

SCHEDULE G

PUBLIC COMMENTS

- 1) [Public Meeting](#) – January 30, 2023 (Item 8.a)
- 2) [Minutes](#) – January 30, 2023 Council Meeting (Public Meeting – Item 8.a)
- 3) Parente, Borean LLP (Gerard C. Borean) – January 25, 2023
- 4) Aly Boltman – January 30, 2023



PARENTE ◦ BOREAN
BARRISTERS AND SOLICITORS

January 25, 2023

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Delivered by email

Ms. Briana Bloomfield, City Clerk
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON N4K 2H4
Telephone: 519-376-4440
Email: notice@owensound.ca
Email: bbloomfield@owensound.ca

**Re: Proposed Zoning By-law Amendment No. 44, for 2275 16th Street East.
Objection Comments by Heritage Grove Centre Inc., 2125 16th Street East.**

Please be advised that we are the lawyers for Villarboit (Owen Sound) Holdings LP and Heritage Grove Centre Inc. ("**Heritage Grove**"), owners (jointly referred to herein as "Villarboit") of the property municipally known as 2125 16th Street East ("Villarboit's Property"). The purpose of this letter is to provide notice of Villarboit's preliminary concerns regarding proposed Zoning By-law Amendment No. 44 pertaining to 2275 16th Street East (the "**Adjacent Lands**" to the East).

Further to Villarboit's last Zoning Amendment and Site Plan approvals which came into force on June 10, 2020 (i.e., Zoning By-law Amendment No. 29 and Site Plan Approval ST2019-005) the easterly lane along the east part of Villarboit's Property was approved and is ready to be constructed (**see Attachment 1**). As a condition of those approvals, the City required that an access easement be created on the subject lane in favour of the Adjacent Lands (**See Attachment 2**).

Since the 2020 approvals, Villarboit has re-engaged the City for another set of applications to change the use of the Northeast part of the site from the approved 40,000 square foot hotel to a 35,000 square foot grocery store but keeping the Villarboit lane intact (**See Attachment 3** Sketch). Villarboit has received written comments from the City dated February 28, 2022 and later held another meeting with City Staff on March 9, 2022 whereby Villarboit raised several major concerns with respect to the City's comments and the City's future plans as related to the subject lane, and the impacts on the proposed Heritage Grove/Villarboit development. Among the concerns included:

- The City's request for Villarboit's Traffic report to include other traffic volumes in the area including high density residential volumes in the Adjacent Lands. Villarboit is opposed accounting for traffic volumes for others.

- The possibility for the Villarboit lane to be converted to part of a future public road (with 9.5m coming from the Villarboit site and 9.5m from the Adjacent Lands). Villarboit has objected to any additional taking of lands, other than that shown on the approved lane and corresponding registered access easement. This is due to the grocery store size and parking requirements, which cannot be reduced.

As part of those discussions, the City agreed that Villarboit's Traffic Study be scoped to determine whether the grocery store traffic volumes can be accommodate on Villarboit's site and lane.

Since the March 9, 2022 meeting, Villarboit and its consultants have prepared the necessary Market Study (in support of the grocery store use) and a Traffic Opinion report (to account for the grocery store traffic volumes). It should be noted that the Traffic report confirms that the existing lane will satisfactorily accommodate the proposed grocery store traffic. Villarboit continues to work towards completion of the remaining materials for a complete submission, which is to be made in short order.

Villarboit's concerns with the proposed Zoning By-law Amendment No. 44 applications include, but are not limited to, the following:

- 1. That the existing lane is contemplated as a public road. Neither the City's 2022 Official Plan nor the City's 2010 Transportation Master Plan identify a future public road in this location.**
- 2. The number of access points on the lane (or future public road) by the Adjacent Lands. Villarboit anticipated only the southerly access onto its lane (pursuant to the registered easement). If the lane is to be part of a municipal road, Villarboit shall require that deliveries for the grocery store not be impeded as an interim or final road condition.**
- 3. The possibility of high-density residential traffic using our lane (or future public road) will prove challenging given that normal commercial uses were historically contemplated for the Adjacent Lands (hence the easement as shown). It is Villarboit's position that no one anticipated this level of traffic volumes to be using the easterly lane, which per the Transportation Impact Study will amount to 238 vehicles in the a.m. peak hour and 158 vehicles in the p.m. peak hour. These volumes assume the completion of 20th Avenue East, so will be even greater prior to that occurrence. Perhaps an additional access point needs to be investigated on the Adjacent Lands to offset traffic volume on the lane. For example, a right-in, right-out from the Adjacent Lands onto 16th Street East (Hwy. 26).**
- 4. Villarboit's easterly lane is meant primarily for trucks and delivery activity, with some use by commercial customers arriving from and departing to the east away from the City's urban areas. The proposed lane shows medians, various access points, etc. However, this area of Villarboit's site is to function as the main delivery area for the grocery store, which must be accommodated pursuant to Villarboit's Tenant/Lease obligations. For truck loading operations, a curb cut**

approximately 45 metres in length is needed as loading spaces are parallel to the lane. Villarboit has concerns whether such an access width would be permissible under a public road tenure, irrespective of the greatly increased vehicle volumes attributable to the Adjacent Lands.

