

Agency and Public Comments

- 1) Historic Saugeen Metis – February 23, 2023
- 2) Grey Sauble Conservation Authority – March 2, 2023
- 3) Grey County Planning & Development – March 2, 2023
- 4) Grey Bruce Hospice Inc. – March 22, 2023
- 5) Engineering Services Division Staff Report – March 23, 2023

From: hsmlrcc@bmts.com
To: [OS Planning](#)
Subject: Request for Comments - Owen Sound (1555 18th Avenue East) - proposed Official Plan & Zoning By-law Amendment
Date: February 23, 2023 10:45:48 AM

Owen Sound Municipality

RE: OPA 12 / ZBA-45

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Official Plan and Zoning By-law Amendment 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
phone: 519-483-4000
site: saugeenmetis.com
address: 204 High Street Southampton, ON

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March 2, 2023

GSCA File: P23063

City of Owen Sound
808 2nd Ave E
Owen Sound, ON
N4K 2H4

Sent via email: osplanning@owensound.ca

Re: Official Plan Amendment 12 and Zoning By-law Amendment 45
Address: 1555 18th Avenue East
Roll No: 425904006011000
City of Owen Sound
Applicant: Calloway

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The purpose of the application is to permit a two phased high density residential development including apartment and cluster townhouse dwellings with a total of 477 units.

GSCA Regulations

The subject property is currently not regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

Provincial Policy Statement 2020

3.1 Natural Hazards

GSCA staff have not identified any natural hazards on the subject property.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

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

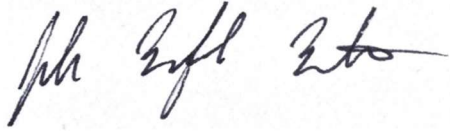
Recommendations

GSCA staff generally have no objections to the proposed development.

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

Regards,

A handwritten signature in black ink, appearing to read 'Jake Bousfield-Bastedo', written in a cursive style.

Jake Bousfield-Bastedo, Watershed Planner, RPP

c.c. Scott Greig, GSCA Director, City of Owen Sound
Jon Farmer, GSCA Director, City of Owen Sound



Planning and Development

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

March 2, 2023

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

**RE: Local OPA 12 and ZBA 45 – Calloway (4-storey Apartments & Towns)
1555 18th Ave E.
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 applications in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The applicant, Calloway Real Estate Investment Trust Inc. is proposing to develop a two phased high density residential development including apartment and cluster townhouse dwellings with a total of 477 units and an overall density of 95 units per net hectare. The development includes the extension of 10th St E as a 20.5 metre collector road. The OPA would permit 'High Density Residential Development,' on the subject lands and provide for a 20.5 m wide collector Road. ZBA 45 would re-zone the lands to General Residential, with several special provisions that would:

- Recognize that the development will be regarded as one lot for the purposes of zoning conformity;
- Recognize that the development will be regarded as one lot for the purposes of zoning regulations if subject to future consents;
- Permit an increased maximum building height;
- Permit a reduced minimum exterior side yard;
- Provide for reduced site-specific vehicle and bicycle parking ratios for cluster townhouse dwellings and apartment dwellings; and;
- Permit an increased maximum density (floor space index) for Phase 1; and,

- Permit a temporary sales/leasing office. The proposed development also includes site servicing, landscaping, and an internal drive aisle and sidewalk network.

The subject lands currently contain a large-commercial shopping centre, but the area proposed for development is vacant and undeveloped.

Schedule A of the County OP designates the subject lands as 'Primary Settlement Area.' Primary Settlement Areas are intended for a full range of residential, commercial, industrial, recreational, and institutional land uses. 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. As per section 3.5(6) of the OP, intensification efforts are strongly encouraged within Primary Settlement Areas.

Staff are supportive of the proposed higher-density residential units proposed for this site and recognize that this higher density facilitates opportunities to support transit ridership and increased walkability to a wide array of nearby employment opportunities, institutional uses and community services. County staff are pleased to see that active transportation has been considered within the proposal, including pedestrian walkways throughout the site and along the proposed 10th Street East Road extension. County staff would support additional opportunities to link the subject lands through formal pedestrian and cycling paths to the hospital property, immediately south.

Staff would note that at this time, information has not been provided to demonstrate that sufficient servicing would be available to accommodate the proposed development. It is recommended that a fulsome servicing study and stormwater management study be undertaken at a Site Plan, Plan of Condominium and/or Draft Plan of Subdivision stage.

The intended price point of the proposed units and ownership model of the lands are currently unclear (ie: staff are unclear whether the site would be reserved purely for rental housing, or whether a Plan of Condominium and/or Subdivision application would be forthcoming). That said, the County's Housing Department remains open to discussions regarding partnership opportunities to rent some units below market rate, to accommodate lower-income residents in need of housing. Since 2019, the County's waitlist for subsidized housing has increased significantly. Staff would note that robust and cohesive communities cater to the affordability constraints of a wide array of residents. The County would encourage the applicant to have further conversation with City and County staff in this respect. Given the location of the subject lands in relation to a wide array of employment opportunities and community services, these lands are

ideally located to accommodate affordable housing opportunities.

In 2020, Grey County completed a 'Grey County's Healthy Community and Residential Subdivision Guidelines' document to use as a reference manual for larger-scale developments. These guidelines can be accessed through [this link](#). There are several considerations within this document that would be important to explore for an application of this scale. Staff would particularly draw attention to the following considerations, of relevance to this proposal:

- *Access to centralized green space, parks, trails:*
 - At present, there is one small privately owned park proposed in the south-west corner of the site. Given the neighbouring hospice use, staff recognize that this area is an important buffer to ensure a degree of privacy and separation from this sensitive land use. County staff would support further opportunities to locate open green space(s) throughout the site, in centralized areas of the property, similar to what was demonstrated at the pre-circulation concept stage. High-quality open space should include age-friendly considerations, such as playground equipment for younger children, as well as shaded seating areas and paved pathways for individuals with accessibility needs. Given the City's recent initiatives to support Community Gardens in higher-density residential areas, staff wonder if there would be opportunity to consider a similar use on the subject property.

- *Provide natural or construct shade to mitigate urban heat island effects*
 - At present, there are large areas of exposed parking facilities throughout the site. To reduce the urban heat island effect and to improve age-friendly planning, staff would inquire whether there is opportunity to provide shade opportunities within these parking areas, and/or to locate some parking below ground (or at ground level), under the proposed apartment buildings. This would have the effect of freeing up portions of the site for alternative open space options and would facilitate easy access to vehicles during winter months for older residents.

- *Ensure public and private road access is suitable for emergency services; and*
- *Preference is given to through-roads and a grid or modified grid network; it is recommended to avoid cul-de-sacs where possible, as cul-de-sacs are difficult to maintain*
 - Several of the proposed private roads to access the townhouses end in a 'dead end.' Staff would recommend that further comments be provided by City engineering staff and emergency services to determine the feasibility

of this layout in regard to garbage pick-up, fire truck access, snow removal/storage, etc.

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. As the proposed development is residential in nature, County planning staff generally have no concerns. That said, given the scale of the proposed development and surrounding commercial uses, City staff may wish to seek further comments from the Local Risk Management Official.

Of a general planning nature, staff would note that there is a wooded area on the subject property, but it is not mapped as Significant Woodlands within the County's Official Plan. A Tree Preservation Report and Plan has been prepared and indicates that a small sample of trees may be preserved on site. Given the extent of the wooded area proposed to be removed, County staff would recommend that a future landscaping plan be undertaken with emphasis on how and where new trees can be planted throughout the site at a development stage. From a climate-change perspective, trees play an important role in sequestering carbon in soils, and County Council has committed to reducing green-house gas emissions into the future.

County Transportation Services have reviewed the submitted Traffic Impact Study and have indicated that given the number of proposed or approved developments on surrounding properties, the County is considering the development of a round-about at the intersection of 8th Street East and the proposed extension of 20th Avenue East. County staff are open to further discussion with the developer and the City regarding intended upgrades to the County Road.

In summary, County staff would recommend that:

- A fulsome review of site servicing and stormwater management be undertaken at a future application stage;
- That clarity be provided by the developer regarding the final intention of this development (ie: whether it will be maintained as a single site and units entirely

March 2, 2023

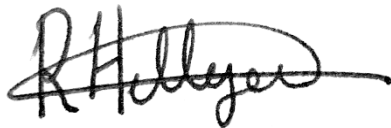
rented in future, or whether a Plan of Condominium and/or Plan of Subdivision is intended to be applied in future);

- That the Applicant consider opportunities to collaborate with the County, to develop some affordable rental units on site;
- That the above comments from Transportation Services be considered;
- That *The Healthy Development* checklist and *Grey County's Healthy Community and Residential Subdivision Guidelines* be reviewed in relation to the provision of quality open space, reduced impact of external parking areas, and street-grid configurations.
- That a landscape plan be prepared in any forthcoming application(s), to mitigate the loss of the wooded area from a climate-change perspective, and to promote an urban forest canopy and wildlife habitat.

County Staff have no further comments at this time.

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

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Hillyer', with a long horizontal flourish extending to the right.

Becky Hillyer
Intermediate Planner
(519) 372-0219 ext. 1231
becky.hillyer@grey.ca
www.grey.ca



Mayor Boddy and Owen Sound City Council
c/o Briana Bloomfield, City Clerk
notice@owensound.ca

March 22, 2023

Dear Mayor Boddy and Owen Sound City Council,

I write today in reference to the Official Plan Amendment No. 12 and Zoning By-law Amendment No. 45 for 1555 18th Avenue East in Owen Sound.

On behalf of the Board of Directors at Grey Bruce Hospice Inc., the operators of Chapman House, located at 1725 10th Street East, directly adjacent to the property listed above, I wish to share our input for your consideration.

First, we would like to clarify that we applaud the developers and the city for seeking opportunity for further housing for the citizens of Owen Sound. In our line of work, we witness the impact of the social determinants of health, one of them being “physical environments” which includes housing, and the impact that the lack of appropriate housing has on people’s health.

Our concern with these amendments come down to two main issues: 1. privacy for the residents of Chapman House and 2. the impact on potential drainage and water issues on Chapman House property and building.

Chapman House is a slab on grade construction that was purpose built in 2017 for the community, by the community. Over \$5,000,000 was raised by the community to establish our 9-bed hospice, where we care for individuals from all over Grey Bruce, who are in their last weeks of life. The hospice was built to maximize the privacy of the residents and their families who spend time at Chapman House. Each of the 9 bedrooms face the rear of our property and have a view of the small backyard. The rooms on the east side of the building have a view of the cluster of trees/brush that currently divides our yard from the subject property. Each bedroom has large windows and a patio door so that in the good weather we can take our residents, in their hospital beds, outside on to the patio to enjoy the sunshine and warm air, should they so choose. This gives them the opportunity to enjoy the outdoors with their families and loved ones in a protected and private way. (As a side note, the wildlife that come to visit through this brush area provide great entertainment and joy to our residents.)

With a multi-level development “including apartment and cluster townhouse dwellings” as indicated in the Purpose and Effect of the received Notice, we are greatly concerned that a multi-storey building will loom over our yard and completely negate the privacy and respect that our residents currently enjoy. We would like to understand elements of the development such as where on the subject property the

buildings will be located, how high they will be, where parking lots will be located and where any “green space” might be placed. Our request of the developers is to work with us, and consider building a 6-foot berm, lined with trees on the abutting property line, that could assist with maintaining as much privacy and reduce direct sight lines as much as possible. This could help so that when our residents are outside, they are not readily seen from properties located in the subject area. A fence would also be requested on the developer’s property so that access is not possible through our yard. Our greatest fear is that the dignity, respect, and privacy that our residents and their families experience on our property will be compromised.

Our other concern is around water drainage on our property. There are 3 stormwater drains currently managing the flow very well. In our 5 years of operation, we have never had any drainage problems, nor have we experienced any water issues in our building. We would like to understand the stormwater and drainage plans of the developer and how that might impact our property, particularly as there appears to be slope to the land as it currently exists, with Chapman House being at the low point of the area.

I will attach to this written submission, copies of the layout of our building as well as some photos for reference.

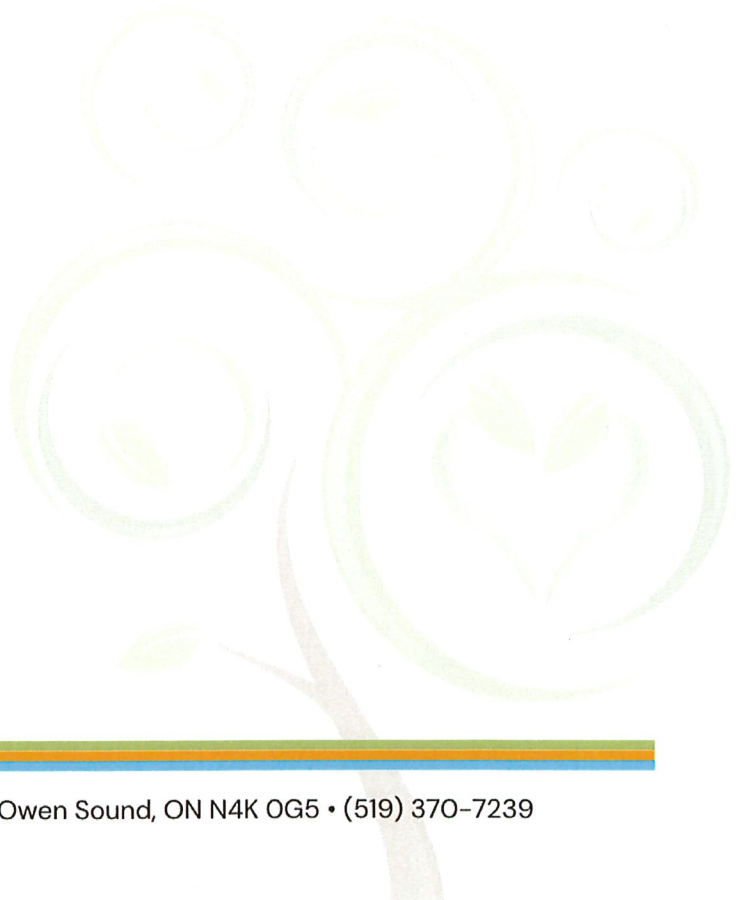
At Grey Bruce Hospice we believe in community, and we want to work with the developers of the property next door so that we can continue to foster the importance of community for everyone, including those who are coming to the end of their journey within our community with the privacy, dignity and respect they deserve.

