

6. CITY OF OWEN SOUND ZONING BY-LAW

6.1 Current Zoning

According to Schedule A of the City's Comprehensive Zoning By-law, the subject property is zoned 'C1 - 14.90' (Core Commercial special) as illustrated on Figure 3 of this Planning Report. The following applies:

14.90

Notwithstanding Section 5.18.3 for any dwelling units in combination with a non-residential use where such dwelling units are geared toward housing for the elderly the minimum required number of vehicle parking stalls shall be 0.5 spaces for each dwelling unit. Notwithstanding the provisions of the Core Commercial (C1) Zone the definition of Landscaped Open Space for any dwelling units in combination with a non-residential use shall be permitted to include common balconies as landscaped open space.

Permitted in the 'C1' zone is a variety of commercial and institutional uses typically found within a downtown as well as apartment units, subject to certain zoning provisions.

According to the special provision stated above, lands zoned 'C1-14.90' are required to provide onsite parking at a ratio of 0.5 spaces per 1.0 apartment unit where a permitted non-residential use is included in the development and the apartment units are geared for housing of the elderly. Apartment buildings are typically required to provide 1.25 parking spaces per unit. In this regard, the proposed development will include a commercial unit and the apartments will be leased to the elderly. (By definition, an elderly person is anyone 65 years of age or older.) As such, the proposed development will comply with the minimum parking standards.

The 'C1' zone provisions also limit the height of building to 12.0 metres, whereas the proposed structure will achieve a height of 24.6 metres. The requested Zoning By-law Amendment will provide the necessary relief from this provision.

The proposed development will comply with all other relevant provisions of the City's Zoning By-law.

6.2 Proposed Zoning

The proposed Zoning By-law Amendment will alter the text of the current, site-specific 'C1-14.90' zoning by adding a reference to an increased building height. The following wording is suggested:

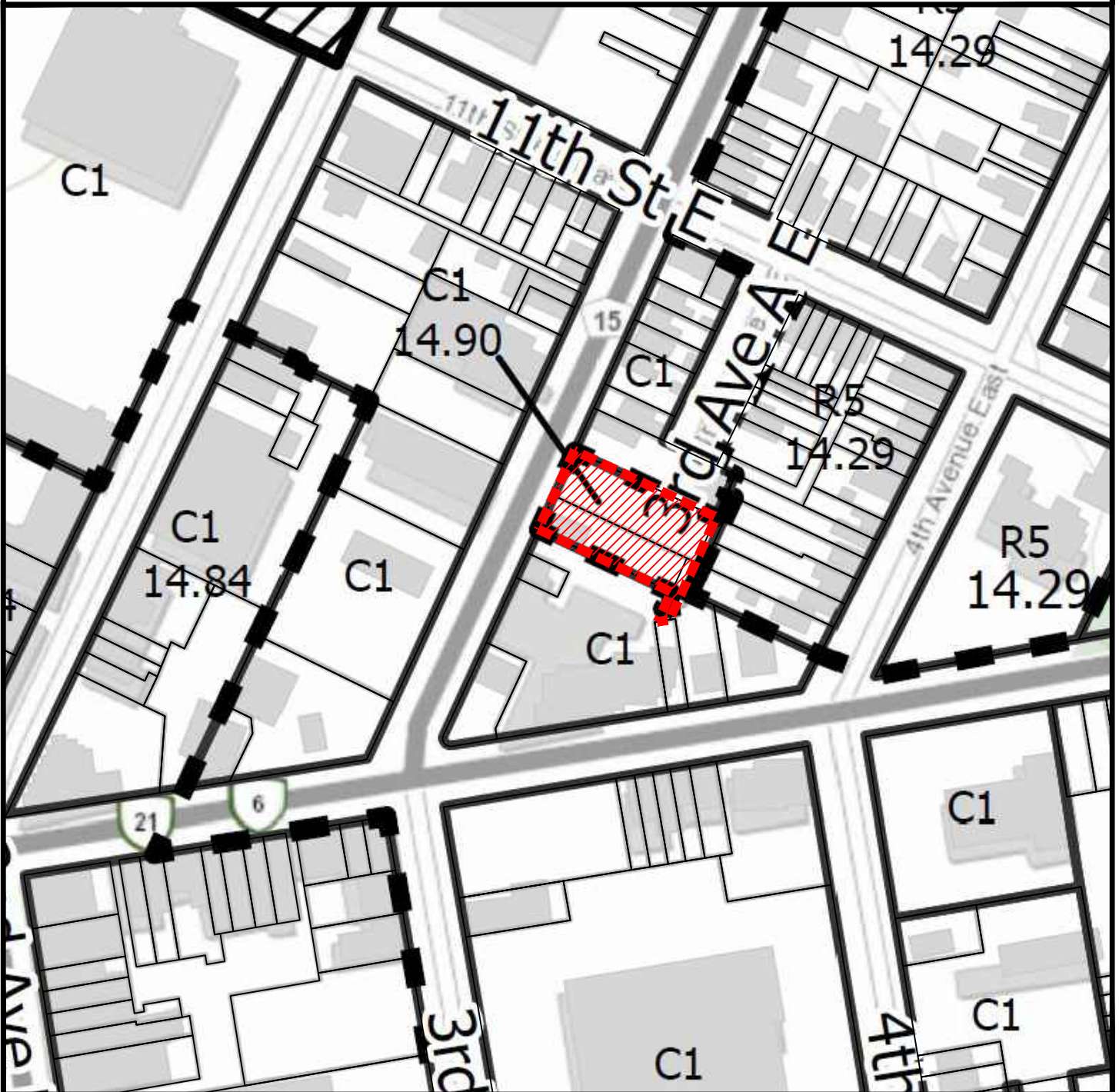
Notwithstanding Section 5.18.3, for any dwelling units in combination with a non-residential use where such dwelling units are geared toward housing for the elderly the minimum required number of vehicle parking stalls shall be 0.5 spaces for each dwelling unit. Notwithstanding the provisions of the Core Commercial (C1) Zone the definition of Landscaped Open Space, for any dwelling units in combination with a non-residential use shall be permitted to include common balconies as landscaped open space. Notwithstanding the provisions of the Commercial Core (C1) zone for Building Height, a building shall be permitted to have a height of 24.6metres.

Figure 3 of this Planning Report provides a recommended zoning schedule.

Figure 4: Proposed Zoning



Lands to be rezoned from C1 14.90 to C1 special



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