5. The Transportation Impact Study has analyzed the lane as having a northbound left turn lane and a northbound right turn lane under an unsignalized configuration. Having two outbound lanes can result in safety concerns as a simultaneous left-turning driver and a right-turning driver can impede each other's view of the traffic flow on 16th Avenue.
6. The Transportation Impact Study has concluded that no right-turn lane on 16th Avenue is necessary at the lane intersection, however, the study forecast 96 eastbound right turns in the a.m. peak hour and 119 eastbound right turns in the p.m. peak hour. A right turn lane should be required with this volume of vehicles.
7. In addition, public meetings are required to be open and transparent processes to show that community input and feedback, as well as available data and technical expertise, are all taken into account. However, adequate information and material has not been made available to the public. The Notice of Public Meeting and the documentation available on the City's website does not contain a copy of the Draft Zoning By-law being considered as part of Zoning By-law Amendment (ZBA) #44. *The Planning Act, as amended* requires that sufficient information and material is made available to enable the public to understand generally the zoning proposal that is being considered by Council (please reference Section 34.12). As such, Villarboit and others in the general public are unable to fully ascertain the extent of the site-specific exceptions being requested to facilitate Sydenham Square Inc. ZBA application and weigh the potential impacts.
8. Similarly, we also note that the overall Commercial C2 Zoning proposed for the Adjacent Lands is not supported by a Market Study, which is an Official Plan requirement. It is difficult to assess impacts of this proposed zoning without market justification.

We welcome additional dialogue with the City to ensure the above, and any additional future concerns, are fully addressed.

Yours Very truly,

PARENTE, BOREAN LLP

*Gerard C. Borean **

*Executed pursuant to the *Electronic Commerce Act*
23932342.1

Gerard Borean
Cc: client

SITE PLAN INFORMATION TAKEN FROM SITE PLAN PREPARED BY SCOLER & LEE ASSOCIATES ARCHITECTS INC. DRAWINGS A1, DATED FEB. 2011, REV 12, DATED OCT. 2, 2013 AND FROM PLAN OF SURVEY OF PART OF PARK LOTS 8 AND 9 RANGE 5, EAST OF THE GARAFRAXA ROAD GEOGRAPHIC TOWNSHIP OF SYDENHAM CITY OF OWEN SOUND COUNTY OF GREY BY HEWETT & MILNE LIMITED

PLAN LEGEND		FIRE ROUTE	
CSW	CONCRETE SIDEWALK		SINGLE LIGHTPOLE
TW	TACTILE WALKING SURFACE INDICATOR (COLOUR RED)		DOUBLE LIGHTPOLE
DC	DESIGNATED CROSSWALK		PLYON
	FIRE HYDRANT AND VALVE		LANDSCAPE AREA
	DIRECTION OF TRAFFIC FLOW		TYP. ACCESIBLE PARKING STALL TYPE "A"
	BENCH		TYP. ACCESIBLE PARKING STALL TYPE "B"
	FIRE ROUTE SIGNS		

ZONING USE ANALYSIS (m²)

RETAIL	BLDG A UNIT A-1 MICHAELS	UNIT A-2 WINNERS	BLDG B VALUE VILLAGE	BLDG C	BLDG D DOLLAR TREE	BLDG E PRINCESS AUTO	BLDG F HOMESENSE	BLDG G	BLDG J2	BLDG L1	BLDG L2	TOTAL	PERMITTED
FURNITURE HOME FURNISHINGS & ELECTRONICS							692.80					692.80	3716.40
PHARMACEUTICALS & PERSONAL CARE												1913.30	1393.60
CLOTHING & ACCESSORIES		1913.30										1913.30	3716.40
GENERAL MERCHANDISE					626.20	1605.70						2231.90	2322.80
MISCELLANEOUS RETAIL	1772.40		2000.50					1234.10				5007.00	5170.00
UNASSIGNED RETAIL SPACE				780.30					204.89	232.39	297.30	1514.88	
TOTAL RETAIL	1772.40	1913.30	2000.50	780.30	626.20	1605.70	692.80	1234.10	204.89	232.39	297.30	11359.88	
NON-SHOWROOM SPACE					163.50	252.40	103.50					519.40	703.80
SUB-TOTAL	1772.40	1913.30	2000.50	780.30	789.70	1858.10	796.30	1418.50	204.89	232.39	297.30	12,063.68	
RESTAURANTS (BLDG H1, H2, H3, H1, H2, J1)												1690.66	1690.66
HOTEL												3716.10	3716.10
GRAND TOTAL												17,470.44	