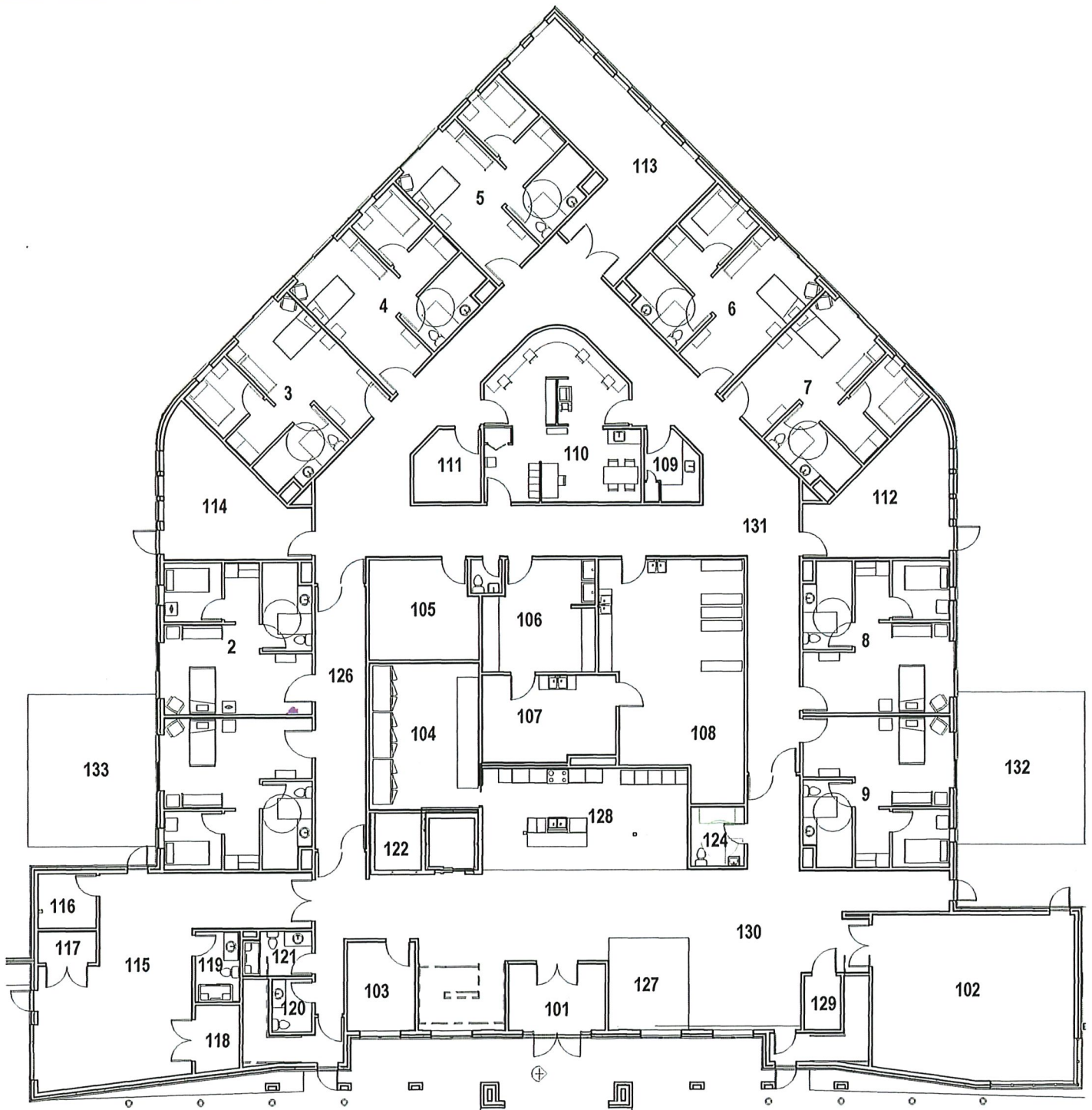
From everyone at Grey Bruce Hospice and Chapman House, thank you for the opportunity to provide this perspective.

Respectfully,



Janet Fairbridge
Executive Director
Grey Bruce Hospice Inc.





- 1 PATIENT ROOM *
- 2 PATIENT ROOM *
- 3 PATIENT ROOM *
- 4 PATIENT ROOM *
- 5 PATIENT ROOM *
- 6 PATIENT ROOM *
- 7 PATIENT ROOM *
- 8 PATIENT ROOM *
- 9 PATIENT ROOM *

- 101 FOYER
- 102 CLASSROOM
- 103 ADMINISTRATIVE COORDINATOR
- 104 FOOD STORAGE ROOM
- 105 EQUIPMENT STORAGE
- 106 SOILED
- 107 LAUNDRY AREA
- 108 STORAGE
- 109 SECURE STORAGE
- 110 NURSES' STATION *

* INDICATES AVAILABLE SPONSORSHIP

- 111 MANAGER
- 112 QUIET ROOM *
- 113 FAMILY LOUNGE *
- 114 KIDS' ACTIVITY ROOM *
- 115 LOADING AREA
- 116 SPRINK. VAL. RM
- 117 ELECTRICAL
- 118 SECURE MEDICAL STORAGE
- 119 STAFF W.C.
- 120 W.C.

- 121 W.C.
- 122 ELEVATOR *
- 123 W.C.
- 124 UNI W.C.
- 126 CORRIDOR 2
- 127 SPIRITUAL REFLECTION SPACE *
- 128 KITCHEN *
- 129 CHAIR STORAGE
- 130 ENTRY
- 131 CORRIDOR
- 132 HEALING GARDENS *
- 133 HEALING GARDENS *

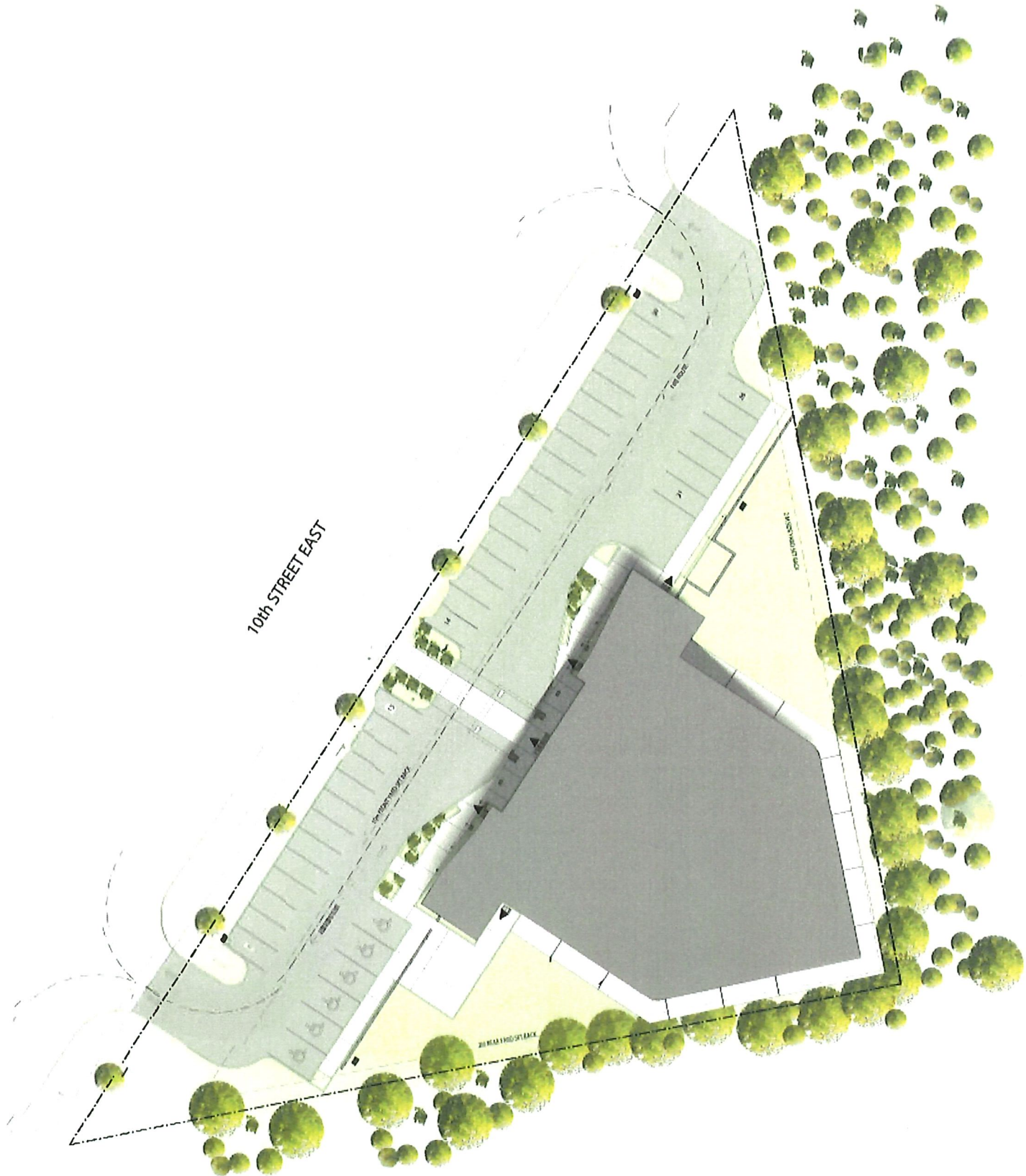


Floor Plan

Scale 3/64" = 1'-0"

G.M. DIEMERT ARCHITECT INC.

957 FOURTH AVENUE EAST
OWEN SOUND, ONTARIO
SUITE #201
N4K 2N9 (519)376 1975

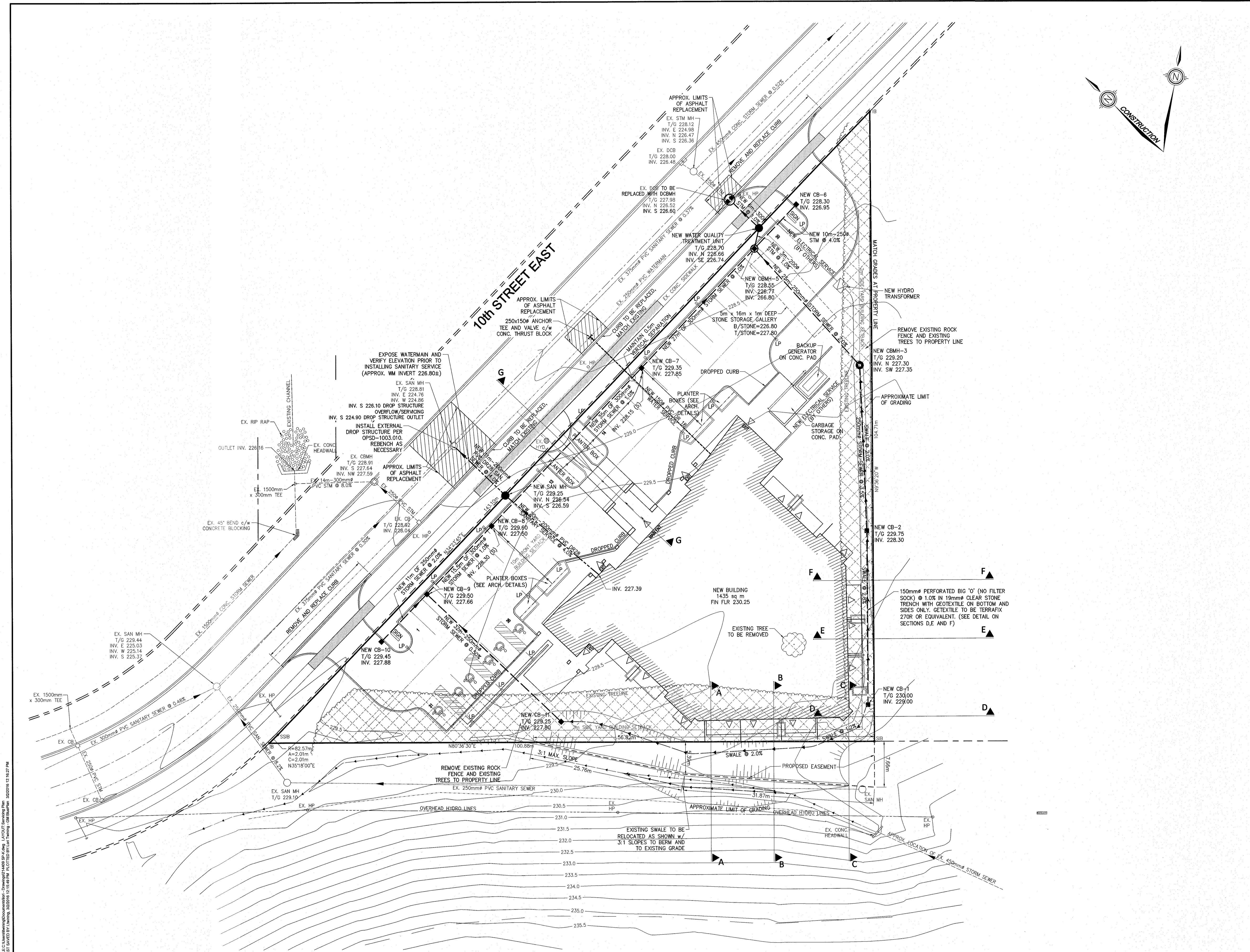


Site Plan

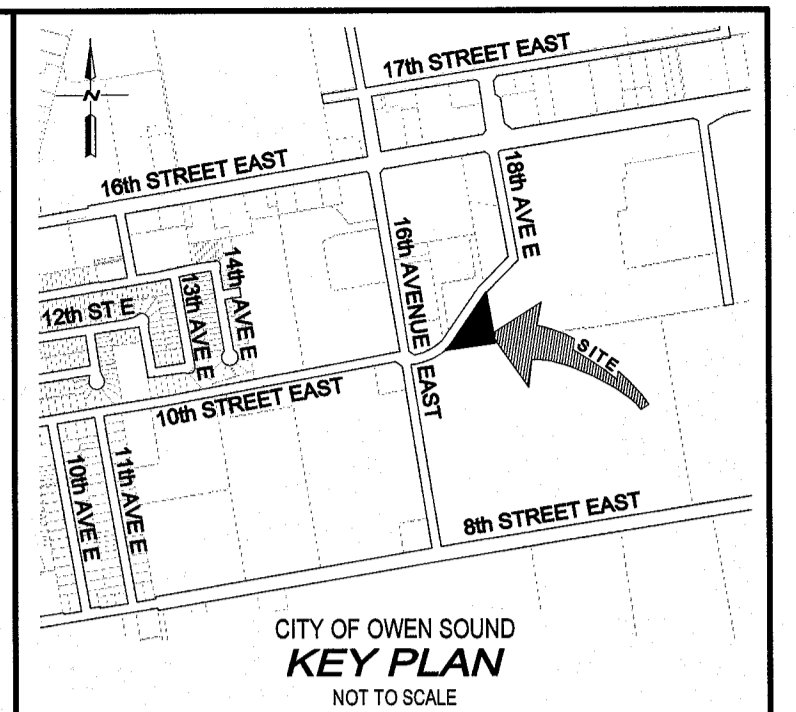
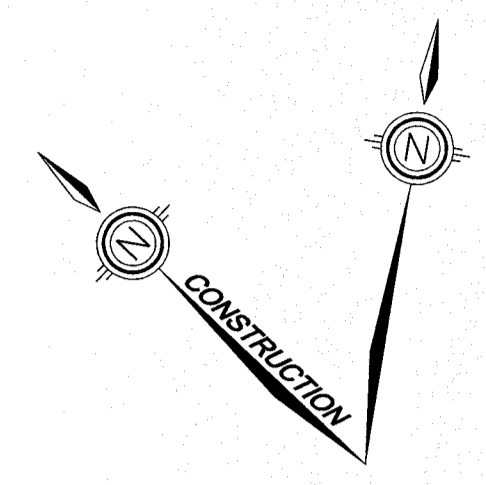
Scale

G.M. DIEMERT ARCHITECT INC.

