

## SCHEDULE 'D'

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### SUPPORTING PLANS AND STUDIES

- i) **Planning Justification Report** completed by 854377 Ontario Limited, dated June 27, 2023.
- ii) **Parking Analysis** completed by 854377 Ontario Limited, dated June 27, 2023.
- iii) **Parking Analysis Addendum** completed by Ron Davidson Land Use Planning, dated July 7, 2023.

**854377 Ontario Limited,**  
Property Management

Bert Wakeford,  
Tel: 519-376-9292  
Fax: 519-371-7198

Box 368, 1580 20th St. E.,  
Owen Sound, Ontario.  
N4K 5P5

June 27, 2023

City of Owen Sound  
808 2nd Avenue East Owen Sound, ON N4K 2H4

Attention: Sabine Robart  
Manager of Planning & Heritage

**Re: Zoning By-law Amendment Application**  
**1580 20th St E, Owen Sound, ON**  
**Part Park Lot 5, Range 8 EGR, Owen Sound; RP16R-3041, Prt 1,2; 16R-6691 Pt4,5&6**  
**Owner: 854377 Ontario Limited aka. The Business Centre**  
**Planning Justification Report**

Dear Ms. Robart:

Further to pre-consultation discussions involving a rezoning of the above-noted property,  
please find enclosed:

- Planning Application Form A.0;
- Planning Application Form A.7;
- Engineering Review Form C.1; and,
- Application fees

The purpose of the Zoning By-law Amendment is to amend the zoning of the subject property,  
from 'M2' (Industrial Zone -Heavy) to 'M1' (Industrial Zone -Light), causing a change of use permissions to  
include a Community Lifestyle Facility, which will facilitate the establishment of an indoor climbing -bouldering  
gym facility in Units 10 & Units 11 of the existing building.

To assist City staff in the review and evaluation of the proposed amendment, please accept the following report.

We appreciate the help and assistance of the City planning staff.  
If you have any questions regarding this proposal, please contact us.

We look forward to your response.

Yours truly,

Bert Wakeford, President  
For: 854377 Ontario Limited, aka The Business Center

**Background:**

The subject property is located at 1580 20<sup>th</sup> St. East, Owen Sound Ontario; on the North West corner of the intersection of 20<sup>th</sup> St. East and 16<sup>th</sup> Ave. East. It is currently zoned 'Industrial M2'-Heavy.

The site comprises approximately 8,143 square metres of land and possesses frontage of 75.32 metres along 20<sup>th</sup> St. E. and 108.11 metres of frontage along 16<sup>th</sup> Avenue E.

These lands are owned by the 854377 Ontario Limited, aka The Business Center.

Located on the subject property is a single storey concrete block, flat roofed, industrial mall consisting of 13 rental units, each with an average size of 185 square metres, creating a total a floor area of approximately 2,399 square metres.

Since constructed in approximately 1976 this building has hosted a variety of uses, as permitted within the M2 designation.

The building currently has two vacant units consisting of approximately 569 square metres.

A prospective tenant would like to occupy this space to provide the community with an indoor rock climbing-bouldering gym, a use which is a compatible use with other current tenant profiles. The gym, which will bring new employment to Owen Sound, requires high ceilings which are not available elsewhere in Owen Sound.

The property provides paved parking areas surrounding the building that can accommodate up to 89 stalls.

There are approximately 75 parking stalls, which are over-width to reduce accidental side door-denting.

Based upon current tenant uses approximately 63 parking spaces are required for this building.

Two catch basins are located within these parking areas to handle storm-water.

Ingress and egress to and from the parking areas is provided from both 20<sup>th</sup> St. E. and 16<sup>th</sup> Ave. E..

The building, parking area, driveway, etc. are shown on the site plan, Appendix 1 attached to this Planning Report.

**Adjacent Land Uses:**

The subject property is situated within and towards the west edge the Owen Sound Industrial Zone.

Permitted land uses within the immediate surrounding lands of this site include M1 to the South, North and West, the Kenny Drain Hazard land is to the East. Uses in the extended vicinity to the west and north includes; professional offices, storage and transportation services.

The south edge of the East Bluff Planning Area, (O.P. Sch.'A1") which includes high density residential uses is approximately 155 meters to the North-West of the subject property.