SITE PLAN

SITE AREA 7.6 Ha 18.78 AC
 COVERAGE 23.2%

BUILDING GFA	SM	SF
BLDG A1	1,772.40	19,078
BLDG A2	1,913.30	20,595
BLDG B	2,000.50	21,533
BLDG C	780.30	8,399
BLDG D	789.70	8,500
BLDG E	1,858.10	20,000
BLDG F	796.30	8,571
BLDG G	1,418.50	15,269
BLDG H1	464.49	5,000
BLDG H2	199.75	2,150
BLDG H3	204.37	2,200
BLDG I1	241.54	2,600
BLDG I2	116.08	1,250
BLDG J1	464.43	5,000
BLDG J2	204.89	2,206
BLDG K	3,716.10	40,000
BLDG L1	232.39	2,501
BLDG L2	297.30	3,200

TOTAL GFA 17,470.44 188,052
 ZONING AS PER BYLAW 2010-078 (SEE ZONING ANALYSIS)

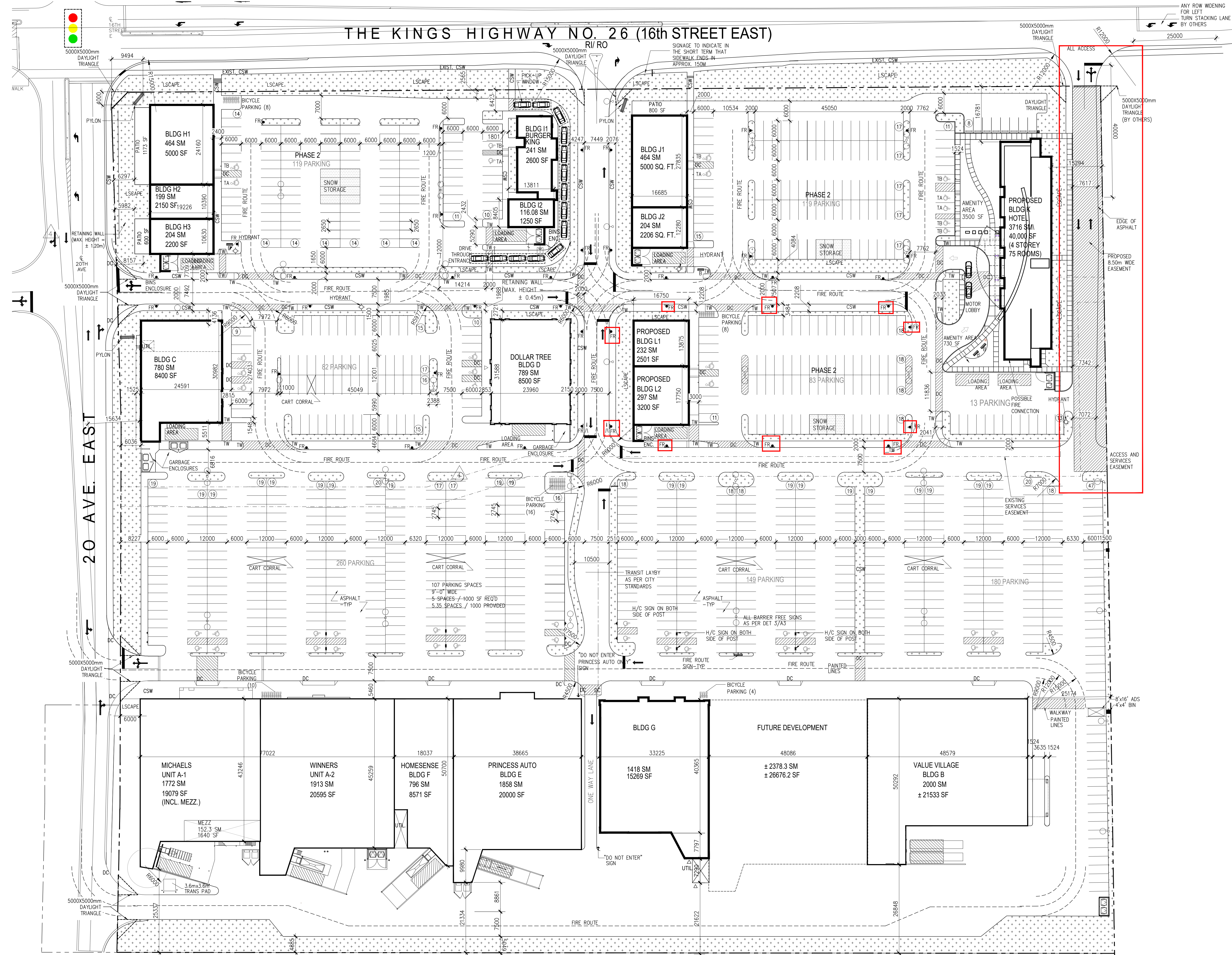
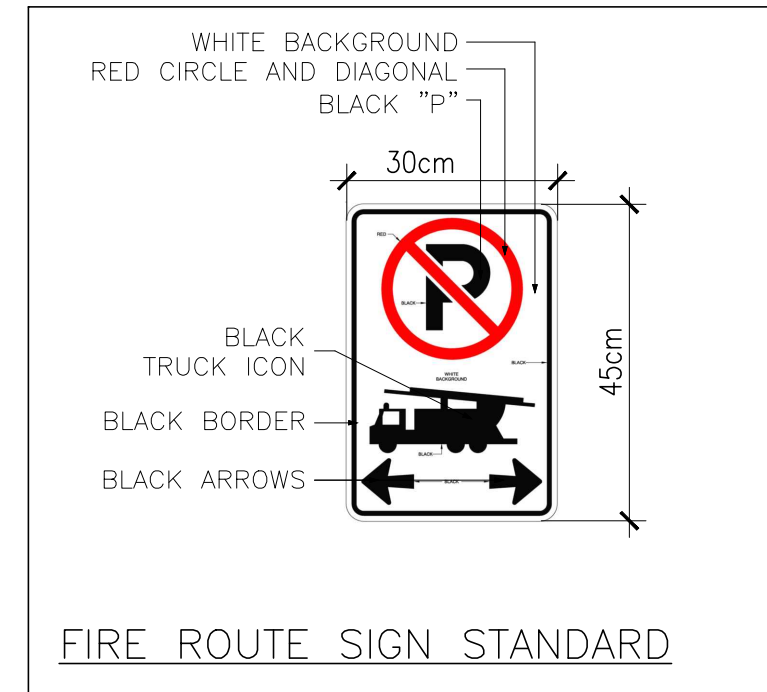
PARKING (2.65m x 6m W/ 6m drive aisle)