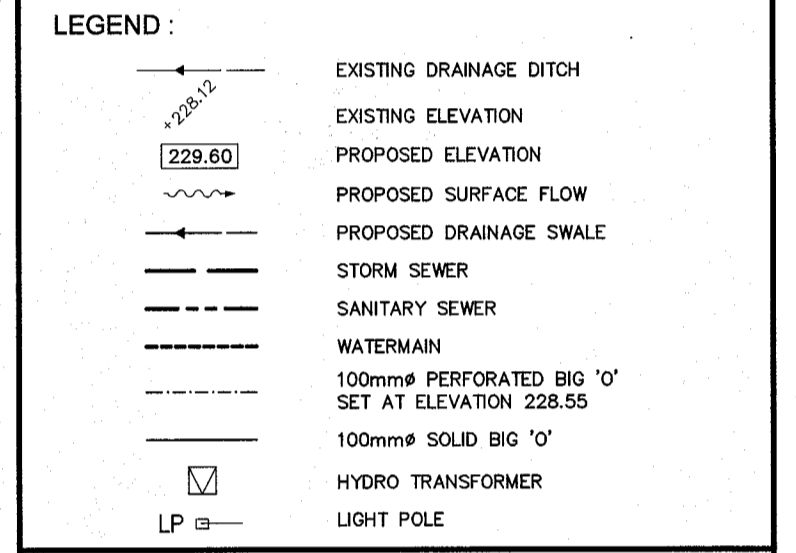
957 FOURTH AVENUE EAST
OWEN SOUND, ONTARIO
SUITE #201
N4K 2N9 (519)376 1975



FILE C:\Users\jbruce\Documents\2014\10th Street East\10th Street East Site Servicing Plan.dwg
 LAST SAVED BY: jbruce, 2014/12/18 10:27 AM
 PLOTTED BY: jbruce, 2014/12/18 10:27 AM
 PLOTTER: HP DesignJet 500, 2014/12/18 10:27 AM



- NOTES:**
- LEGAL INFORMATION PER PLAN 16R-6702, PLAN OF SURVEY OF PART OF PARK LOT 8, RANGE 5, EGR, CITY OF OWEN SOUND, PREPARED BY R. A. FLIGG SURVEYING LTD., ETOBICOKE, ONTARIO, DATED MARCH 10, 1997.
 - REFER ALSO TO ARCHITECT'S SITE PLAN AND REPORT ANY DISCREPANCIES.
 - REFER TO ARCHITECTURAL'S SITE PLAN FOR SIDEWALK MATERIAL AND CONSTRUCTION DETAILS INCLUDING ACCESSIBILITY FEATURES.
 - ADDITIONAL DETAILS FOR HYDRO SERVICE, HYDRO TRANSFORMER, PLANTER BOXES, GARBAGE STORAGE, LIGHTING, LANDSCAPING ETC. PROVIDED BY OTHERS.
 - WATER QUALITY TREATMENT UNIT TO BE SIZED TO PROVIDE 80% TSS REMOVAL FOR A FINE PARTICLE SIZE DISTRIBUTION WHILE TREATING 80% OF THE ANNUAL RUNOFF VOLUME. RUNOFF AREA OF 0.53 Ha. WITH AN 85% IMPERVIOUSNESS. ACCEPTABLE UNITS INCLUDE STORMCEPTOR STC 750 AND CDS PMSU MODEL 2015.



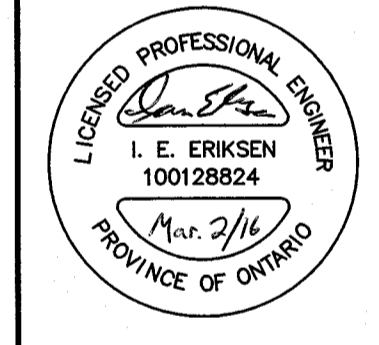
BENCHMARK:

BENCHMARK ELEVATION 229.78m

TOP OF NUT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 10TH STREET EAST IN FRONT OF THE SUBJECT PROPERTY.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



2	03/01/16	ISSUED FOR DEVELOPMENT AGREEMENT	J.B.S.
1	11/23/15	ISSUED FOR SITE PLAN APPROVAL	J.B.S.
NO.	DATE	REVISION DESCRIPTION	CHVD

QUELPH | OWEN SOUND | LISTOWEL | KITCHENER | EXETER | HAMILTON | GTA
 1240 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2A5
 TEL: 519-375-1500 www.blueplan.ca

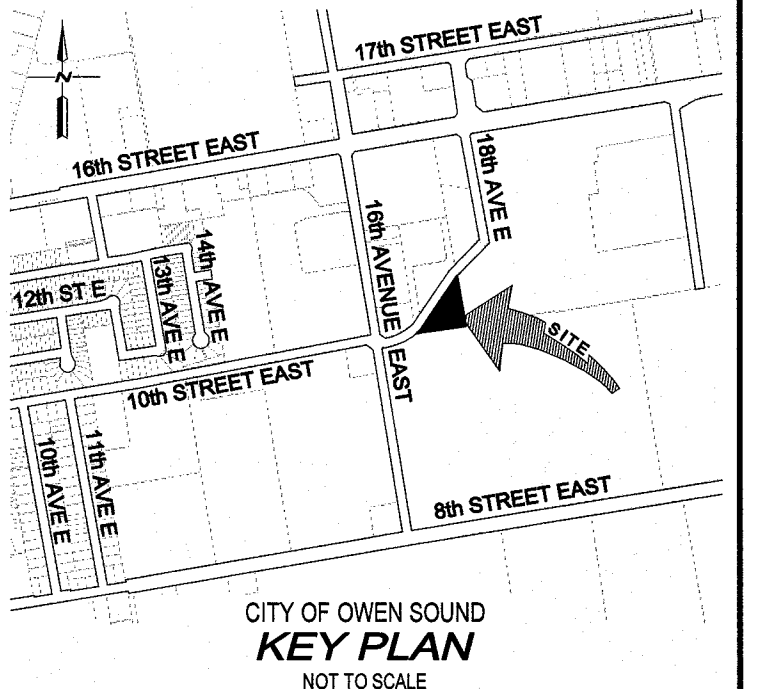
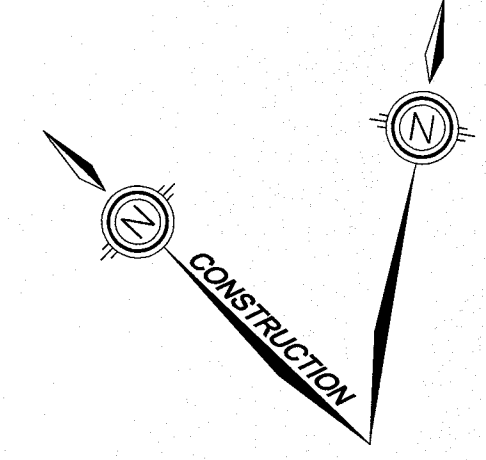
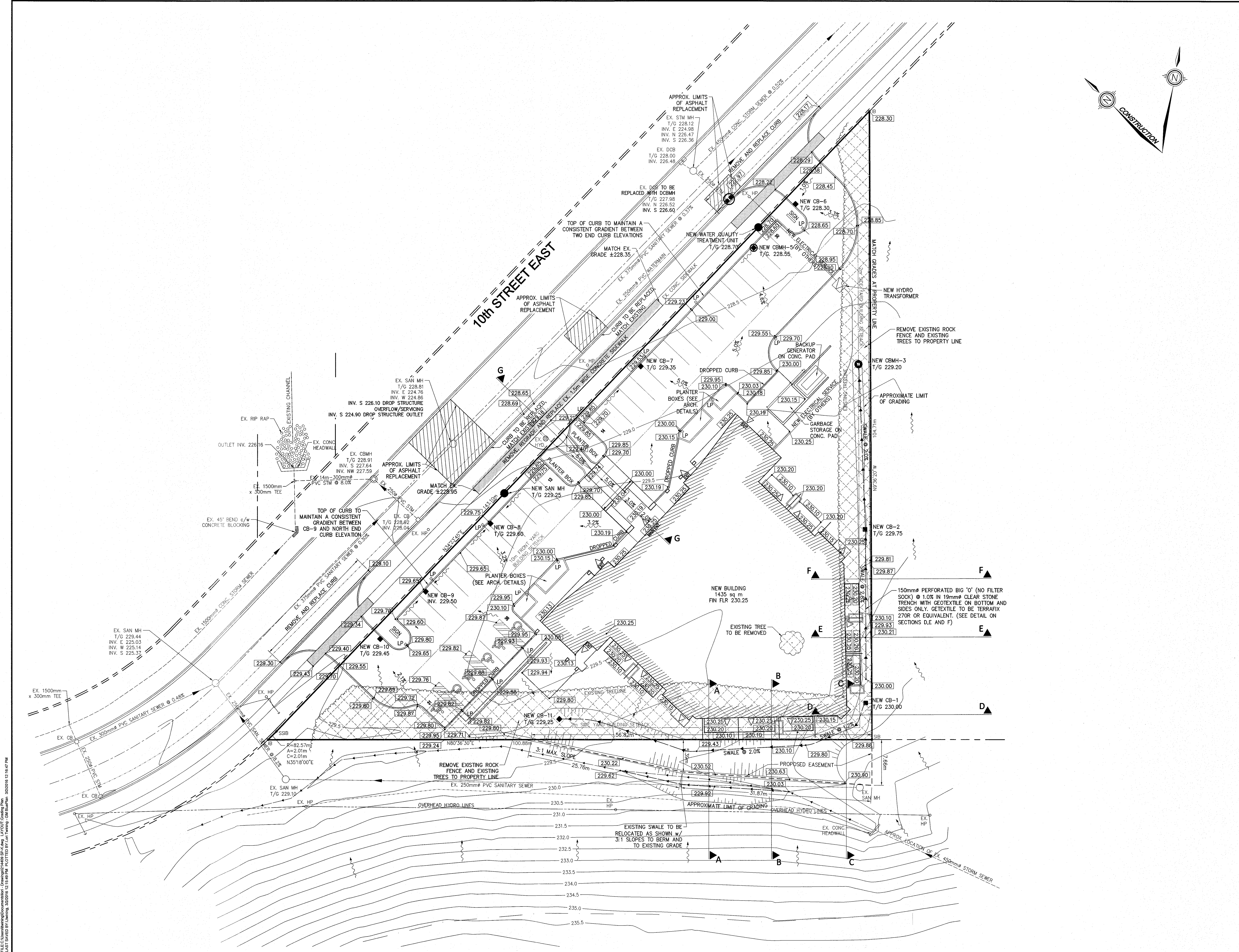
PROPOSED BUILDING

RESIDENTIAL HOSPICE OF GREY BRUCE

10th STREET EAST
CITY OF OWEN SOUND

SITE SERVICING PLAN

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
K.B.	J.B.S.	214409	1
DESIGNED BY:	DATE:	SCALE:	
J.B.S.	DEC. 2014	1:300	



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- LEGEND:**
- EXISTING DRAINAGE DITCH
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED SURFACE FLOW
 - PROPOSED DRAINAGE SWALE
 - STORM SEWER
 - SANITARY SEWER
 - WATERMAIN
 - 100mm ϕ PERFORATED BIG 'O' SET AT ELEVATION 228.55
 - 100mm ϕ SOLID BIG 'O'
 - HYDRO TRANSFORMER
 - L.P. LIGHT POLE

BENCHMARK:

BENCHMARK ELEVATION 229.78m

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1	11/23/15	ISSUED FOR SITE PLAN APPROVAL	J.B.S.
NO.	DATE	REVISION DESCRIPTION	CHYD

QUELPH | OWEN SOUND | LISTOWEL | KITCHENER | EXETER | HAMILTON | GTA
1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
TEL: 519-375-1850 www.blueplan.ca