**City of Owen Sound Zoning By-law:**

The site is currently zoned, Industrial Zone 'M2' (Heavy Industrial), a zone which reflects the current uses of this site which included office, wholesale and light industrial uses.

The proposed use of a Community Lifestyle Facility is not allowed in the M2 zone.

The proposed Zoning By-law Amendment would apply the 'M1' (Light Industrial) zone to the subject land, which is consistent with the all lands surrounding this property and provides greater compatibility with the residential pressures from the west.

The 'M1' zone would permit the proposed use of a Community Lifestyle Facility and is more congruent with the smaller sized business units found within this industrial mall.

The proposed M1 zoning schedule uses is provided in Appendix 7 of this Planning Report.

**City of Owen Sound Official Plan:**

According to Schedule "A", of the City of Owen Sound Official Plan, the subject property, is located within an employment zone (Appendix 3) and further designated within Zoning Map 17 as 'Industrial Zone-M2'. (Appendix 6) A variety of Industrial uses are permitted within this land use designation including, 'Industrial Mall'-limited to permitted uses, Office, Wholesale Establishments, Indoor/Outdoor Storage, including inflammables, explosive and other liquids and gases, Industrial uses –Heavy.

The Official Plan promotes a variety of employment zone uses, predominant being manufacturing, assembly, packaging, printing, warehousing and storage. Also permitted are sales and service uses ancillary to employment uses, offices and research establishment and recreational uses such as fitness centres. (OP 3.9) The development focus will include the attraction of a wide range of employment and business uses within the Employment Lands.

The edge of the East Bluff Planning Area, (O.P. Sch.'A1"; Appendix 3&4) which includes high density residential uses is approximately 155 meters to the North-West of the subject property.

The official Plan states that 'in locations adjacent to residential areas, light employment and ancillary uses that would have a limited impact on the surrounding area will be permitted', and shall be evaluated based upon compatibility with existing and proposed uses in the surrounding area. {OP 3.9.2.1; 3.9.2.2}

The amending of the lot zone from M2-Heavy Industrial to M1-Light Industrial appears to provide greater compatibility with the adjacent use and may reduce the need for additional buffering and screening. {OP 8.6.7.5}

Based upon the criteria found within the Official Plan it appears that at the proposed Zoning By-law Amendment conforms to the City of Owen Sound Official Plan.



**Provincial Policy Statement [PPS]** Section 3 of the *Planning Act*, May 1, 2020

The Provincial Policy Statement provides provincial policy direction on matters related to land use planning and development within designated Ontario settlement areas, such as Owen Sound. This statement provides for the balancing of appropriate development, with the protecting of health, safety, and environmental quality. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

**Land Use Compatibility**

According to the PPS, land uses shall be planned and developed to avoid, or if avoidance is not possible, to minimize and mitigate any potential adverse effects from odour, noise and other contaminants, to minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities. (PPS 1.2.6.1) When unavoidable, the planning and development of proposed adjacent sensitive land uses are only permitted if:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
- d) potential impacts to these uses are minimized and mitigated. (PPS 1.2.6.2)

**To address these requirements it is noted that:**

- a) There is no similar Rock Climbing Gym facility within 100 kilometers of Owen Sound, a small facility is available 65 kilometers away. The local rock climbing community is underserved.
- b) The tenant has evaluated several alternatives, none of which offered the required ceiling height.
- c) Adverse effects to adjacent land uses are minimized by the rezoning from heavy industrial to light industrial.
- d) Potential future adverse tenant uses are also minimized.
- e) The long term economic viability of the facility is enhanced.

**Employment**

According to the PPS, planning authorities shall promote economic development and competitiveness by providing a long-term mix and range of employment, institutional, and broader uses, in conjunction with opportunities economic diversification supported by a range of choices of suitable sites for employment uses and ancillary uses, considering the needs of existing and future businesses. (PPS 1.3.1)

*Employment areas* planned for industrial and manufacturing uses shall provide for separation or mitigation from *sensitive land uses*. *Employment areas* planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-*employment areas*. (PPS 1.3.2.3)

**To address these requirements it is noted that:**

The proposed zoning change mitigates the potential industrial impacts upon the East Bluffs Planning Area.

Based upon the criteria found within the PPS it appears that at the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement.

**Public Consultation Strategy**

Upon acceptance of this application, we will follow any direction from the city planning staff regarding public notifications and meetings.