REQUIRED	SPACES
1/15 sm gfa up to 300 sm	20 spaces
1/20 sm gfa thereafter	860 spaces
TOTAL	880 spaces
PROVIDED	1005 spaces
	(47 BF spaces)

NOTES:
 CONC. BARRIERS CURB AT THE EDGE OF ALL HARD SURFACES IS REQ'D INCL. ADJACENT TO ALL NATURALIZED AREAS

FIRE VEHICLE ACCESS ROUTE SIGNS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE CITY OF OWEN SOUND FIRE ROUTE BYLAW.

INSTALL TACTILE SURFACE WALKING INDICATOR PLATES IN THE INTERSECTIONS BETWEEN THE CONCRETE SIDEWALK AND THE DESIGNATED CROSS WALK



Point.

Architects

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 Toronto, Ontario
 M4S 2M3
 Tel.: (416) 440-0058
 Fax: (416) 440-1404
 mail@pointarchitects.ca
 www.pointarchitects.ca



NO.	REVISIONS:	ISSUED:
54	ISSUED FOR REVIEW	OCT 09, 2020
53	ISSUED FOR REVIEW	SEP 14, 2020
52	ISSUED FOR REVIEW	AUG 21, 2020
51	ISSUED FOR REVIEW	AUG 18, 2020
50	ISSUED FOR REVIEW	AUG 07, 2020
49	ISSUED FOR REVIEW	JUL 15, 2020
48	ISSUED FOR REVIEW	JUN 30, 2020
47	ISSUED FOR REVIEW	JUN 30, 2020
46	ISSUED FOR REVIEW	JUN 29, 2020
45	ISSUED FOR REVIEW	JUN 26, 2020
44	ISSUED FOR REVIEW	FEB 06, 2020
43	ISSUED FOR REVIEW	FEB 05, 2020
42	ISSUED FOR REVIEW	JAN 30, 2020
41	ISSUED FOR REVIEW	JAN 16, 2020
40	ISSUED FOR REVIEW	JAN 06, 2020

NOTE: This drawing is the property of the Architect and may not be reproduced or used without the express consent of the Architect. The contractor is to verify all dimensions and conditions on the ground and to report any discrepancies to the Architect prior to commencing work. These drawings are not to be used for construction purposes unless indicated or issued for construction.