PROPOSED BUILDING

RESIDENTIAL HOSPICE OF GREY BRUCE

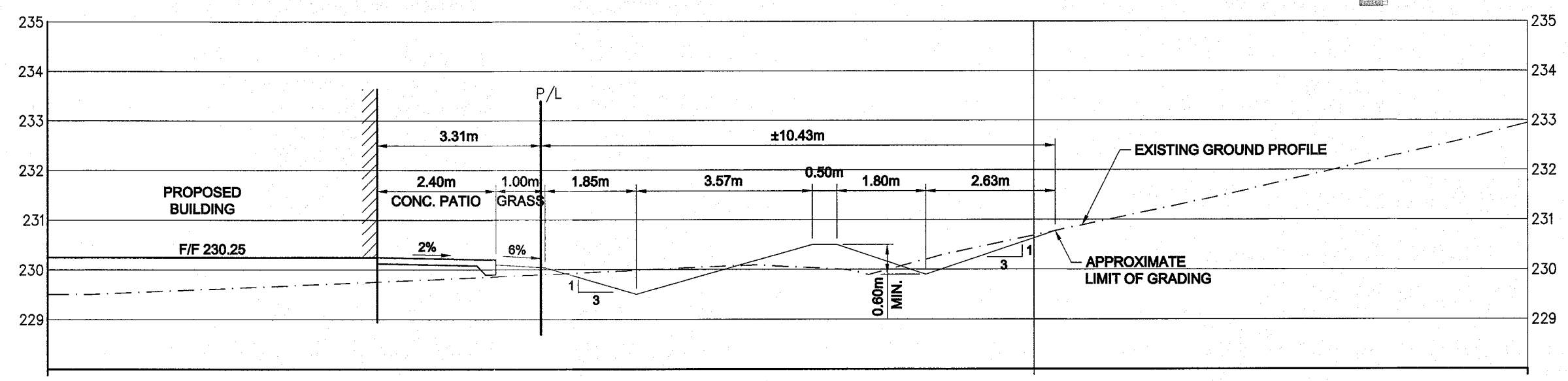
10th STREET EAST

CITY OF OWEN SOUND

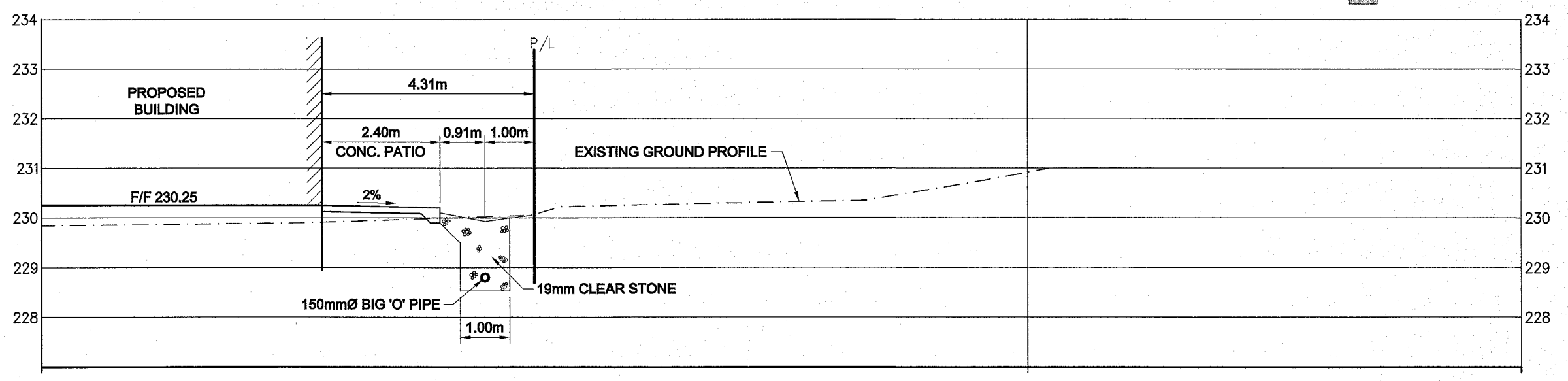
SITE GRADING PLAN

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
K.B.	J.B.S.	214409	2
DESIGNED BY:	DATE:	SCALE:	
J.B.S.	DEC. 2014	1:300	

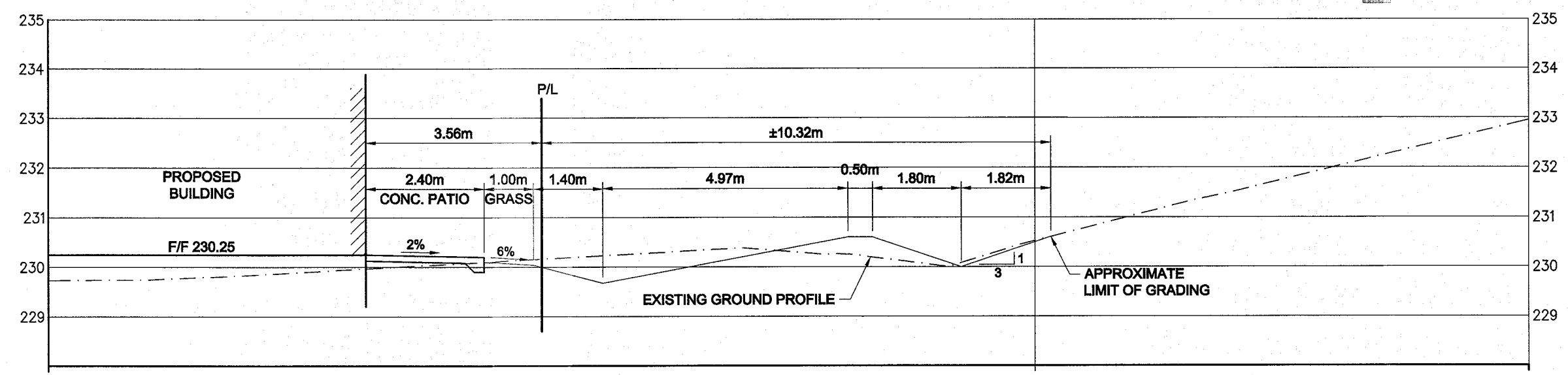
FILE: C:\Users\jbruce\Documents\2014\10th St E\10th St E - LAYOUT.dwg, LAYOUT: 04/16/16
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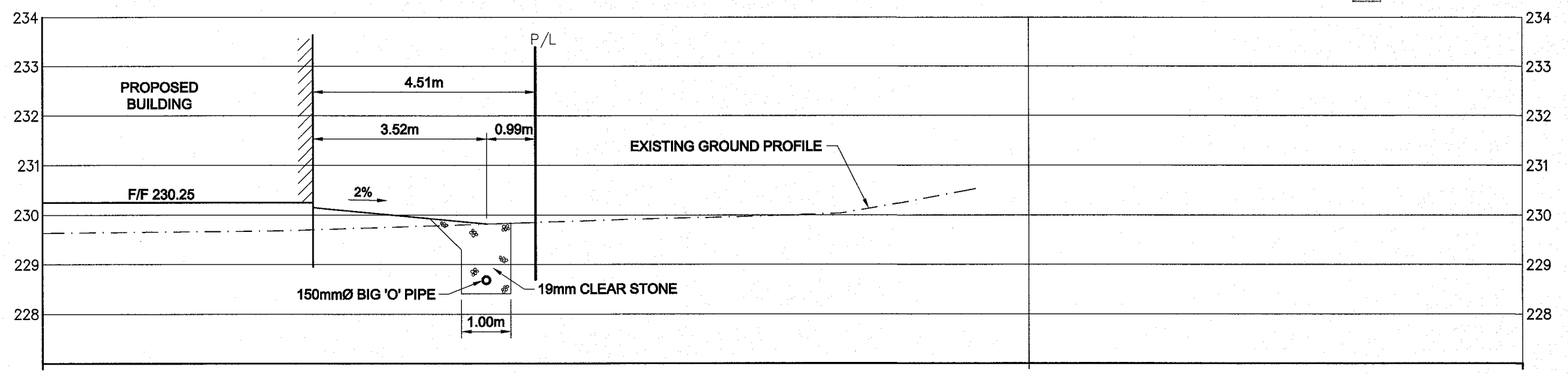
SECTION A-A



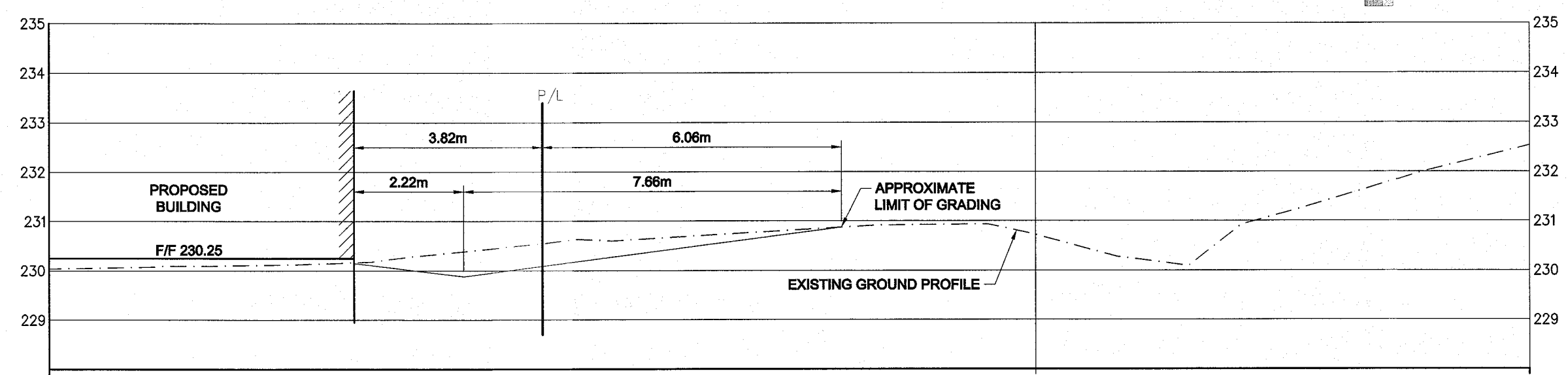
SECTION E-E



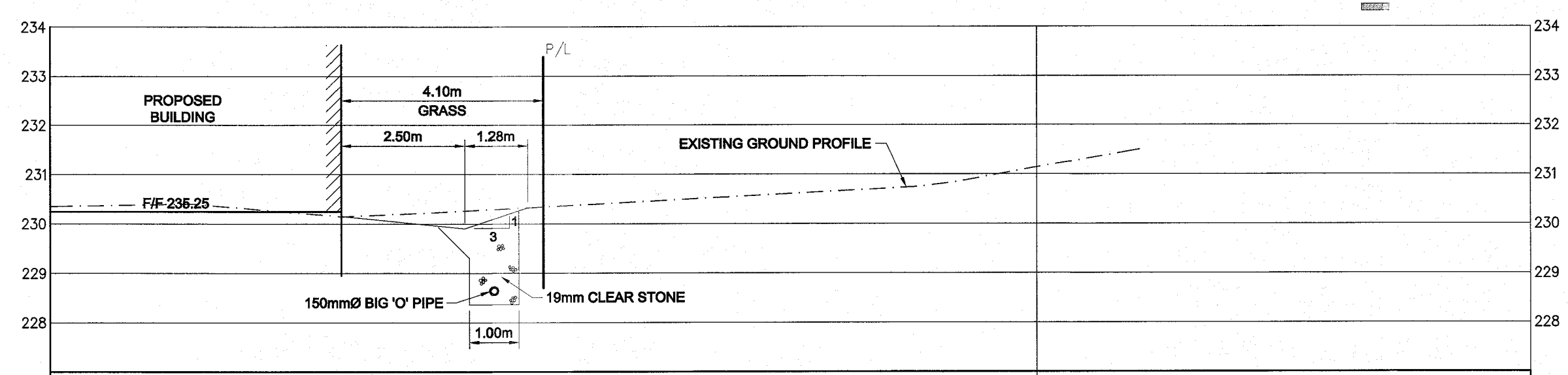
SECTION B-B



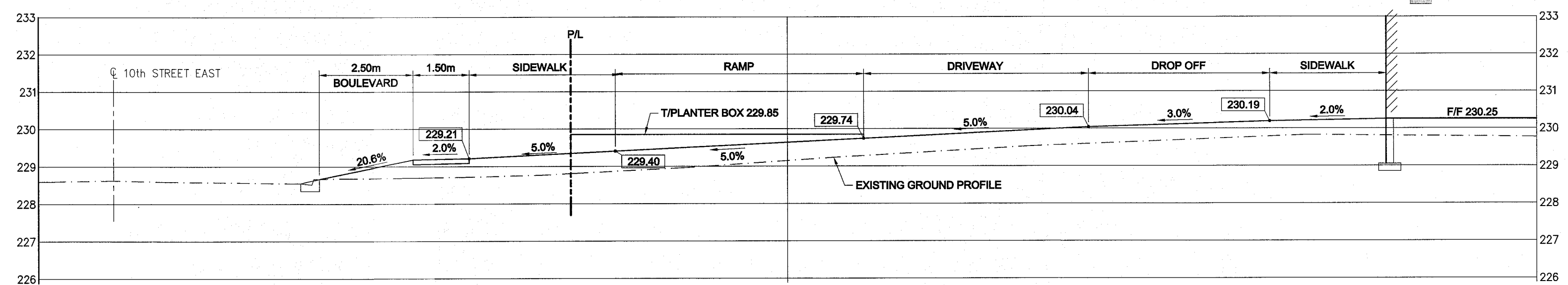
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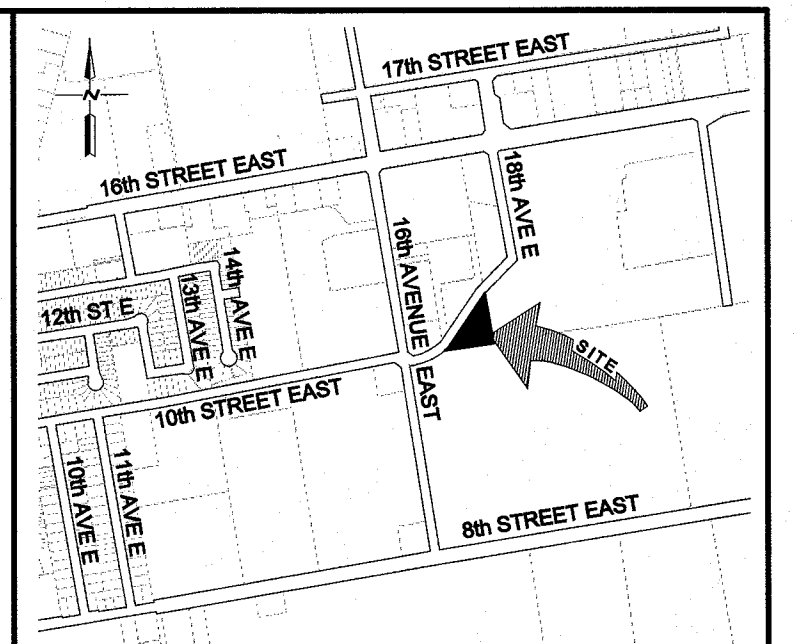
SECTION C-C



SECTION D-D



SECTION G-G



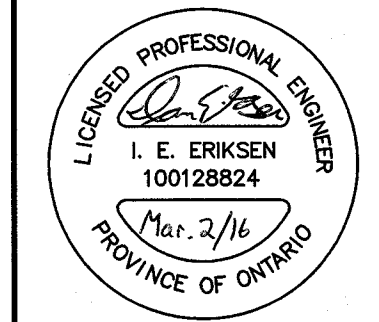
CITY OF OWEN SOUND
KEY PLAN
NOT TO SCALE

NOTES:

BENCHMARK:
BENCHMARK ELEVATION 229.78m
TOP OF NUT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 10th STREET EAST IN FRONT OF THE SUBJECT PROPERTY.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



