



Proposed Official Plan and Zoning By-law Amendment
1235 and 1259 3rd Avenue East (Historic Courthouse and Jail)

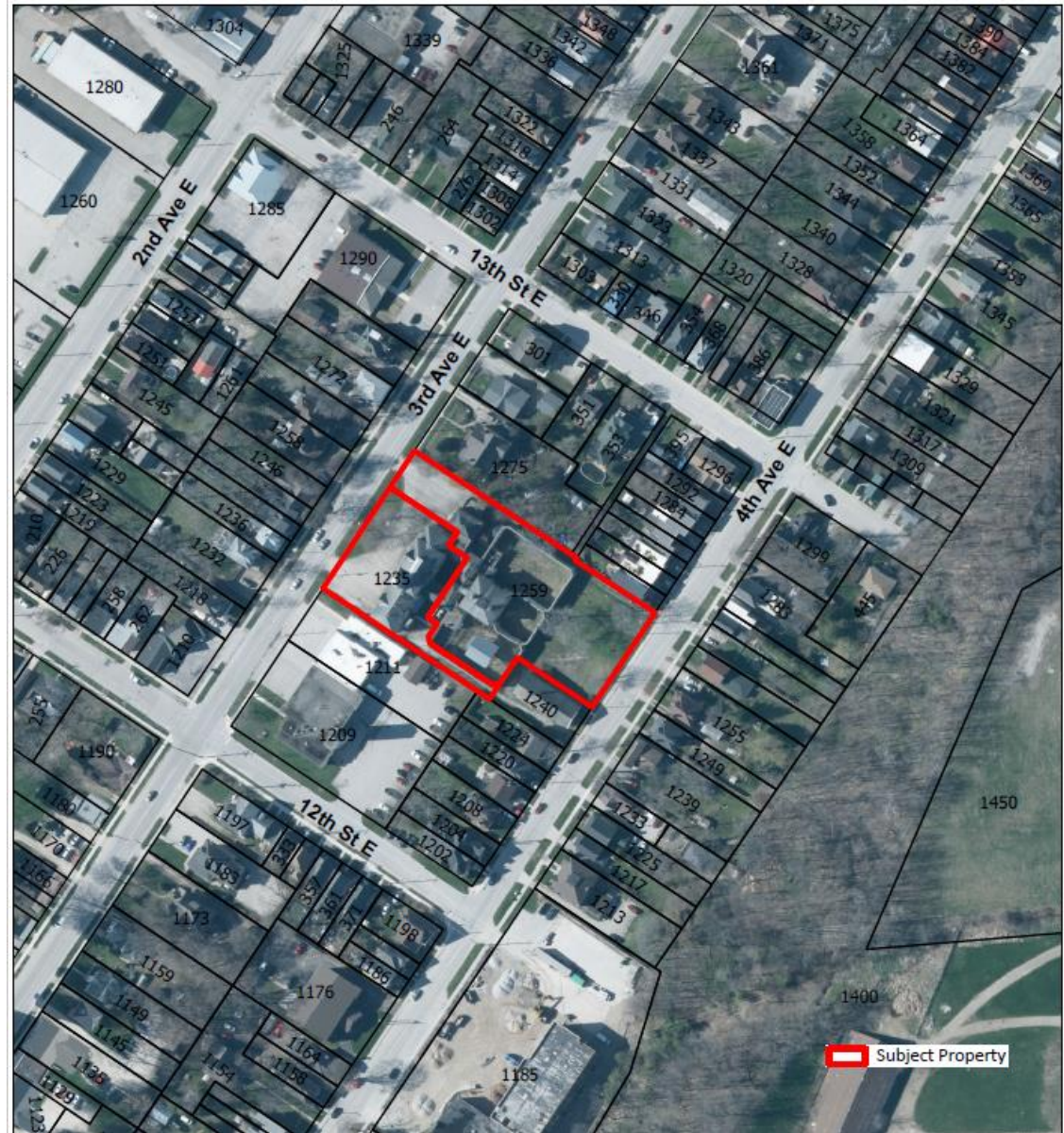
OPA No. 13 and ZBA No. 49

City Council – September 11, 2023

Subject Lands



Surrounding Land Uses









Policy Framework



- Official Plan:
 - Institutional
- Zoning:
 - Institutional (I)