CLIENT:
HERITAGE GROVE CENTRE INC.
 2125 16TH ST. E.
 OWEN SOUND, ON

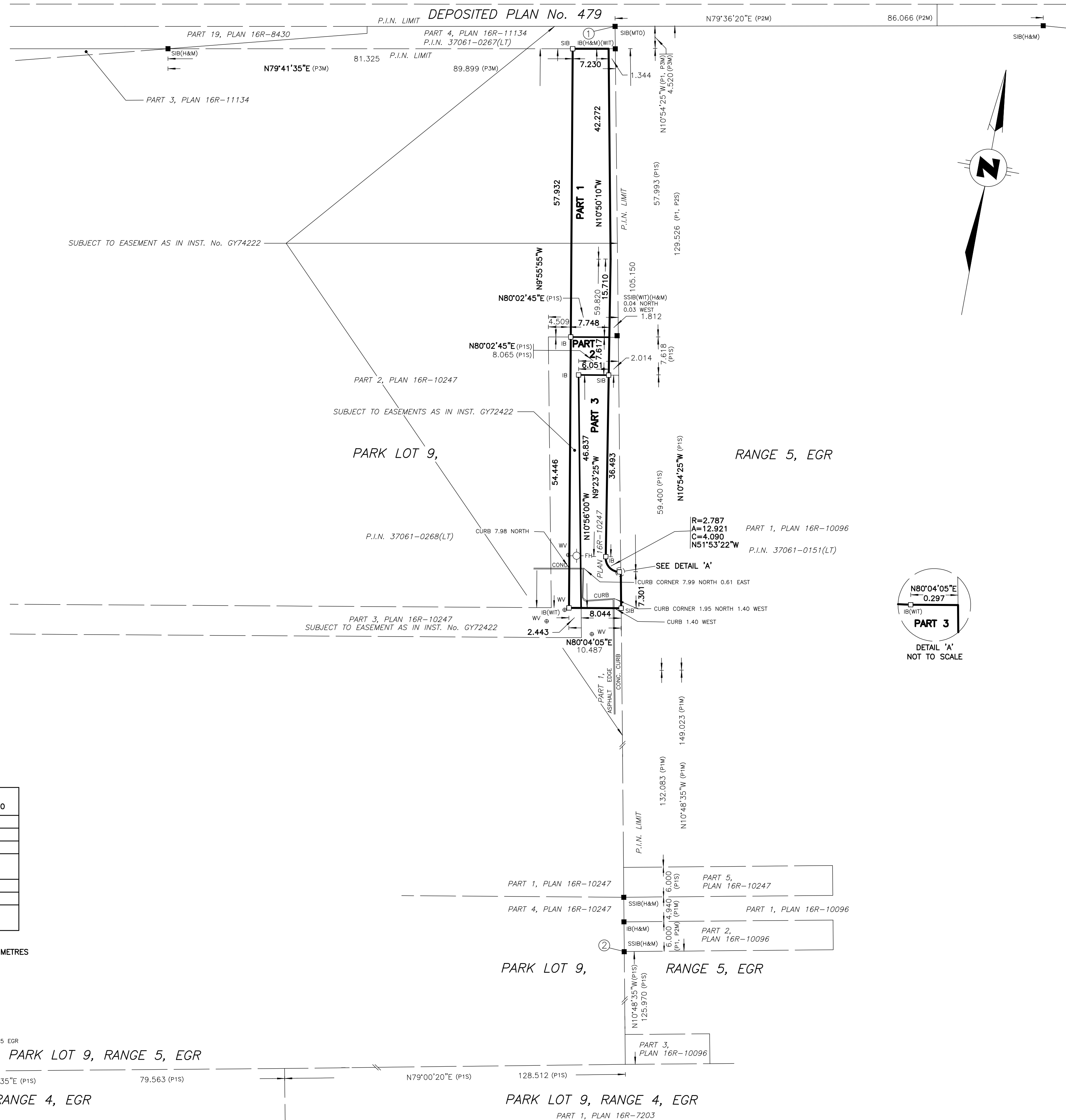
PROJECT:
HERITAGE GROVE CENTRE

SHEET TITLE:
SITE PLAN

PROJECT NO. 3027	DATE: SEE REV.
SCALE: 1:500	SHEET NO.:
DRAWN: PP	CHECKED: GP
FILE NO. 3027	SP1

3027 - Site Plan/Heritage Centre - Site Plan - 202005 - 3027.dwg - 01/09/2020 - 14:46:00

KING'S HIGHWAY No. 26
ORIGINAL ROAD ALLOWANCE BETWEEN RANGES 5 AND 6



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 16R-

RECEIVED AND DEPOSITED

DATE _____ DATE _____

JAKE SURGENOR, O.L.S.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY (No. 16)

SCHEDULE			
PART	LOT	RANGE	P.I.N.
1	PART OF PARK LOT 9	5, EGR	PART OF P.I.N. 37061-0268(LT)
2	PART OF PARK LOT 9	5, EGR	PART OF P.I.N. 37061-0268(LT)
3	PART OF PARK LOT 9	5, EGR	PART OF P.I.N. 37061-0268(LT)

PARTS 1, 2 AND 3 COMPRISE PART OF P.I.N. 37061-0268(LT)
PARTS 1 AND 3 ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. GY74222
PART 2 IS SUBJECT TO EASEMENTS AS IN INSTRUMENT Nos. GY72422 AND GY74222.