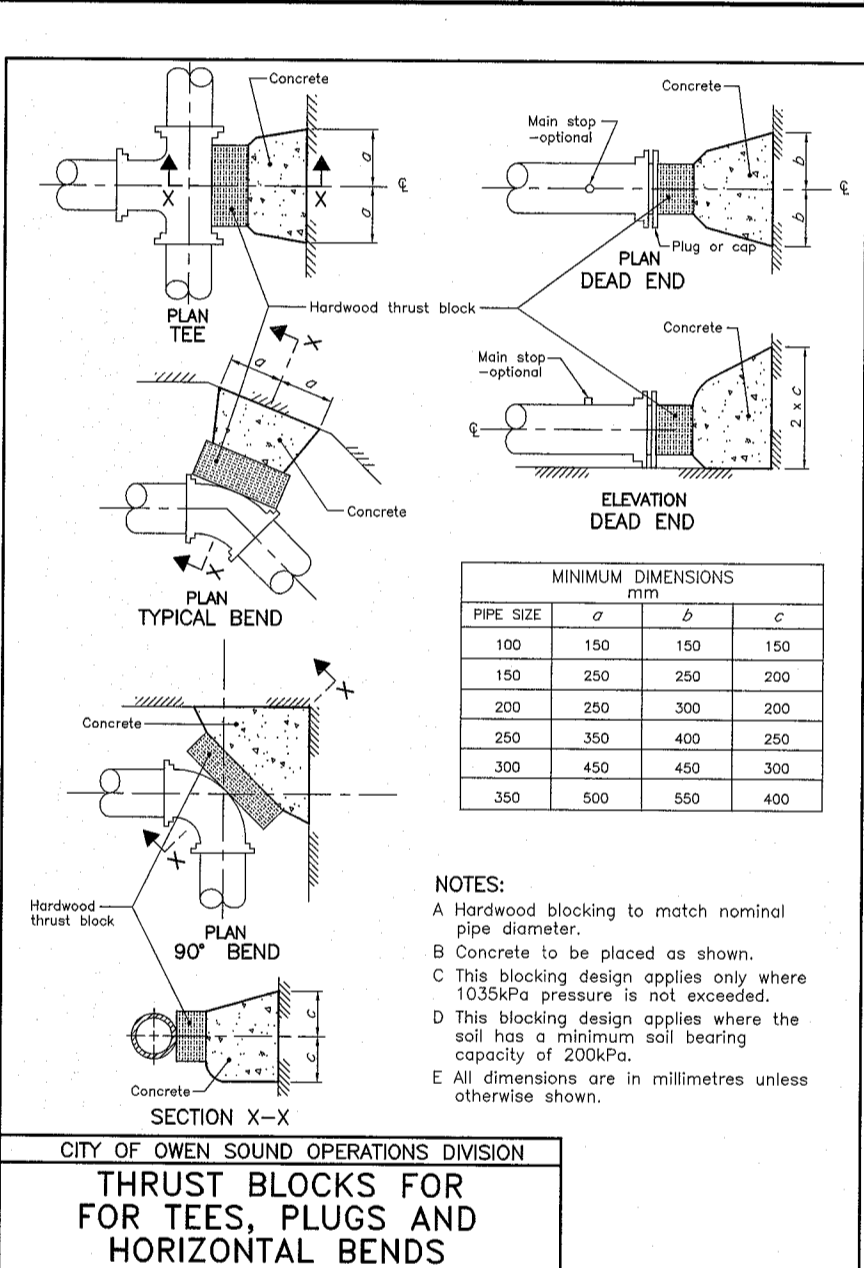
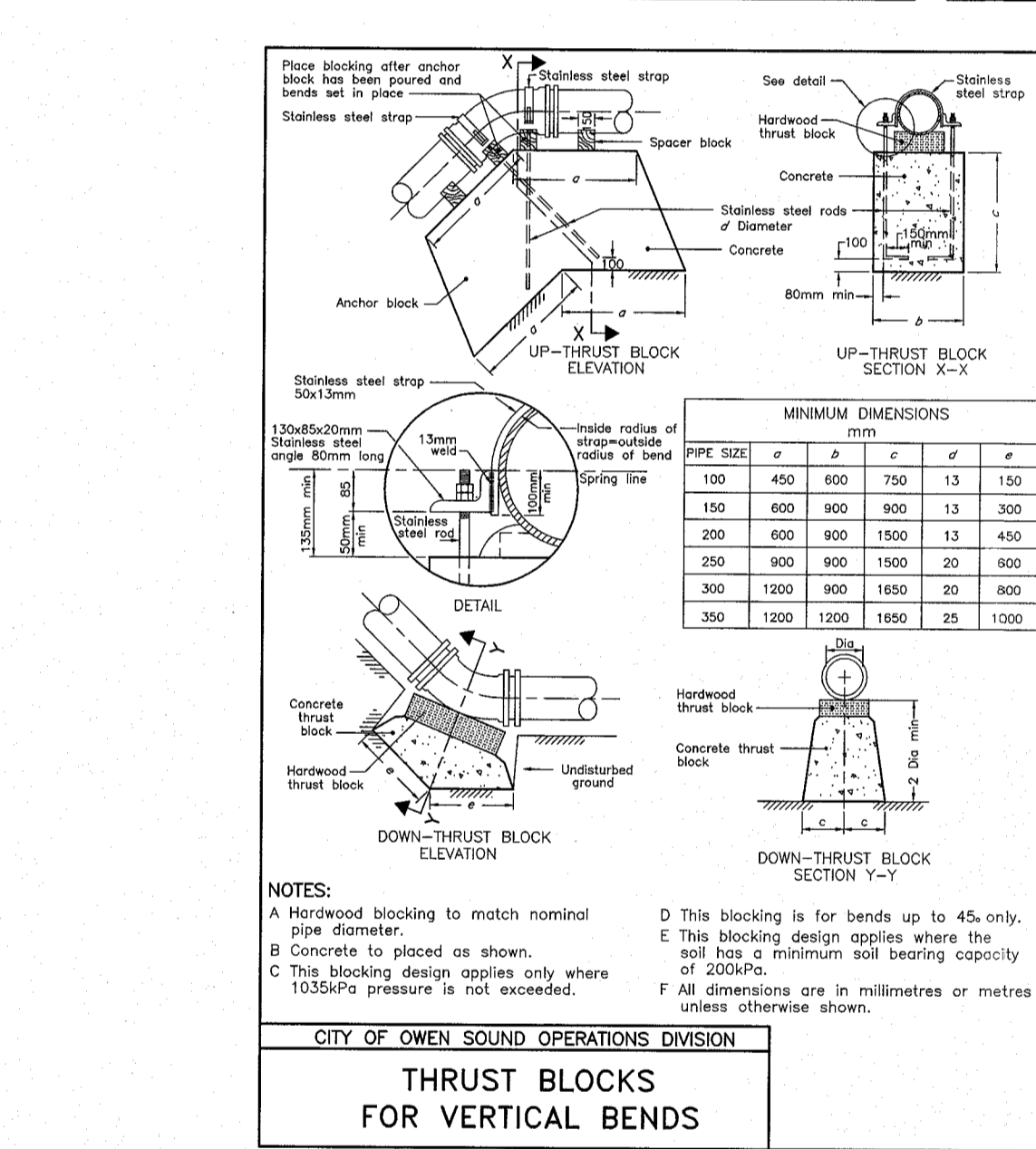
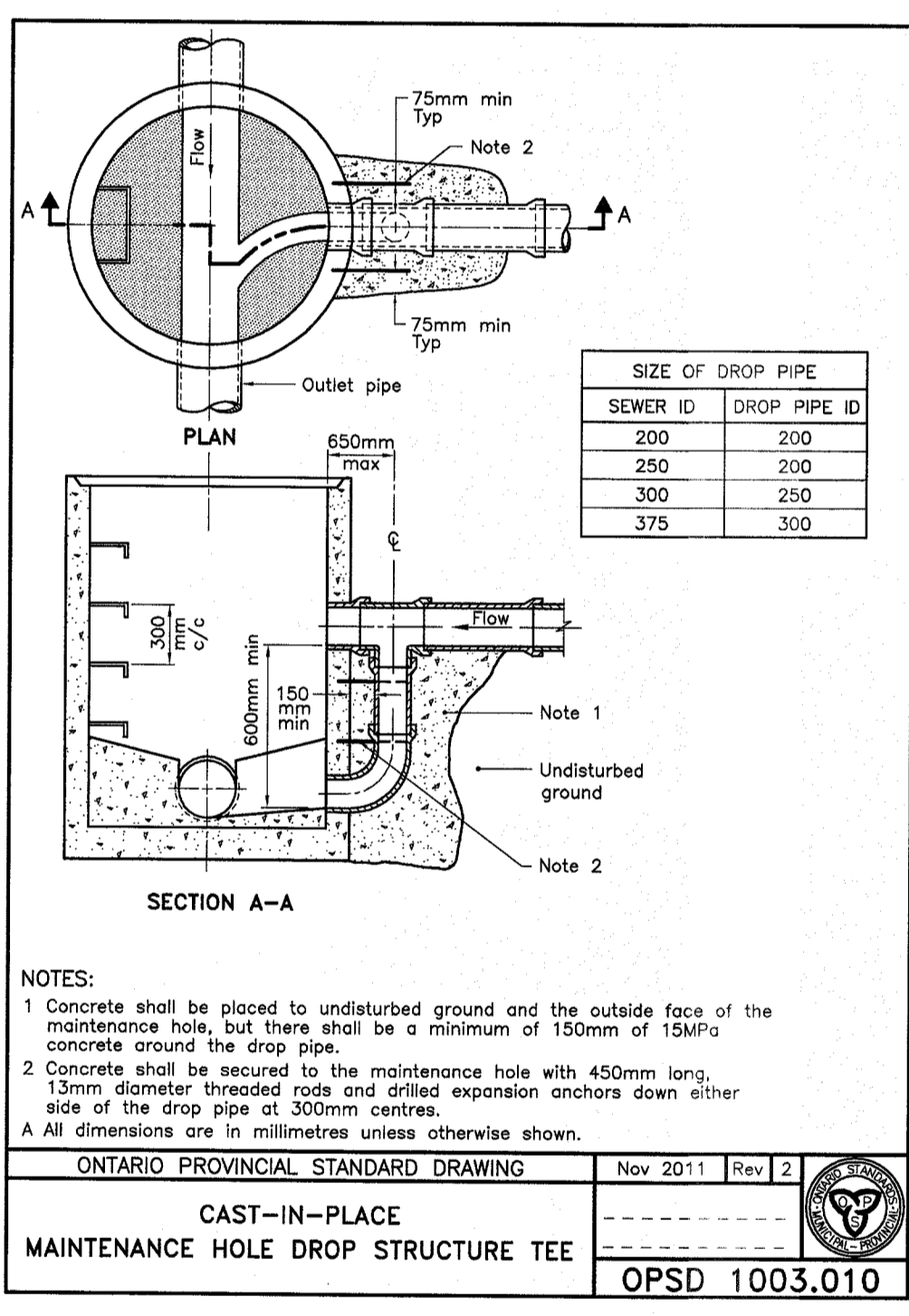
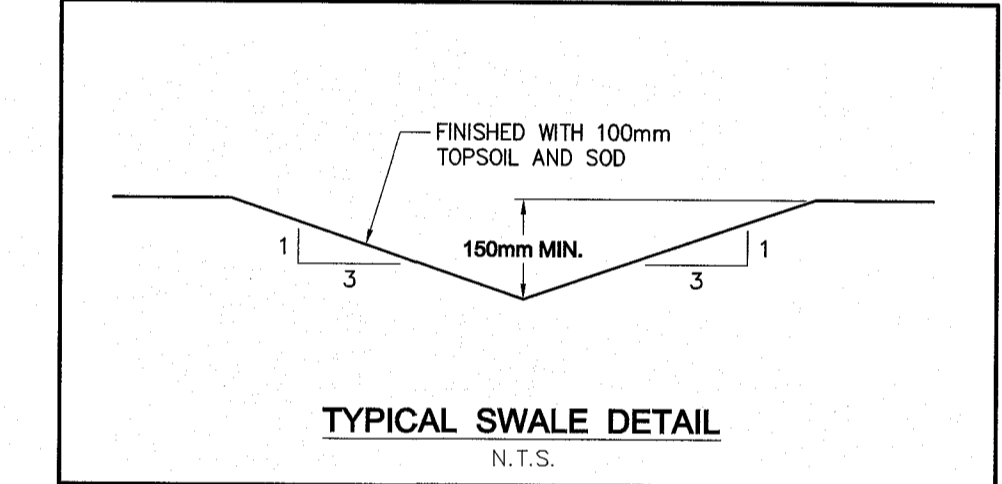
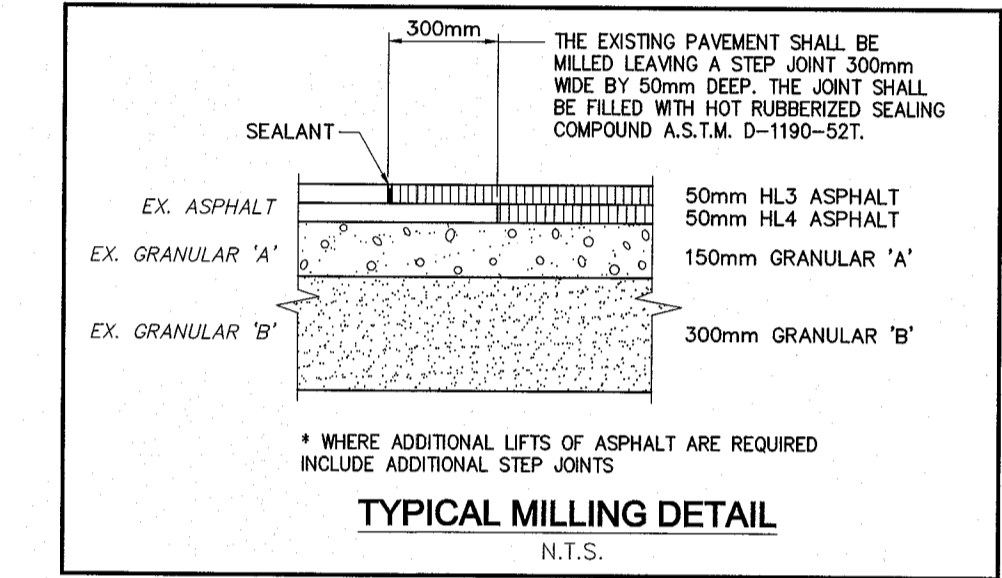
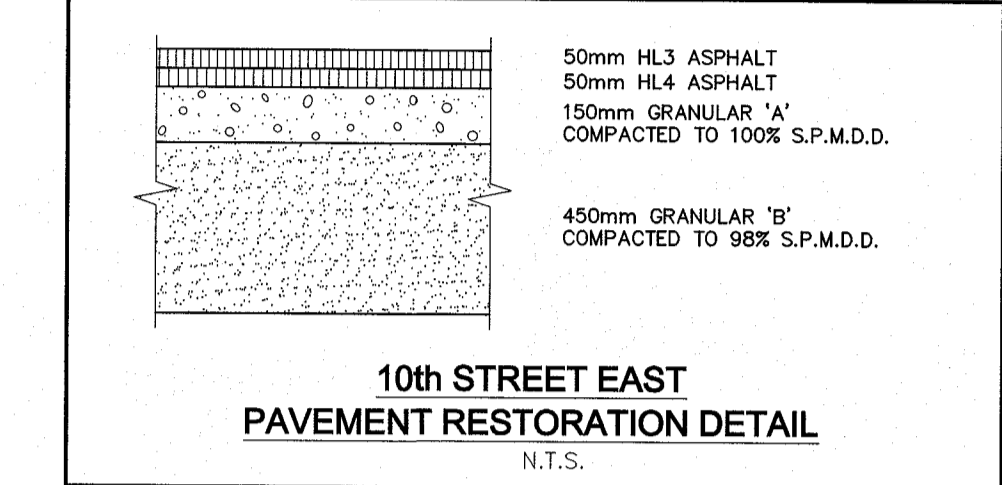
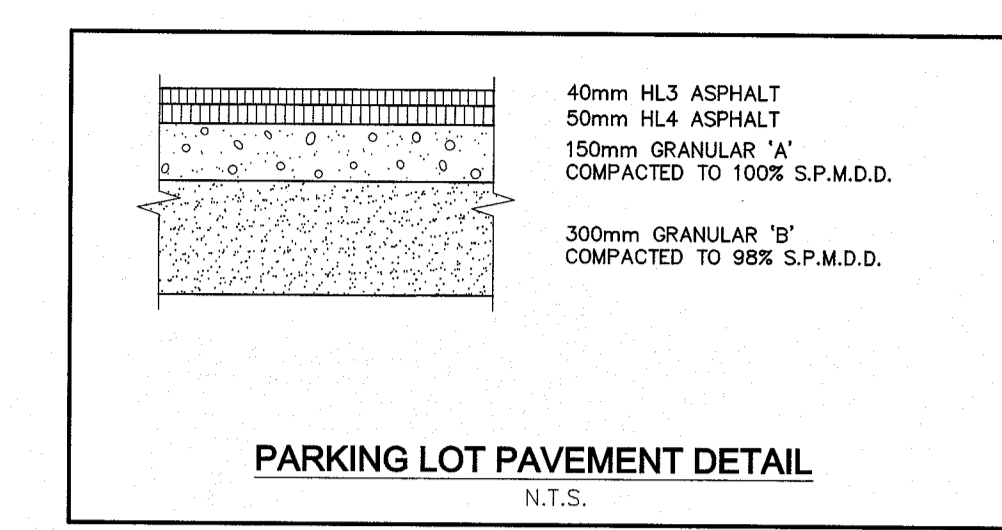
