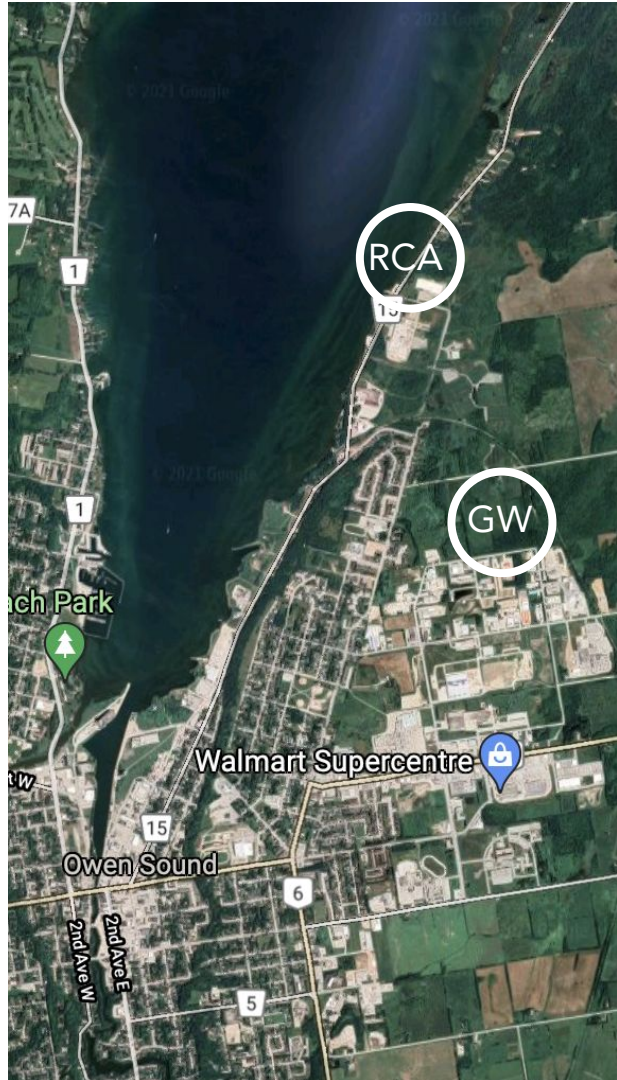
mi



## EXCERPT FROM 2003 OFFICIAL PLAN REVIEW

1. Page 12
  - a. The most northern part of the city, the northern parts of the East Bluffs, is designated industrial and rural though the industrial is not fully developed at this time. This report recommends that the Official Plan move towards the re-designation of this area for future residential and commercial mixed-use purposes. The area is conveniently located close to the water providing potential vistas for future residential development. As the area is not within walking distance to commercial areas, the neighbourhood should seek to incorporate smaller commercial enterprises which can serve local needs in the interior areas and more regional, city-wide tourist destination commercial spaces along the waterfront.





## REZONING PRECEDENT STUDY 2014, MHBC PLANNING

**RE: PEER REVIEW – Industrial Land Impact Study for the Redevelopment of the RCA Lands - Application ZBA No. 10 and OPA No. 5, (3195 East Bayshore Road, North Ridge Properties) OUR FILE: o8219'O'**

MHBC Planning (MHBC) was retained by the City of Owen Sound to complete a peer review on the Industrial Land Impact Study that was submitted as part of a 'complete' application for lands at 3195 East Bayshore Road. The objective of the Peer Review is to assess the submitted material and provide a recommendation to City staff for consideration in a Council report on whether or not the Industrial Land Impact Study meets the tests of Section 4.8.2.8 of the Official Plan, the approved Terms of Reference and comment on the study in context of the Provincial Policy Statement.

The Study concludes:

- there are approximately 229 net hectare of land across the entire Owen Sound Industrial Park;
- there is 104 hectares of 'competitive' land supply;
- there is a projected need /demand for 11.6 hectares of land to 2031;
- there is a large supply of vacant developable land in the City of Owen Sound to meet the projected demand and beyond; and,
- the loss of the RCA lands from the employment land inventory will not have any impact on the City to provide competitive supply to meet through the planning horizon.



THE SITE PLAN

AFFORDABLE HOUSING  
MIXED USE  
CO-WORK

SUSTAINABLE  
AGRICULTURE

COMPATIBLE  
EMPLOYMENT

$\frac{1}{3}$   
~15 acres  
rezoned

26TH ST E

23RD ST E

20TH AVE

Greenway CP Rail Trail





# JOB CREATION

**100+**

Co-work, teaching and studio space, elder and childcare, and other services, micro-retail and micro-industries

**20+**

Regenerative agriculture jobs through multiple farming partners

**40+**

Employment opportunities through M2 use partners

26TH ST E

Grey County CP Rail Trail

23RD ST E

20TH AVE





Glassworks has secured New Commons Development, a non-profit development company working with community partners across Canada to build affordable housing.

The project is shaped and guided by Glassworks members and the local community.

You can learn more about them here:

[www.newcommons.ca](http://www.newcommons.ca)







# BrookMcIlroy/

We are working with Brook McIlroy architects and their Indigenous design studio to bring together input from our community design process to shape a thoughtful, affordable and range of sustainable housing typologies, vibrant public spaces and employment opportunities.

You can learn more about them here:

<https://brookmcilroy.com/>



# Development Partners:



We are working closely with Giiwee, M'Wikwedong's Indigenous Supportive Housing program, and local Indigenous community members to incorporate traditional Indigenous principles of healthy community design into the development as well as to provide housing for the urban Indigenous community.







**Part of a  
prosperous & resilient  
Owen Sound**

**[www.glassworkscoop.com](http://www.glassworkscoop.com)**



An aerial architectural rendering of a residential development. The site is bounded by roads on the top, bottom, and right. A large green field is at the top. The development includes several building types: a row of small houses, a long row of townhomes, a large multi-story apartment building with a green roof, and several smaller multi-story buildings. There are parking lots, walkways, and extensive landscaping with trees and grass. A blue stream or canal winds through the site. The text 'GLASSWORKS VILLAGE PRELIMINARY DRAFT CONCEPT SITE PLAN' is overlaid in the center-right.

**GLASSWORKS VILLAGE  
PRELIMINARY DRAFT  
CONCEPT SITE PLAN**



## TOWNHOMES

26 units  
1,400 sf per unit  
3 bedroom

2.2 acres

Parking: 1 per unit

Pavilions &  
gardens





**SENIORS FACILITY  
WITH PUBLIC  
PROGRAMMING  
AND AMENITIES  
3.5 ACRES**







## TINY HOME CLUSTERS

24 units  
2 @ 12 unit pods  
860 sf per unit  
2 bedroom

4 acres

Parking: 2 @ 12 space lots

Community pavilion &  
gardens







## TINY HOME CLUSTERS

24 units  
2 @ 12 unit pods  
860 sf per unit  
2 bedroom

4 acres

Parking: 2 @ 12 space lots

Community pavilion &  
gardens







## VILLAGE GREEN

3 storey apartment pavilion

12- 16 units per building

Total = 150 units

Parking = 104 spaces

5.6 acres

Roundhouse community building

Kitchen, lounge, work shop  
co-work space, community gardens







**SUSTAINABLE  
AGRICULTURE  
9 ACRES**







**LIGHT INDUSTRIAL -  
FOOD PROCESSING /  
COMPATIBLE EMPLOYME  
4.2 ACRES**