PLAN OF SURVEY
OF PART OF
PARK LOT 9, RANGE 5
EAST OF THE GARAFRAXA ROAD
(GEOGRAPHIC TOWNSHIP OF SYDENHAM)

IN THE
CITY OF OWEN SOUND
COUNTY OF GREY
SCALE 1:500 (METRIC)



(SCALE IN METRES)
JAKE SURGENOR
ONTARIO LAND SURVEYOR

LEGEND

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- CC DENOTES CUT CROSS
- CM DENOTES CONCRETE MONUMENT
- CP DENOTES CONCRETE PIN
- EGR DENOTES EAST OF THE GARAFRAXA ROAD
- IB DENOTES IRON BAR
- OU DENOTES ORIGIN UNKNOWN
- PB DENOTES PLASTIC BAR
- RIB DENOTES 16mm DIAMETER ROUND IRON BAR
- SCP DENOTES SPECIFIED CONTROL POINT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- WIT DENOTES WITNESS
- 1017 DENOTES CALLON DIETZ, O.L.S.'s
- H&M DENOTES HEWETT AND MILNE LTD., O.L.S.'s
- MTO DENOTES MINISTRY OF TRANSPORTATION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- R.P. DENOTES REGISTERED PLAN
- B DENOTES BURIED
- M DENOTES MEASURED
- S DENOTES SET
- P1 DENOTES PLAN 16R-10247
- P2 DENOTES PLAN 16R-10096
- P3 DENOTES PLAN 16R-11134
- FH DENOTES FIRE HYDRANT
- WV DENOTES WATER VALVE

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - (2) THE SURVEY WAS COMPLETED ON THE _____

PRELIMINARY - NOT MONUMENTED

DATE _____ JAKE SURGENOR
ONTARIO LAND SURVEYOR

C:_CD\svault\LOWG\2020a\2021\21-24235\RPLAN(C-2451).dwg July 20, 2021

Callon + Dietz INCORPORATED

ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
info@callondietz.com callondietz.com

SURVEY BY: JM DRAWN BY: KC FILE No: 21-24235 PLAN No: C-2451

NOTES

BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 01019880303 AND 00819700370, MTM-11 NAD-1983:ORIGINAL.

FOR BEARING COMPARISONS, A ROTATION OF 1°02'25" COUNTER CLOCKWISE, WAS APPLIED TO THE BEARINGS FROM P1.
FOR BEARING COMPARISONS, A ROTATION OF 1°03'00" COUNTER CLOCKWISE, WAS APPLIED TO THE BEARINGS FROM P2.

ALL DIMENSIONS SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0001.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCP's): MTM-11 NAD83:ORIGINAL COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
01019880303	4940634.211	431547.484
00819700370	4934410.115	430244.371
PLAN COORDINATES, MTM ZONE 11, NAD83 ORIGINAL		
1	4938581.64	431565.70
2	4938308.10	431618.15
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PARK LOT 8, RANGE 5, EGR

SOUTHWEST CORNER PARK LOT 9 RANGE 5 EGR

PARK LOT 9, RANGE 5, EGR

PARK LOT 8, RANGE 4, EGR

PARK LOT 9, RANGE 4, EGR

PART 4, PLAN 16R-1172

PARK LOT 9, RANGE 4, EGR

PART 1, PLAN 16R-7203

REGISTERED 10900

Properties

PIN 37061 - 0268 LT *Interest/Estate* Fee Simple Add Easement
Description PART PARK LOT 9 RANGE 5 EAST OF THE GARAFRAXA ROAD PLAN OWEN
 SOUND, BEING 1, 2 AND 3 ON PLAN 16R-???, CITYOF OWEN SOUND
Address OWEN SOUND

Consideration

Consideration \$0.00

Transferor(s)

The transferor(s) hereby transfers the easement to the transferee(s).

Name HERITAGE GROVE CENTRE INC.
 Acting as a company
Address for Service 500 Cochrane Drive, Unit 4
 Markham, Ontario
 L3R 8E2

I, Guery Goyo, have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
----------------------	-----------------	--------------

<i>Name</i> SYDENHAM SQUARE INC. Acting as a company		
<i>Address for Service</i> 2494 Meadowridge Drive Oakville, Ontario L6H 7R4		

Calculated Taxes

Provincial Land Transfer Tax \$0.00

File Number

Transferor Client File Number : 9373-006

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 37061 - 0268 PART PARK LOT 9 RANGE 5 EAST OF THE GARAFRAXA ROAD PLAN OWEN SOUND, BEING 1, 2 AND 3 ON PLAN 16R-???, CITY OF OWEN SOUND

BY: HERITAGE GROVE CENTRE INC.