Policy Framework Continued

Heritage Features

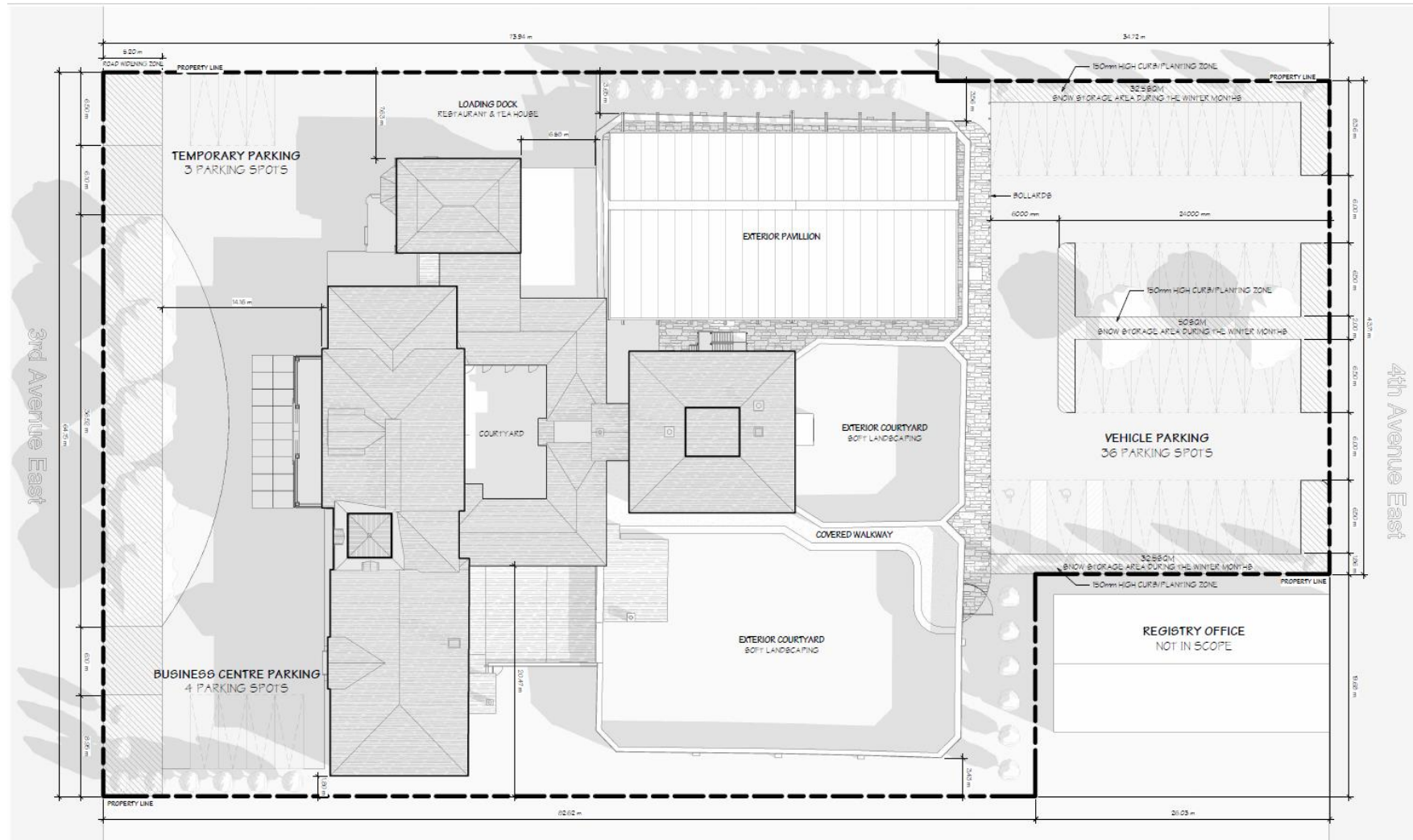
-  1853-1854 Courthouse
-  1854 Jail
-  Courthouse Addition c. 1868
-  High Jail Yard Walls c. 1869
-  1869 Jail and 1877 Addition (third floor)
-  Governor's Residence c. 1889