Furthermore, it is the intention to post signage of appropriate size upon front property's edge of the subject property clearly facing 20<sup>th</sup> St. East and a second sign clearly facing 16<sup>th</sup> Ave. East.

Notification in the local Suntimes is anticipated as are flyers covering the appropriate postal code.

**Draft Zoning By-Law Amendment**

The Draft Zoning By-Law Amendment in text and the appropriate schedule is attached. (Appendix 8 & 9)

**Summary:**

The proposed Zoning By-law Amendment amending the zoning of the subject property from Industrial –M2 Heavy to Industrial M1-Light has great merit.

**Conformity / Consistency:**

The proposal appears to be both to be conforming with the Owen Sound Official Plan, June 28, 2021 and to be consistent with the Provincial Policy Statement.

**Community Benefit:**

In the immediate term this proposal will provide the Owen Sound community with a new, additional and attractive recreational facility. There will be an improvement in local activities and employment opportunities. It will enhance Owen Sound community offering to attract additional businesses and residence.

**Enhanced Transition from Residential Uses:**

In the long term this amendment will provide for an enhanced transition from the East Bluffs Planning Area and reduce the possible need for additional buffering, screening and separation.

**Enhanced Congruency with the existing and future uses of the existing Industrial Mall**

With an average unit size of 185 sq. m. [1,990 sq. ft.] the units within this mall are much smaller than typical heavy industrial uses. We service the smaller business community, as is reflected in M1 zoning.

**BY-LAW NO. 2023-**  
**THE CORPORATION OF THE CITY OF OWEN SOUND**

**BEING A BY-LAW TO AMEND BY-LAW 2010-078, BEING "A COMPREHENSIVE ZONING BY-LAW TO IMPLEMENT THE CITY OF OWEN SOUND OFFICIAL PLAN AND TO REGULATE THE USE OF LANDS AND THE ERECTION, USE, BULK, HEIGHT, LOCATION AND SPACING OF BUILDINGS AND STRUCTURES WITHIN THE CITY OF OWEN SOUND, as AMENDED",**

RESPECTING THE CREATION OF SITE-SPECIFIC ZONING FOR LANDS KNOWN AS  
PART OF PARK LOT 5 RANGE 8 EGR, OWEN SOUND, RP16R-3041, PART 1,2 & 16R-6691 PART 4,5,6 (1580 20<sup>TH</sup> STREET EAST).

WHEREAS the Planning Act R.S.O. 1990 c.P. 13, as amended, provides that the Council of a local municipality may pass By-laws for prohibiting the use of land and for prohibiting the erection, location or use of buildings and structures for, or except for, such purposes as may be set out in the By-law and for regulating the use of lands and the character, location and use of buildings and structures; and,

WHEREAS the Council of the Corporation of the City of Owen Sound is desirous of adopting a zoning by-law amendment pursuant to Section 34 of the Planning Act and,

WHEREAS such amendment to By-law 2010-078, as amended will maintain the terms and intent of the City of Owen Sound Official Plan; and,

WHEREAS the Council of the Corporation of the City of Owen Sound has carefully considered all public comments throughout the process; and,

WHEREAS it is now deemed desirable and in the public interest to adopt By-law 2023-\_\_\_\_.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF OWEN SOUND HEREBY  
ENACTS AS FOLLOWS:

- 1) That Schedule A, Zoning Map 17, forming part of By-law 2010-078, as amended, is hereby further amended by changing the zoning category on the subject lands from the General Industrial Zone (M2) to a General Industrial Zone (M1) shown more particularly on Schedule 'A' attached hereto and forming part of this By-law,
- 2) That this by-law shall come into force and effect on the final passing thereof by the Council of the City of Owen Sound, subject to compliance with the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this \_\_\_\_day of \_\_\_\_\_, 2023.