TO: SYDENHAM SQUARE INC.

1. MUBASHIR DEWAN

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for SYDENHAM SQUARE INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$0.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$0.00

4.

Explanation for nominal considerations:

- o) Transfer of easement or right of way for no consideration.

5. The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
4. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

- A. Nature of Instrument: Transfer Easement
LRO 16 Registration No. _____ Date: _____
- B. Property(s): PIN 37061 - 0268 Address OWEN SOUND Assessment - _____
Roll No _____
- C. Address for Service: OWEN SOUND
- D. (i) Last Conveyance(s): PIN 37061 - 0268 Registration No. _____
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

EASEMENT SCHEDULE

PART PARK LOT 9 RANGE 5 EAST OF THE GARAFRAXA ROAD PLAN OWEN SOUND, BEING PARTS 1, 2 AND 3 ON PLAN 16R-_____, CITY OF OWEN SOUND, AS FOLLOWS:

EASEMENT FOR ACCESS

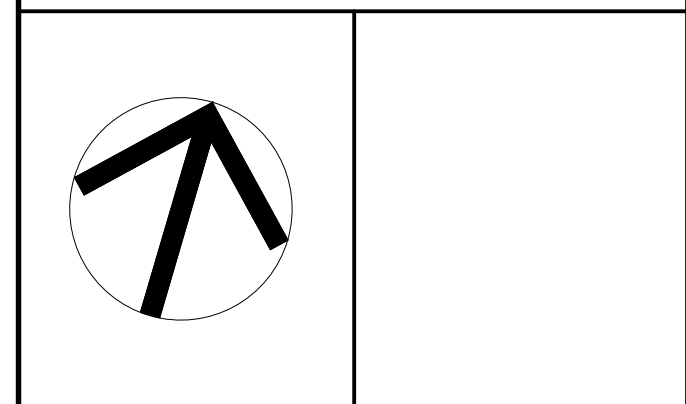
An easement over, under, along, and upon that Part Park Lot 9 Range 5 East of the Garafraxa Road Plan Owen Sound, being Parts 1, 2 and 3 on Plan 16R-_____, City of Owen Sound (Servient Lands) to the benefit of the owners, occupants, and all those for whom they are responsible from time to time of Part Park Lot 9-10 Range 5 EGR Plan Owen Sound as in R407787 EXCEPT PL1138 (Dominant Lands) for the purpose of the sharing, access and use on in and within the Servient Lands.

SITE PLAN INFORMATION TAKEN FROM SITE PLAN PREPARED BY SCOLER & LEE ASSOCIATES ARCHITECTS INC. DRAWINGS A1, DATED FEB. 2011, REV 12, DATED OCT. 2, 2013 AND FROM PLAN OF SURVEY OF PART OF PARK LOTS 8 AND 9 RANGE 5, EAST OF THE GARAFRAXA ROAD GEOGRAPHIC TOWNSHIP OF SYDENHAM CITY OF OWEN SOUND COUNTY OF GREY BY HEWETT & MILNE LIMITED

PLAN LEGEND		FIRE ROUTE	
CSW	CONCRETE SIDEWALK		SINGLE LIGHTPOLE
TW	TACTILE WALKING SURFACE INDICATOR		DOUBLE LIGHTPOLE
DC	DESIGNATED CROSSWALK		PYLON
	FIRE HYDRANT AND VALVE		LANDSCAPE AREA
	DIRECTION OF TRAFFIC FLOW		TYPE. ACCESSIBLE PARKING STALL TYPE "A"
	BENCH		TYP. ACCESSIBLE PARKING STALL TYPE "B"
	FIRE ROUTE SIGNS		



SITE PLAN SCALE 1:500



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
- CHECK AND VERIFY ALL DIMENSIONS ON SITE.
- REPORT ALL ERRORS AND/OR OMISSIONS TO GREYSTONE BEFORE CONTINUING WITH ANY WORK.

THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS NOTED OTHERWISE

THESE DRAWINGS ARE NOT TO BE SCALED. ERRORS MADE BY PERSONS SCALING THESE DRAWINGS SHALL NOT BE THE RESPONSIBILITY OF GREYSTONE

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DOCUMENTS

ALL DESIGN DOCUMENTS ARE THE COPYRIGHT PROPERTY OF GREYSTONE. ANY REPRODUCTIONS OF THE DESIGN DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT WRITTEN APPROVAL BY GREYSTONE