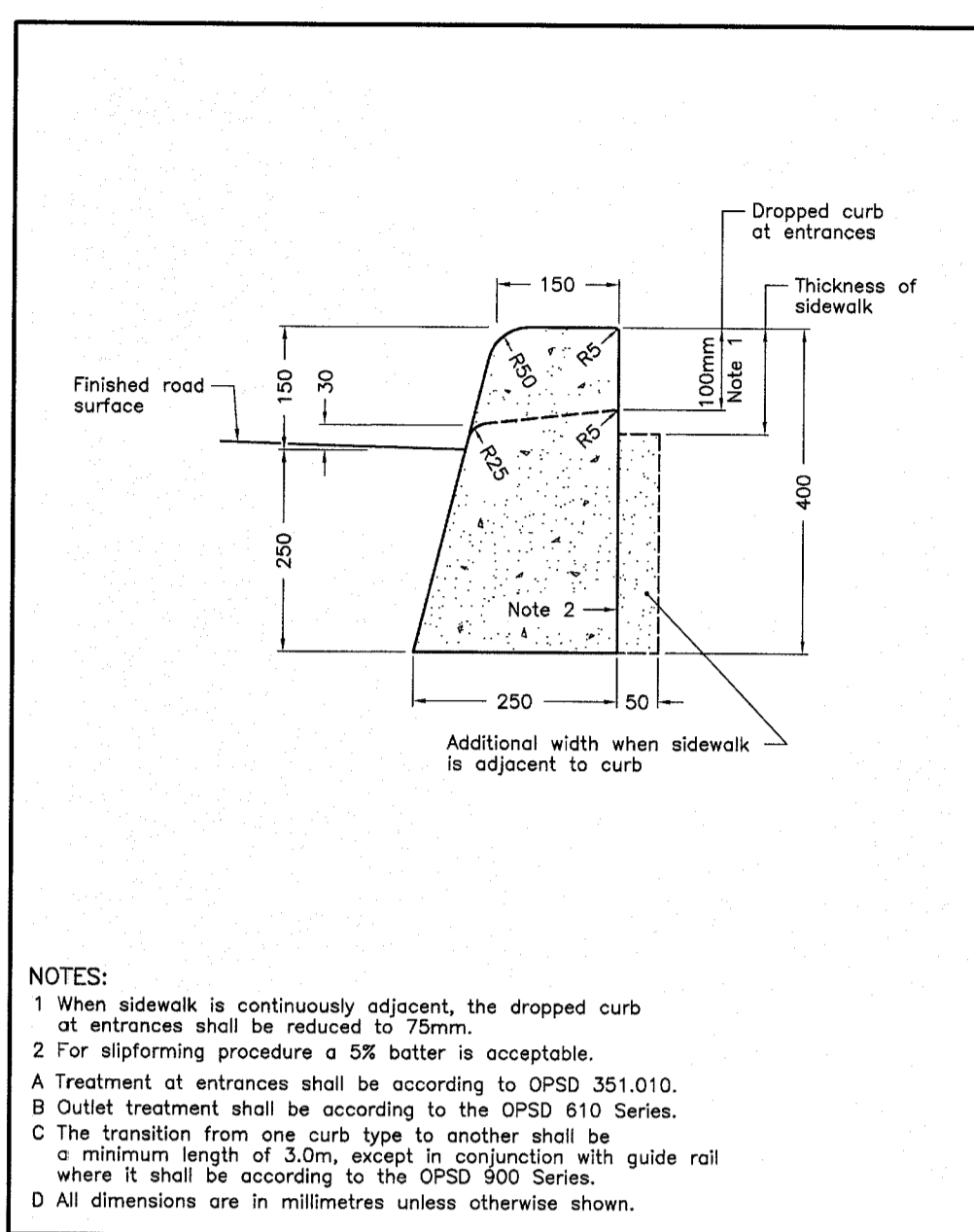
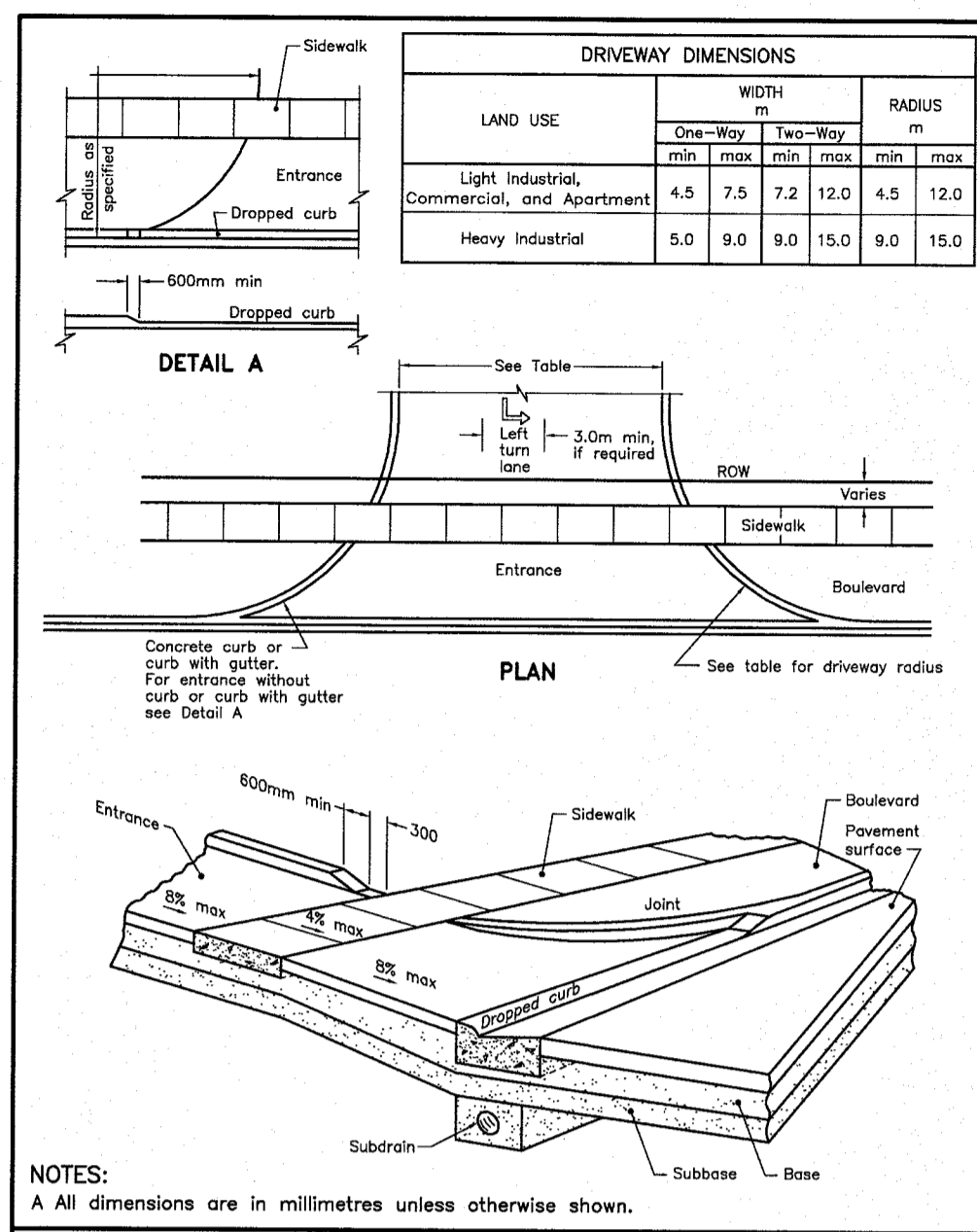
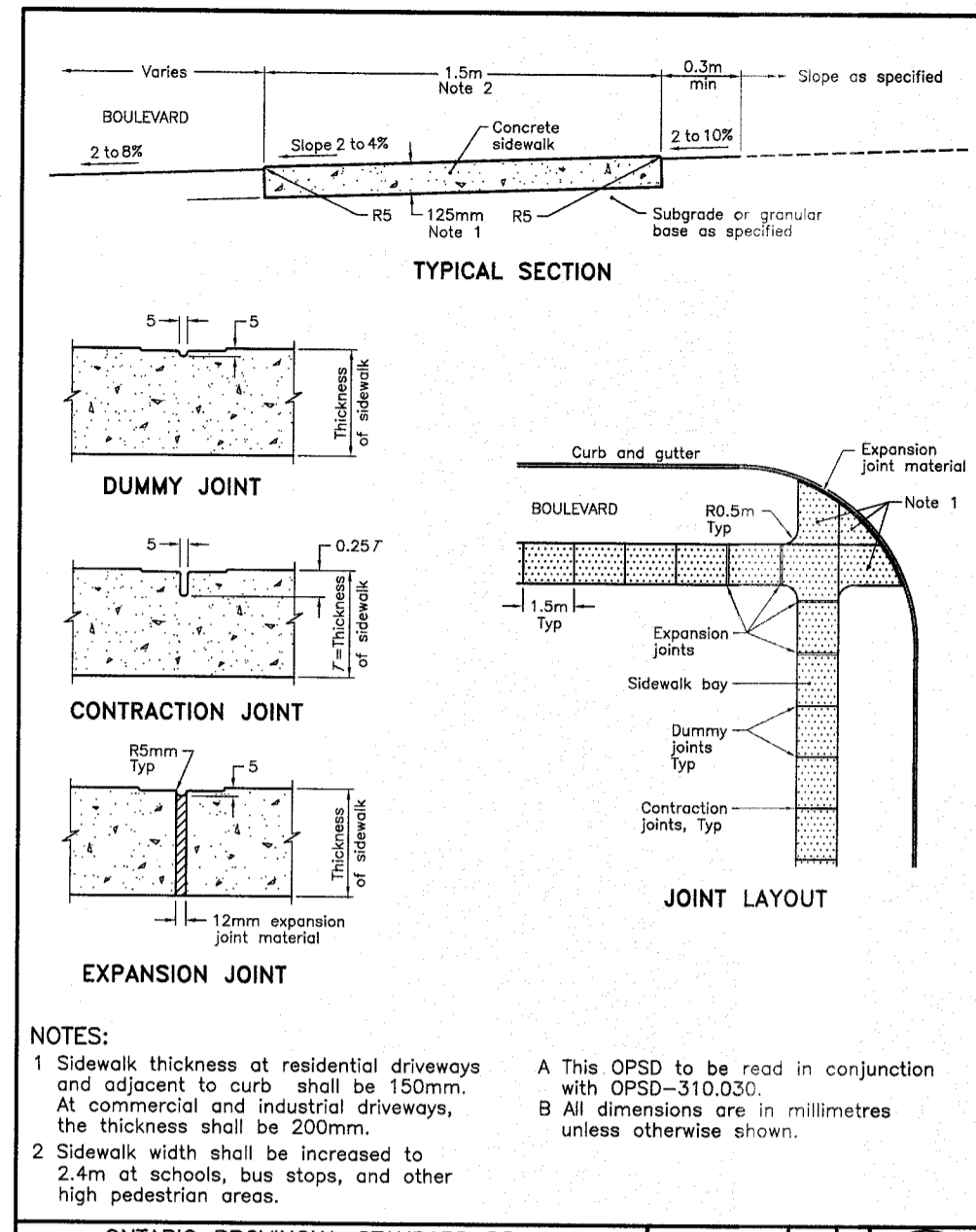
2	03/01/16	ISSUED FOR DEVELOPMENT AGREEMENT	J.B.S.
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NO.	DATE	REVISION DESCRIPTION	CHKD

BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | EXETER | HAMILTON | GTA
1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
TEL: 905-876-1892 www.blueplan.ca

PROPOSED BUILDING			
RESIDENTIAL HOSPICE OF GREY BRUCE			
10th STREET EAST			
CITY OF OWEN SOUND			
SECTIONS			
DRAWN BY: K.B.	APPROVED BY: J.B.S.	PROJECT NO.: 214409	DRAWING NO.:
DESIGNED BY: J.B.S.	DATE: DEC. 2014	SCALE: 1:100	3

FILE: C:\Users\jbruce\Documents\214409\14469_04.dwg I:\CADD\214409
LAST SAVED BY: jbruce, 2020/11/15 10:58 PM PLOTTED BY: jbruce, 2020/11/15 11:03 PM



GENERAL

ALL DIMENSIONS AND ELEVATIONS IN METRIC UNLESS OTHERWISE NOTED.

ALL TOPSOIL TO BE STRIPPED FROM PARKING LOT AND BUILDING AREAS AND STOCKPILED ON SITE AND TO BE USED FOR FINAL LANDSCAPING. SURPLUS TOPSOIL TO BE REMOVED BY THE CONTRACTOR.

ALL LANDSCAPED AREAS WITHIN SUBJECT LANDS TO BE FINISHED WITH 100mm TOPSOIL AND COMPLETED PER LANDSCAPING PLAN. AREAS WITHIN CITY ROW TO BE FINISHED WITH 100mm TOPSOIL AND SOD.

PARKING SPACES TO BE PAINTED WITH YELLOW LINE PAINT 100mm WIDE.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL INSPECTIONS, PERMITS AND CERTIFICATES.

CONTRACTOR TO VERIFY THAT THE OWNER HAS OBTAINED PERMISSION FROM NEIGHBOURING LAND OWNERS TO CROSS PROPERTY BOUNDARY FOR ANY REQUIRED SITE WORKS.

CONSTRUCTION

THE CITY MUST BE NOTIFIED A MINIMUM OF TWO WORKING DAYS PRIOR TO ANY WORK ON A CITY STREET AND APPROPRIATE PERMITS ARE TO BE IN PLACE. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A STREET OCCUPANCY PERMIT AS NECESSARY.

TRANSITIONS WITHIN THE SUBGRADE WITHIN 1.2m FROM THE TOP OF PAVEMENT SHOULD INCLUDE 3:1:1 TRANSITION.

CONTRACTOR IS RESPONSIBLE TO HAVE IN PLACE EROSION AND SEDIMENT CONTROLS TO KEEP DOWN STREAM DITCHES/SWALES, CATCHBASINS AND CURBS FREE FROM ACCUMULATED SEDIMENT PRIOR TO CONSTRUCTION AND DURING ACTIVITY UNTIL VEGETATION IS WELL TAKEN AND PAVING IS COMPLETE.

CONTRACTOR TO ENSURE THAT EXPOSED SLOPES ARE SUFFICIENTLY STABILIZED DURING CONSTRUCTION.

THE CONTRACTOR IS TO TEST SEWERS IN ACCORDANCE WITH THE OBC.

ALL LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT BASED PAINT IN ACCORDANCE WITH OPS 172.

ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE CITY OF OWEN SOUND, OBC, OPS AND OPSPD.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE FOR ALL EXISTING UTILITIES TO BE LOCATED AND VERIFIED BY EACH UTILITY PRIOR TO COMMENCEMENT OF WORK. ANY VARIANCE IS TO BE IMMEDIATELY REPORTED TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.

REPLACE EXISTING SIDEWALK AT DRIVEWAYS AS SHOWN TO NEAREST JOINT. SIDEWALKS AT DRIVEWAYS TO BE 200mm THICK OVER MINIMUM 150mm GRANULAR 'A'. ALL OTHER SIDEWALKS TO BE 150mm THICK OVER MINIMUM 150mm GRANULAR 'A'.

CONCRETE CURB REPLACEMENT ALONG 10th STREET EAST TO BE AS PER OPS-600.07.

ON SITE BARRIER CURB AND BARRIER CURB TO BE PER OPS-600.110.

MATERIALS

CONCRETE TO BE 30MPa WITH 7± 1.5% AIR ENTRAINMENT.

ALL TRENCH BACKFILL TO BE GRANULAR, COMPACTED TO 95% SPMD BELOW SUBBASE AND 100% SPMD FOR SUBBASE AND BASE.

CONTRACTOR SHALL GRADE AND COMPACT EXISTING FILL MATERIAL PRIOR TO PLACING PARKING LOT GRANULARS.

WATERMANS

ALL WATERMAIN MATERIALS TO BE IN ACCORDANCE WITH CITY OF OWEN SOUND SPECIFICATIONS FOR WATERMAIN CONSTRUCTION.

WATER SERVICE TO HAVE 1.8m MINIMUM COVER TO OVERTOP OF PIPE.

INDIVIDUAL WATER METER AND DOUBLE CHECK VALVES AS PER CITY STANDARDS.

WATERMAIN INSTALLATION, TESTING AND WORKMANSHIP PER CITY OF OWEN SOUND STANDARDS, OPS 701 AND OBC.

FOR THE WATER SERVICE INSTALLATION, THE CONTRACTOR SHALL PROVIDE EXCAVATION TRAFFIC CONTROL AND ALL MATERIALS FOR LIVE TAPPING OF THE EXISTING WATERMAIN BY CITY FORCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION WORK REQUIRED.

CONTRACTOR TO NOTIFY CITY WATER DEPARTMENT A MINIMUM OF 2 DAYS PRIOR TO TAPPING.

IN THE EVENT OF A PLANNED SERVICE INTERRUPTION, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO ALL AFFECTED CUSTOMERS.

ALL BELL AND SPIGOT JOINTS ARE TO BE MECHANICALLY RESTRAINED.

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THRUST BLOCKING AS PER CITY STANDARDS.

ALL FITTINGS TO BE DUCTILE IRON WITH GRIP RING MECHANICAL JOINTS.

SEWERS

ALL SANITARY SEWERS TO BE PVC DR-28 WITH MINIMUM 1.5m COVER TO OVERTOP OF PIPE.

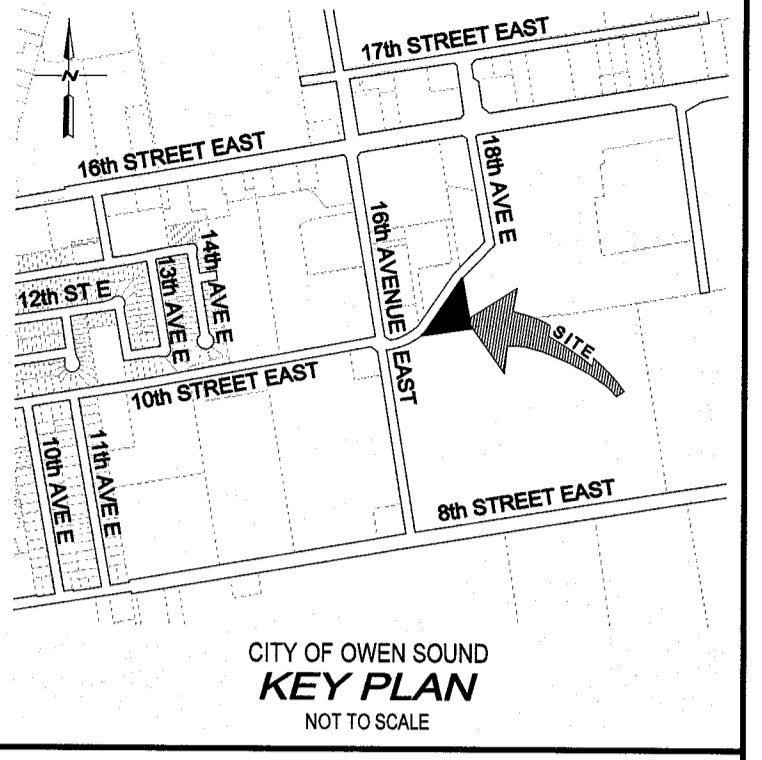
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PIPE BEDDING PER OPS 802.010, WITH GRANULAR 'A' BEDDING AND COVER.

SEWER INSTALLATION AND TESTING PER OPS 410 AND OBC.

ALL STORM SEWERS TO BE HDPE PS320 SMOOTH WALL OR APPROVED EQUIVALENT CERTIFIED TO CSA B182.5.



NOTES:

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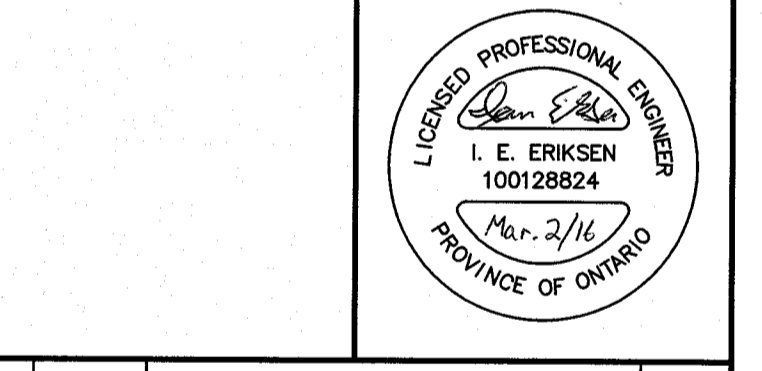
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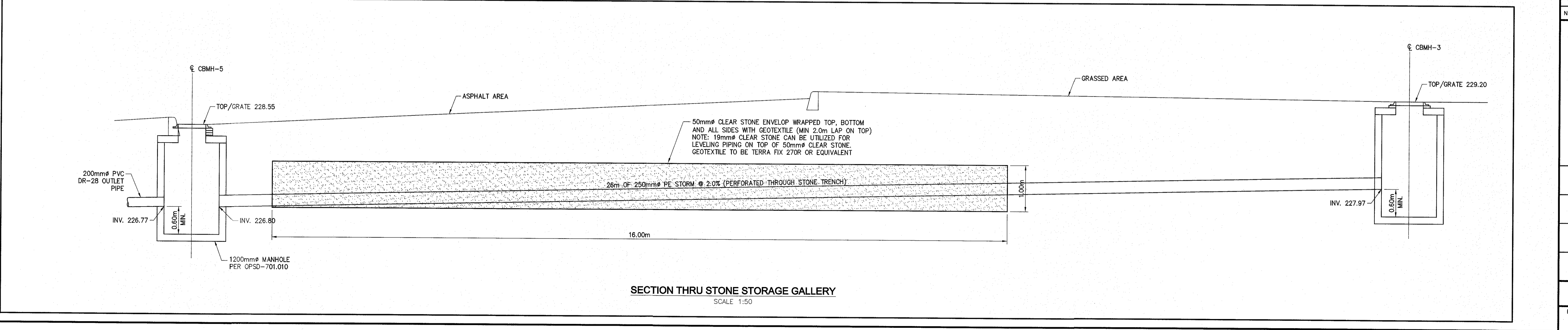
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NO.	DATE	REVISION DESCRIPTION	CHKD
2	03/01/16	ISSUED FOR DEVELOPMENT AGREEMENT	J.B.S.
1	11/23/15	ISSUED FOR SITE PLAN APPROVAL	J.B.S.



BluePlan ENGINEERING

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 1265 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
 TEL: 619-376-1805 www.gmbplan.ca

PROPOSED BUILDING
RESIDENTIAL HOSPICE OF GREY BRUCE
10th STREET EAST
CITY OF OWEN SOUND

DETAILS, STANDARDS & NOTES

DRAWN BY: K.B.	APPROVED BY: J.B.S.	PROJECT NO.:	DRAWING NO.:
DESIGNED BY: J.B.S.	DATE: DEC. 2014	SCALE: AS NOTED	4



Hospice Staff Only
To move beds beyond
these doors







Staff Report

Engineering Services Division

DATE: 2023 March 22 **ENG. FILE:** 1555 18th Avenue East
4259 04006 011000

TO: Sabine Robart, Manager of Planning & Heritage
Pam Coulter, Director of Community Services
Lara Widdifield, Director of Public Works & Engineering

FROM: Dana Goetz, C.E.T., Engineering Technologist

SUBJECT: ZBA - OPA ENGINEERING REVIEW 1555 18TH AVE EAST

Applicant: Calloway Real Estate Investment Trust Inc.

PLANNING FILES: ZBA 45; OPA 12

LEGAL DESCRIPTION: RANGE 5 EGR PT PK LOTS 7, 8; RP 16R-5510 PT 1; RP 16R-7308 PTS 7 TO 14; RP 16R-7779 PT PT 7, 23 PTS 3, 4, 5, 8, 9, 13, 15 TO 18, 20, 22

RECOMMENDATIONS: Further to our review of the above noted application, the Public Works & Engineering Department has no objection to this application subject to the following conditions:

OPA 12

The Public Works and Engineering Department has no objection to the Official Plan Amendment to reduce the width of the road allowance required for the 10th Street East, Collector classification, extension through the subject lands to 20.5 metres.

ZBA 45

The Public Works and Engineering Department has no objection to the Zoning By-law Amendment.

BACKGROUND:

The applicant, Calloway Real Estate Investment Trust Inc (Heather Jenkins) through GSP Group (Eric Saulesleja), has submitted applications for an Official Plan Amendment to the City's Official Plan (2021) and a Zoning By-law Amendment to the City's Zoning By-law 2010-078, as amended for 1555 18th Avenue East.

The purpose of the application is to permit a high density residential development including apartment and cluster townhouse dwellings to be developed in two phases

with a total of 477 units and an overall density of 95 units per net hectare. The development includes the extension of 10th St E as a 20.5 metre collector road.

OPA 12

The effect of the Official Plan amendment is to redesignate the subject lands from ‘Low Density Residential’ to ‘High Density Residential’ on Schedule ‘A2’ Sydenham Heights Planning Area – Phase I and to provide for a 20.5 metre wide collector road configuration for the 10th Street East extension between 18th Avenue East and 20th Avenue East.

ZBA45

The effect of the application is to amend the zone categories and special provisions applying to the subject lands generally in accordance with the following:

Current Zoning	Proposed Zoning
<ul style="list-style-type: none"> • Low Density Residential with Special Provision 14.5 (R3 14.5) • Low Density Residential Holding with Special Provision 14.5 (R3 (H) 14.5) 	Phase 1 General Residential with Special Provision 14.xxx (R5 14.xxx) Phase 2 General Residential with Special Provision 14.yyy (R5 14.yyy)

The special provisions are proposing to establish site and building regulations that permit/recognise the following, among other matters:

- Recognize that the development will be regarded as one lot for the purposes of zoning conformity;
- Recognize that the development will be regarded as one lot for the purposes of zoning regulations if subject to future consents;
- Permit an increased maximum building height;
- Permit a reduced minimum exterior side yard;
- Provide for reduced site-specific vehicle and bicycle parking ratios for cluster townhouse dwellings and apartment dwellings; and;
- Permit an increased maximum density (floor space index) for Phase 1; and,
- Permit a temporary sales/leasing office.

ANALYSIS:

This document incorporates comments from all divisions of the Public Works & Engineering Department.