\_\_\_\_\_ Mayor

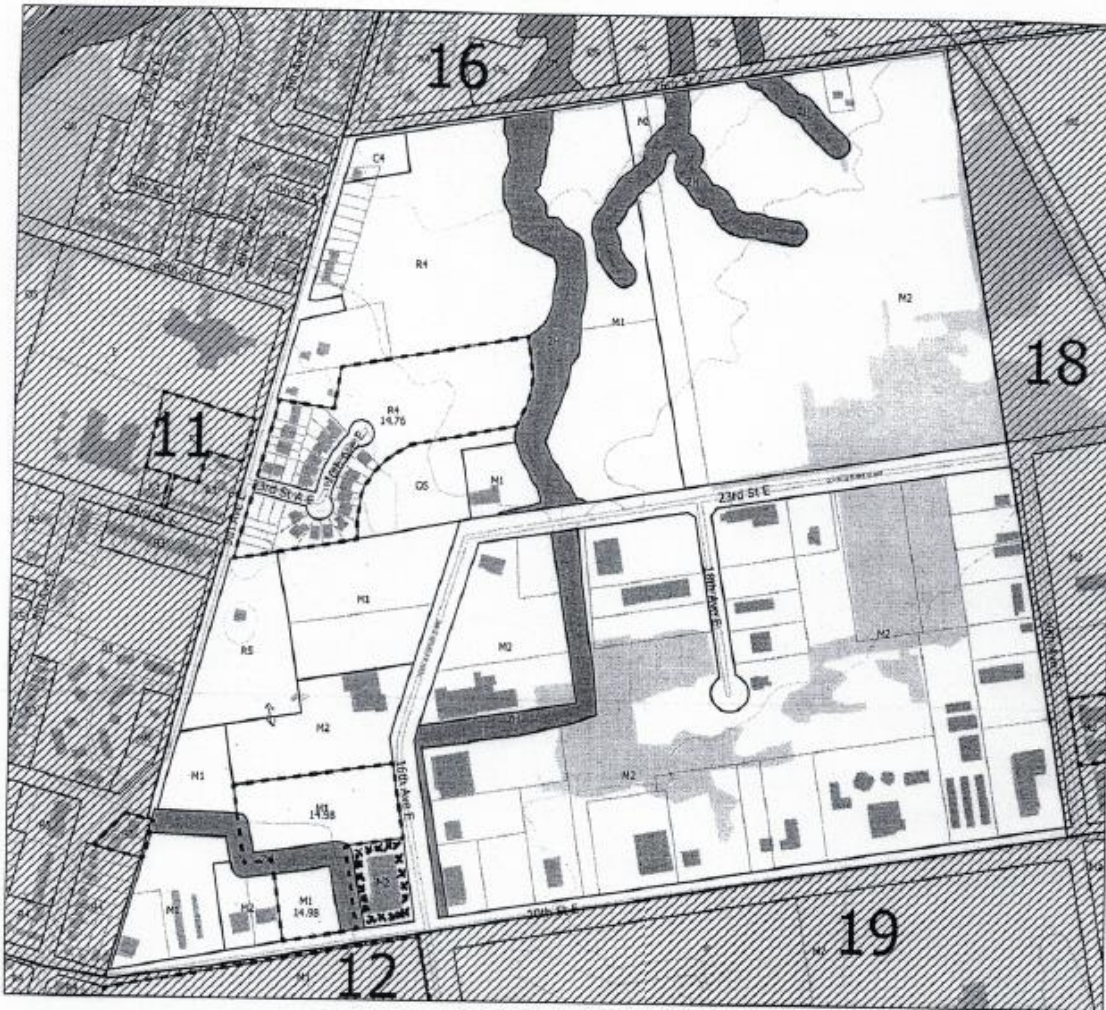
\_\_\_\_\_ Clerk

Read a third time this \_\_\_\_day of \_\_\_\_\_, 2023.

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

# Schedule 'A'



Legend: Land to be Rezoned from M2 General Industrial to M1 General Industrial: xxxxx

City of Owen Sound  
Grey County

**DRAFT**

Draft Zoning Bylaw Amendment Schedule 'A' For Discussion Purposes Only

the property located at:

1580 20<sup>th</sup> St. East,

PART OF PARK LOT 5 RANGE 8 EGR, OWEN SOUND, RP16R-3041, PART 1,2 & 16R-6691 PART 4,5,6

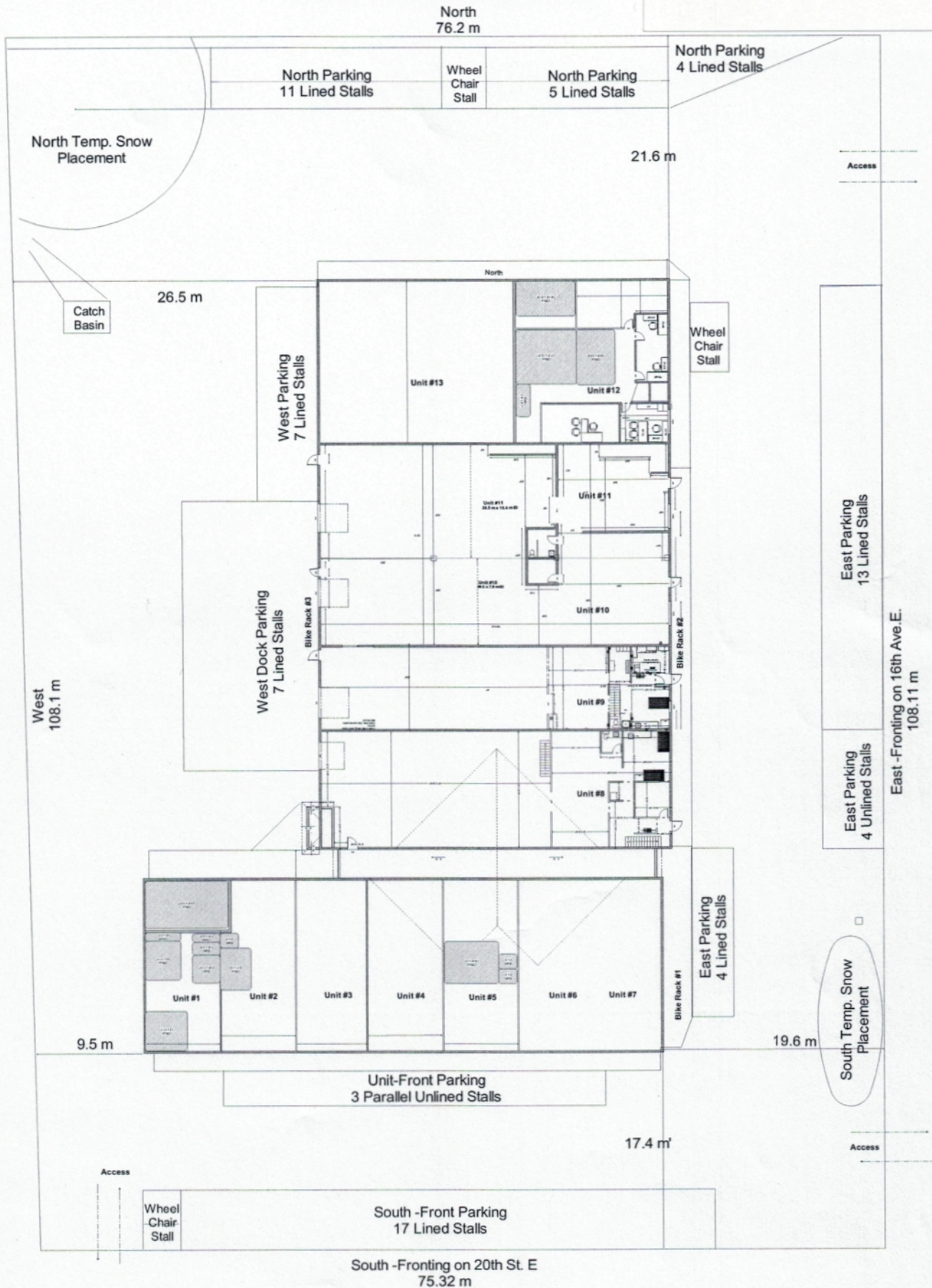
City of Owen Sound  
Grey County

June 27, 2023



Site Plan -The Business Centre  