21	ISSUED FOR REVIEW	OCT 31, 2022
20	ISSUED FOR REVIEW	MAR 14, 2022
19	ISSUED FOR REVIEW	MAR 09, 2022
18	ISSUED FOR REVIEW	FEB 11, 2022
17	ISSUED FOR REVIEW	FEB 10, 2022
16	ISSUED FOR REVIEW	FEB 07, 2022
15	ISSUED FOR REVIEW	FEB 04, 2022
14	ISSUED FOR REVIEW	JAN 31, 2022
13	ISSUED FOR REVIEW	OCT 26, 2021
12	ISSUED FOR REVIEW	OCT 25, 2021
11	ISSUED FOR REVIEW	OCT 22, 2021
10	ISSUED FOR EASEMENT COORDINATION	JUL 19, 2021
09	ISSUED FOR REVIEW	MAY 05, 2021
08	ISSUED FOR REVIEW	APR 29, 2021
07	ISSUED FOR REVIEW	APR 26, 2021
06	ISSUED FOR REVIEW	APR 20, 2021
05	ISSUED FOR REVIEW	APR 16, 2021
04	ISSUED FOR COORDINATION	OCT 14, 2020
03	ISSUED FOR COORDINATION	OCT 01, 2020
02	ISSUED FOR COORDINATION	SEP 28, 2020
01	ISSUED FOR REVIEW	AUG 25, 2020
NO.	REVISIONS:	ISSUED:

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CLIENT:
HERITAGE GROVE CENTRE INC.
2125 16TH ST. E.
OWEN SOUND, ON

PROJECT:
HERITAGE GROVE CENTRE

SHEET TITLE:
SITE PLAN UPDATE,

PROJECT NO.
21496 (3027)

SCALE:
1:500

CHECKED:
GP

DATE:
SEE REV.

FILE NO.
21496 (3027)

SHEET NO.
SP1.1

From: Aly Boltman [REDACTED]

Sent: Monday, January 30, 2023 6:29 PM

To: Briana Bloomfield <bbloomfield@owensound.ca>

Subject: Please forward to council members re: public meeting Jan. 30th/2023

Dear Owen Sound Council,

Regarding the site planning application for 120 residential units at 2275 16th Street East, it is my understanding that the BWDSB is requesting that the following condition should be included as part of Site Plan approval:

1. "That the owner(s) agree in the 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 may be accommodated in temporary facilities; including but not limited to a portable classroom, a "holding school", or directing students to an alternative attendance boundary." As the parent of a child currently attending OSDSS, which is undeniably over capacity, I too have significant concerns that new families who move to Owen Sound will not be able to have their children accommodated at existing schools. It should be noted that I also have a younger son with special needs who will also be faced with trying to flourish in an overcrowded school, now facing even more pressure in light of the demographic shifts that are seeing an increased number of school-age children living in or moving to Owen Sound.

However, the fairly recent amalgamation of OSCVI and West Hill, and the sale of at least four other local elementary schools, was a decision made by the BWDSB in recent years that was demonstrably short-sighted. Although they were using data available to them at the time, it was clearly outdated, and did not speak to the decades-long trend of the urban-shift north out of major cities, particularly Toronto, due to many factors but especially, affordability. The use of outdated data is a problem that plagues many organizations. While no one could have predicted the pandemic and its impacts, particularly not the shift in demographics or the influx of a large number of young families to the area, we are now in a crisis situation that needs to be solved by action, not by caveats included in real estate purchases.

If the BWDSB expects our Council to approve this type of a caveat and a sign-off from a current or prospective parent in order to buy a home in Owen Sound, city residents should expect swift problem-solving measures proposed publicly by the BWDSB to address overcrowding. Holding schools, mini-cities of portables or out of area schools are not reasonable options. Owen Sound **had** the capacity to accommodate students. If a person is willing to invest in Owen Sound and help add to our tax base and contribute to our infrastructure, their children's educational needs should be met in their own city. If we can't adequately educate the children of newcomers to this city within the city, then we can forget about growth. On that note, while I have not read that the Catholic District School Board has made similar demands (they in fact are in the process of planning a new build to accommodate future students). St. Mary's school currently accommodates numerous students from outside Owen Sound. While the school taxes of these children are being allocated to the Catholic Board, those families are not contributing to the tax base of Owen Sound nor helping to address its significant infrastructure deficiencies. Why are these spaces not allocated to Owen Sound residents? While Owen Sound Council cannot dictate the boundaries of the Catholic School Board, it should be noted that this is part of the problem new families to Owen Sound are facing in terms of lack of spaces available to new residents.

I hope that Council will consider these concerns when determining whether or not to grant this condition to the BWDSB. An action plan, public and developed with community input, is needed immediately if the Board is to address and correct past mistakes.

Future citizens of Owen Sound deserve the local education they will pay for with their municipal taxes. Current citizens do not deserve to pay the price for overcrowding that could have been avoided.

Sincerely,

Aly Boltman [REDACTED] Owen Sound, ON [REDACTED]