The following comments reflect the results of this review:

DETAILED REVIEW:

Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards, 1st Edition*
- *City of Owen Sound Official Plan adopted by City Council March 20, 2006*
- *East Owen Sound Master Servicing Study (EOSMSS) prepared by RJ Burnside & Associates Limited and adopted by City Council in 2008*
- *Stormwater Management Planning and Design Manual, March 2003; Province of Ontario Ministry of the Environment – published by: Queen’s Printer for Ontario*
- *Land Use Planning and Justification Report prepared by Monteith Brown Planning Consultants, dated October 2015;*
- *Flight Path Study prepared by WSP Canada Inc., dated July 2014;*
- *Functional Servicing & Stormwater Management Report prepared by Crozier & Associates, dated July 2015;*
- *Transportation Impact Study prepared by CGH Transportation, dated January 2023*
- *Functional Servicing & Stormwater Management Report prepared by Stantec Consulting Ltd., dated January 30, 2023*
- *Chamberlain Architect Services Limited, Project No. 122038, Dwg. No. A001 “Master Plan” Rev. 4 dated 2023-01-31; Dwg. No. A002 “Site Plan – Phase 1” Rev. 7 dated 2023-01-31; Dwg. No. A003 “Site Plan – Phase 2” Rev. 2 dated 2023-01-31*
- *Stantec Consulting Ltd., Project No. 160623088, Dwg. No. 101 “Servicing Plan”, Rev. 1 dated 2023-01-31; Dwg. No. 502 “Details and Notes” Rev. 1 dated 2023-01-31.*

PHASING:

This development is split into two phases. Phase 1 consists of two 76-unit apartment blocks and 10 townhouse blocks totalling 87 dwelling units for a combined total of 239 units, while Phase 2 contains three 78-unit apartment buildings for a total 234 additional units.

STORMWATER MANAGEMENT (SWM):

A stormwater management plan to the City’s standards has been submitted as a component of the Functional Servicing & Stormwater Management Report (FSSMR).

The existing storm sewer on 18th Avenue East, including the SWM pond have sufficient capacity for this development as it was designed originally to accommodate the entire Calloway REIT property.

The highlights of the proposed stormwater design are:

- Stormwater quantity control will be achieved using underground storage chambers and orifice controls to provide lower runoff volumes than the existing conditions for both the 5-year and 100-year design storms.
- The on-site stormwater detention will protect the downstream SWM infrastructure.
- Stormwater quality control to remove >80% TSS will be achieved using OGI units.

- The proposed design will accommodate both Phase 1 and Phase 2 sections of the development.

GRADING & DRAINAGE:

The subdivision grading and drainage shall conform to Section 2.2.2 of the City's Property Standards By-law 1999-030.

SITE SERVICING:

FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT (FSSMR):

A Functional Servicing & Stormwater Management Report has been submitted in support of this development.

WASTEWATER SEWER:

The developer is proposing to extend the 375mm Ø 18th Avenue East wastewater sewer via the 10th Street East extension to service this development. The suitability and capacity of this proposal is to be justified in the SFS.

The submitted FSSMR concludes that: *The proposed development can be serviced for sanitary drainage by connecting to the existing 250mm diameter sanitary sewer along 18th Avenue East. A sanitary analysis of the downstream municipal sewer system was completed. The receiving sewer immediately downstream of the development has adequate capacity to accept the increased flows from the development. Although the analysis shows that some isolated, existing downstream sewers may be over capacity. It appears that the municipal sewer network can accommodate the proposed development.*

Engineering Services has reviewed this conclusion with respect to the EOSMSS and the proposed design contradicts the EOSMSS. The major portion of this property is expected to drain to the Sydenham Heights Trunk Sewer (SHTS) located within the Rail Trail via the proposed Telfer Creek Subdivision. The SHTS was constructed with the capacity to service the subject property. The isolated surcharging noted in the submitted FSSMR is not present when the updated model is used. The consultant did not have the current version of the collection system model. Therefore, Engineering Services Engineering Services will allow the wastewater servicing for Phases 1 and 2 of the development to discharge to the 18th Avenue East wastewater sewer but the entire residential portion of the property is subject to the Area Specific Development Charge implemented to recover the City's costs to construct the Sydenham Heights Trunk Sewer.

WATER SERVICE:

The developer is proposing to extend the 250mm Ø 18th Avenue East watermain, within the Industrial Pressure Zone (IPZ) via the 10th Street East extension to service this development.

The submitted FSSMR concludes that: *"A 250mm diameter watermain exists in the corner of 10th Street East and 18th Avenue East right-of-way adjacent to the site. Water supply for the property can be provided by connection to this municipal watermain."*

Further, "Ten (10) private fire hydrants will be installed within the site as required to provide firefighting coverage for the proposed buildings."

The submitted FSSMR states that further flow testing is required to confirm that adequate fire flow is available.

The proposed water servicing for the entire residential portion does not conform to the East Owen Sound Master Servicing Study (EOSMSS). The eastern portion of this property is expected to be serviced from the East Hill Pressure Zone (EHPZ) with the IPZ supplying the western portion of the property which contains the proposed Phase 1. There is insufficient capacity to provide fire flow protection from the Industrial Pressure Zone from the IPZ for the Phase 2 portion.

Engineering Services will allow the entire Phase 1 portion to be serviced from the IPZ but will require that the Phase 2 portion water supply will be from the EHPZ as per the EOSMSS.

The submitted FSSMR shows that the entire residential development has a Maximum Day Demand (MDD) of 11,549l/min. Phase 2 of the property will need to be serviced from the East Hill Pressure Zone (EHPZ) which will require a connection to the future 20th Avenue East watermain, extended through the proposed Telfer Creek Subdivision, which will be connected to the 8th Street East watermain.

PARKING, SITE ACCESS & ROADWAYS:

TRANSPORTATION IMPACT STUDY (TIS):

A Transportation Impact Study has been submitted with the application. The TIS was undertaken with reference to a scope of study determined by consultation with the City.

The traffic portion conclusions of the TIS show:

1. The 2022, future 2027 and future 2032 horizon years were analyzed, representing the existing conditions as well as the full build-out date of Phases 1 and 2 of the development.
2. The proposed development is projected to generate new two-way vehicle volumes of 188 and 200 during the weekday AM and PM peak hours, respectively.
3. The proposed development will have four, three-legged full movement unsignalized accesses. All to be stop-controlled on the southern legs of each intersection. Each of the four accesses are located on 10th Street East following its extension through the development from 18th Avenue East to 20th Avenue East.
4. The intersection of 10th Street East and 18th Avenue East is proposed to have an all-way stop configuration.
5. A 1% compound annual growth rate was applied to generate the 2027 and 2032 future background traffic volumes.
6. The nearby developments of Redhawk Subdivision, Greystone Village, Telfer Creek Subdivision, 1960 16th Street East, and Heritage Grove have all been included in the background traffic projections.

7. Using the 2022 existing traffic volumes, an operational analysis of existing conditions was undertaken. Through this analysis it was determined that all Study Area intersections operate with good overall LOS and delay. The queues are also contained by the storage lengths except for the shared westbound through/right lane at the intersection of 16th Street East and 18th Avenue East in the AM peak period, and the northbound left turn lane at the same intersection in PM peak period.
8. The Ministry of Transportation Ontario (MTO) Geometric Design Standards for Ontario Highways (GDSOH) has been reviewed to determine the need for an eastbound left-turn lane and westbound left-turn lane at the intersection of 8th Street East and 20th Avenue East for the 2027 future background analysis horizon. Using the GDSOH methodology and a 60 kilometre per hour design speed, it was found that an eastbound left-turn lane will be warranted. Although a dedicated westbound left-turn lane was not warranted based on the GDSOH methodology, it has been assumed that one would be included at the intersection of 8th Street East and 20th Avenue East due to the wider geometry of the intersection.
9. The 2027 future background traffic volumes, including the background growth, were analyzed. It was found that turning movements operated with a reasonable LOS and delay. Through this analysis it was determined that all Study Area intersections operated with good overall LOS and delay. The queues were also contained by the storage lengths, with the exception of the shared westbound through/right lane at the intersection of 16th Street East and 18th Avenue East in both the AM and PM peak periods.
10. The 2032 future background traffic volumes, including the background growth, were analyzed. It was found that turning movements operated with a reasonable LOS and delay. Through this analysis it was determined that all Study Area intersections operated with good overall LOS and delay. The queues were also contained by the storage lengths, with a couple of exceptions.
11. A 20.5 metre modified collector roadway cross-section has been proposed for the 10th Street extension through the subject development.
12. With the addition of the 2027 future total (Phase 1) site traffic volumes to the Study Area intersections, the intersections operate in a similar manner to the 2027 future background analysis horizon.
13. With the addition of the 2032 future total (Phase 1 and Phase 2) site traffic volumes to the Study Area intersections, the intersections operate in a similar manner to the 2032 future background analysis horizon except for the intersection of 10th Street East and 18th Avenue East. At this intersection a LOS F, V/C ratio greater than 1.00, high delays and extended queues were noted in the PM peak period. Mitigation measures are recommended in the form of a separated eastbound left-turn lane and all-way stop-control at the intersection. This recommendation is also intended for the 2027 future total analysis horizon.
14. Traffic volumes within the Study Area are relatively low, and as such, signalization was not warranted at any analysed intersection.

15. The proposed development will provide 604 surface parking spaces. Phase 1 will have a total of 369 parking spaces, exceeding the required number of spaces as per the City of Owen Sound Zoning By-law. Phase 2 will have a total of 235 parking spaces.
16. Phase 1 will have a total of 28 bicycle parking spaces, exceeding the number of required bicycle parking spaces as per the City of Owen Sound Zoning By-law. The number of bicycle parking spaces provided in Phase 2 will be proposed with the future submission of the Phase 2 Site Plan.
17. A Transportation Plan consisting of a Pedestrian and Cycling Circulation Plan, a Pavement Marking and Signage Plan, and a Garbage and Loading Circulation Analysis has been performed.

The City's Residential Subdivision Policies require an emergency access be built for any development comprising more than 80 units with full road construction for developments exceeding 200 units. The completion of the 10th Street East extension to 20th Avenue East and then to the southern terminus of 20th Avenue East will be required to allow the development of Phase 1.

PEDESTRIAN & CYCLING ACCESS:

As part of the subject development, sidewalks have been proposed within the subject lands and provide pedestrian connections to 10th Street East, along internal roadways and parking areas, as well as to building entrances. Pedestrian crossings have also been proposed within the site to connect sidewalks and ensure the safe crossing of internal site roadways. A multi-use pathway is provided along the south side of the 10th Street East extension within the road allowance and will connect to the broader active transportation network provided by the City of Owen Sound. This multi-use pathway will connect to existing sidewalks along 10th Street East and 18th Avenue East, as well as future pedestrian and cycling facilities on the planned extension of 20th Avenue East.

These active mode facilities are illustrated in the pedestrian and cycling plan developed to satisfy the requirement for a Transportation Plan to support the site plan approval submission.

COMMUNITY MAIL BOXES (CMB):

Community mailbox locations, when required, must be shown on the site plan. The locations must be approved by Canada Post Corporation (CPC) and the CMBs' installed with respect to the guidelines and specifications of CPC. In addition, the City requires the following:

1. CMBs' must be located on a designated pedestrian path of travel.
2. CMBs' must not be located within the sight triangle of any intersection, near SWM facilities or in areas designated for snow storage.
3. CMBs' must be properly illuminated.

SITE ACCESS:

The site access for both Phases is to be provided by four access points from an extension of 10th Street East, east of 18th Avenue East.

ACTIVE MODE FACILITIES:

1555 18th Avenue East is well served by pedestrian and cycling facilities. Active mode facilities are proposed within the site, including a multi-use path along the 10th Street East extension, connecting to existing pedestrian facilities on 18th Avenue East, and future pedestrian and cycling facilities on the extension of 20th Avenue East. To further encourage cycling trips to and from the site, surface bicycle parking has been provided in excess of the City of Owen Sound Zoning By-law requirements, and an additional 8 bicycle parking spaces will be provided by the completion of Phase 1. By providing more bicycle spaces than is required, a reduction in auto dependence will be further encouraged.

TRANSIT ACCESS:

The proposed development and surrounding Study Area is sufficiently serviced by existing transit provided by Owen Sound Transit. Two routes operate within the Study Area, with one route, East Bayshore, operating a stop approximately 200 metres west of Site Access #1. This transit stop can be accessed by residents using the multi-use path located on the south side of 10th Street East, allowing for ease of access to transit for pedestrians and cyclists from the proposed development.

Transit maps and transit information will be provided using online links to residents to further encourage travel by transit.

ROAD WIDENING:

A road widening is not required on 18th Avenue East fronting this property.

ENVIRONMENTAL:

There are no known environmental concerns associated with this property.

SOURCE WATER PROTECTION (SWP):

The Drinking Water Source Protection Plan, approved under Part IV of The Clean Water Act, 2006, indicates that this property is within "Intake Protection Zone 2" (IPZ-2), an Events Based Threat area concerned with fuel storage exceeding 25,000 litres.

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

GARBAGE AND RECYCLING COLLECTION SERVICES:

The City will not collect garbage and blue box materials from the 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.

Please be advised that the Province of Ontario is transitioning to a producer responsibility funded blue box collection program to be fully implemented by January 1,

2026. Who is eligible under this program may change after the program is fully implemented. Further information can be found at Blue Box Regulation - RPRA.

Waste management contracts should be negotiated accordingly.

FEES AND CHARGES:

The Engineering Review Fee will be \$550.00 plus 4% of the first \$100,000.00 of Total Development Cost plus 2% of the amount of TDC exceeding \$100,000.00. Total Development Cost includes estimated construction value of on-site and off-site works (excluding buildings), plus 5% contingency costs, plus 7% for Engineering design, administration and inspection costs plus HST.

A Street Occupation Permit will be required prior to commencement of any work on City owned property. The permit is available from the Engineering Services Division for a fee of \$63.

A Special Services Application is required to:

- a) Live tap the watermain by City forces. The tapping fee deposit is \$2,000.00 with the actual cost in time and materials applied to the deposit and invoiced to the developer.
- b) Collect a security deposit equal to 100% of the estimated cost of any off-site works required to construct the development.

The fee for the Special Services Application is \$63.00 and must be obtained before commencing any work on City-owned property.

A Servicing Agreement together with a security deposit equal to 100% of the value of any works to be constructed on City lands will be required.

There is no opportunity for cost recovery for the construction of the portion of 18th Avenue East fronting this property as the original construction cost was shared between the City and Real Sound Investments, a predecessor of Calloway REIT.

This property is subject to the Area Specific Development Charge as per Schedule 'D' of By-law 2019-199, as amended.

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