1580 20th St. East, Owen Sound, ON

# Appendix 1



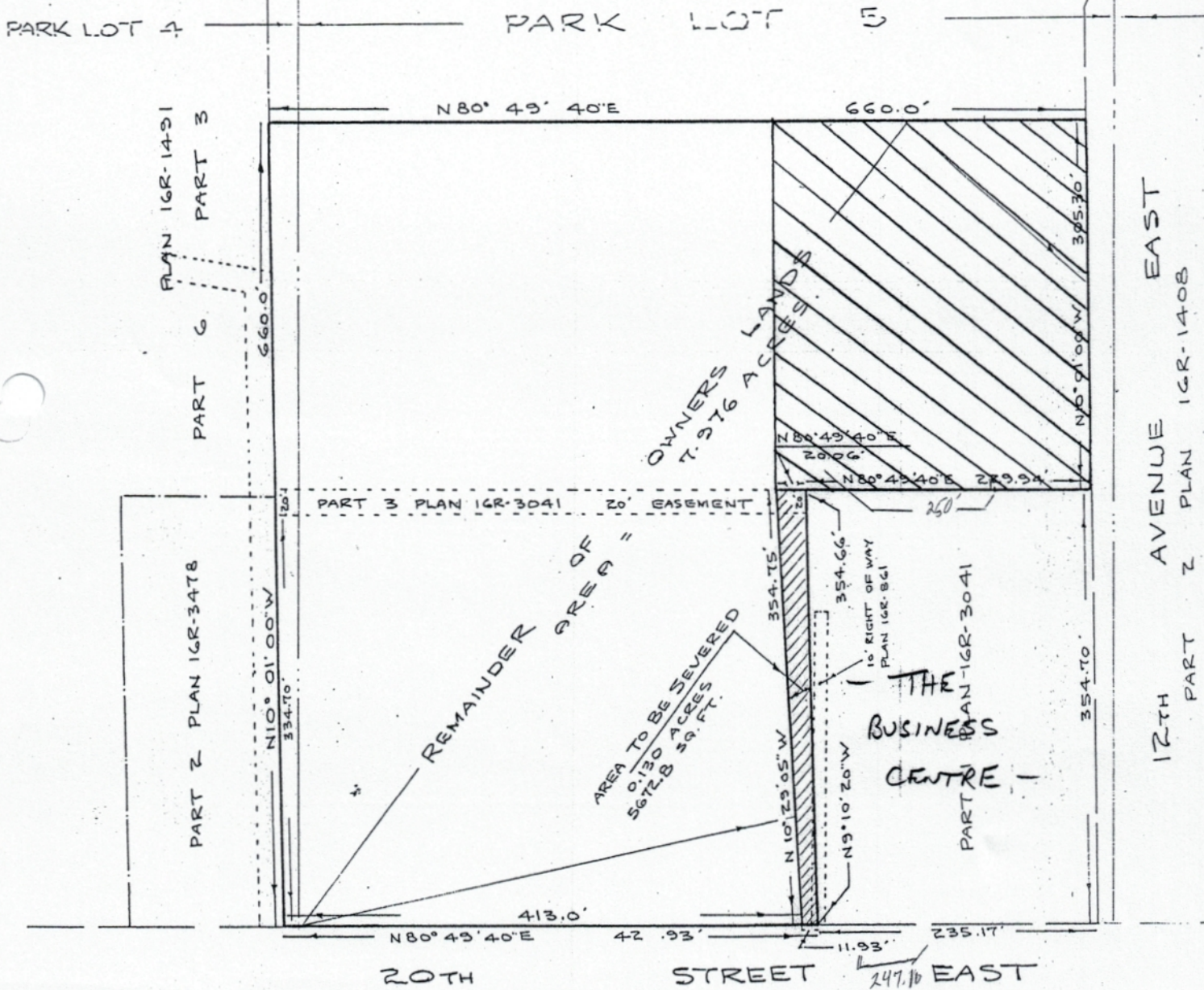


SKETCH OF PART OF  
 PARK LOTS 4 & 5 RANGE 8  
 EAST OF THE GARAFRAXA ROAD  
 CITY OF OWEN SOUND  
 COUNTY OF GREY  
 SCALE 1" = 100'  
 1997