Purpose of the Applications

The purpose of the applications is to permit the adaptive reuse of the existing buildings and structures on the subject lands, being the historic Courthouse, Jail, Jail yards, and Governor's Residence, for an entertainment and event venue and business incubator. The entertainment and event venue is intended to accommodate gatherings for specific events (i.e., weddings, business & personal events, etc.) and will be supported by on-site restaurants, drinking establishments, indoor and outdoor entertainment facilities, and overnight accommodations. These uses will be available to both event participants and the general public.

Concept Plan



Effect of OPA 13

The effect of the Official Plan Amendment (OPA 13) is to redesignate the subject lands from 'Institutional' to 'Arterial Commercial' on Schedule 'A' – Land Use of the City's 2021 Official Plan. The Arterial Commercial designation recognizes that the subject lands have frontage on a Minor Arterial roadway (3rd Ave E). Site-specific policies are proposed to permit the following additional uses within the Arterial Commercial designation:

- An entertainment and event venue.
- Visitor accommodations and places of entertainment.
- Community facilities such as a gallery, museum, and other institutional uses.
- Business services.

Effect of ZBA 49

The effect of the Zoning By-law Amendment (ZBA 49) is to rezone the subject lands from 'Institutional' (I) to 'Mixed Use Commercial' (MC) with Special Provision (14.XXX) within the City's Zoning By-law (2010-078, as amended). Permitted uses in the Mixed-Use Commercial Zone include 'Restaurant' and 'Drinking Establishment'. The proposed Special Provisions (14.XXX) would, in addition to the uses permitted in the MC zone, add a 'Business Incubator' and 'Event and Entertainment Facility' as permitted uses, and define these uses generally in accordance with the following:

'Business Incubator' means an establishment that provides incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space including 'hot desk' services and is dedicated to nurturing the development and commercialization of start-ups, early-stage companies and established companies (enterprises).

'Event and Entertainment Facility' means an establishment in which the main use is to accommodate gatherings for specific events, and which may also include, among its internal functions, accommodation for overnight guests, accessory retail and office, and indoor and outdoor entertainment facilities available for use by event participants, the general public, or both.

The Special Provision (14.XXX) also proposes to require a minimum of 100 parking stalls for the development and to permit required parking to be located on-site or within 500 m of the subject lands.

Complete Application

- The applicant has submitted a complete application, including the following materials:

Submission Item	Detail
Planning & Urban Design Rationale Report, including Architectural Design Brief (Appendix I) and Draft Amendments	Prepared by The Planning Partnership & Boldera Architects, dated July 2023.
Architectural Drawing Set	Prepared by Boldera Architects, dated April 20, 2023.
Functional Servicing Brief	Prepared by C.F. Crozier & Associates Inc., dated April 2023.
Transportation Impact Study	Prepared by C.F. Crozier & Associated Inc., dated May 2023.

Complete Application Continued

Submission Item	Detail
Heritage Impact Assessment	Prepared by Boldera Architects, dated May 8, 2023.
Parking Study	Prepared by C.F. Crozier & Associates Inc., dated May 2023.
Stage 1 Archaeological Assessment	Prepared by WSP Canada Inc., dated March 28, 2023.
Noise Impact Study	Prepared by RWDI dated March 15, 2023.

The complete set of submission materials is available for public viewing on the City's website, www.owensound.ca/development.

Process To Date

Date	Step	Days
June 19, 2023	Submission of a complete application together with supporting materials and fees.	1
June 30, 2023	Letter regarding completeness of the application to the applicant.	12
July 11, 2023	Request for comments sent to City Staff & external commenting agencies.	23
July 14, 2023	Notice of Complete Application & Public Meeting mailed to property owners within 120 m of the subject lands and notice posted on the subject property.	26
September 11, 2023	Public Meeting & Technical Report	85

Next Steps

Final review and consideration of public comments to inform:

Date	Step	Days
September 25, 2023	Zoning By-law Amendment Recommendation Report & Enacting By-laws	99



Comments & Questions

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