# Appendix 2

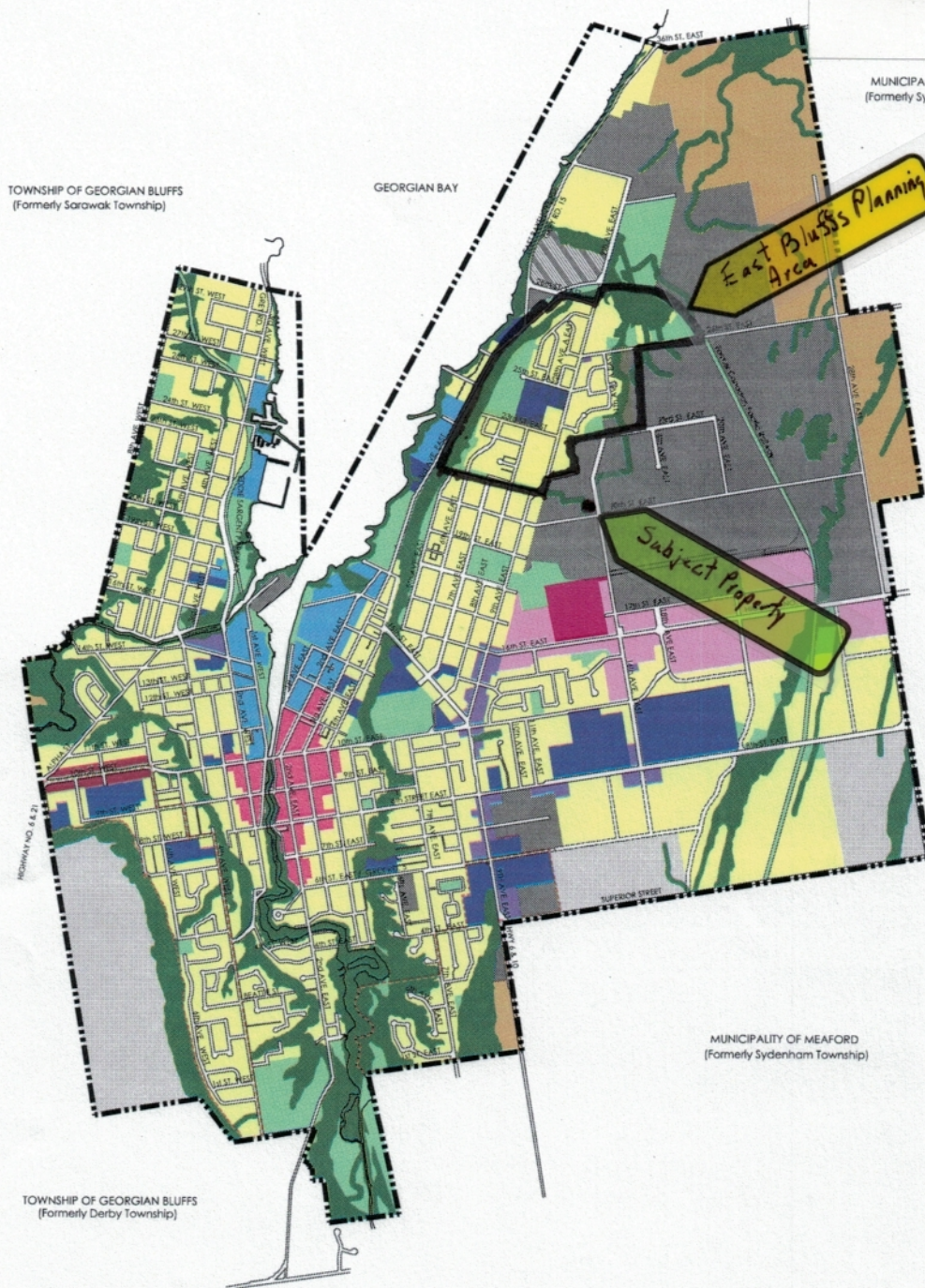
JANUARY 30TH 1997  
 HEWITT AND MILNE LIMITED  
 ONTARIO LAND SURVEYORS  
 BOX 112 OWEN SOUND ONT.

PART 1 PLAN 16R-1408





# Appendix 3



## Legend

Residential	Open Space
River District Commercial	Rural
Regional Shopping Centre	Hazard Lands
East City Commercial	Niagara Escarpment Plan Area
West City Commercial	Niagara Escarpment Plan Area - Urban
Arterial Commercial	Planned Road
Waterfront Mixed Use	
Industrial Transitional	
Employment	
Institutional	

## Schedule 'A'

Official Plan  
City of Owen Sound  
Land Use Plan

**owen sound**  
where you want to live

May 2021  
1:28,000



## Appendix 4



### Legend

- |  |                            |
|--|----------------------------|
|  | Planning Area Boundary     |
|  | Low Density Residential    |
|  | Medium Density Residential |
|  | High Density Residential   |
|  | Institutional              |
|  | Arterial Commercial        |
|  | Industrial                 |
|  | Open Space                 |
|  | Hazard Land                |

### Schedule 'A1'

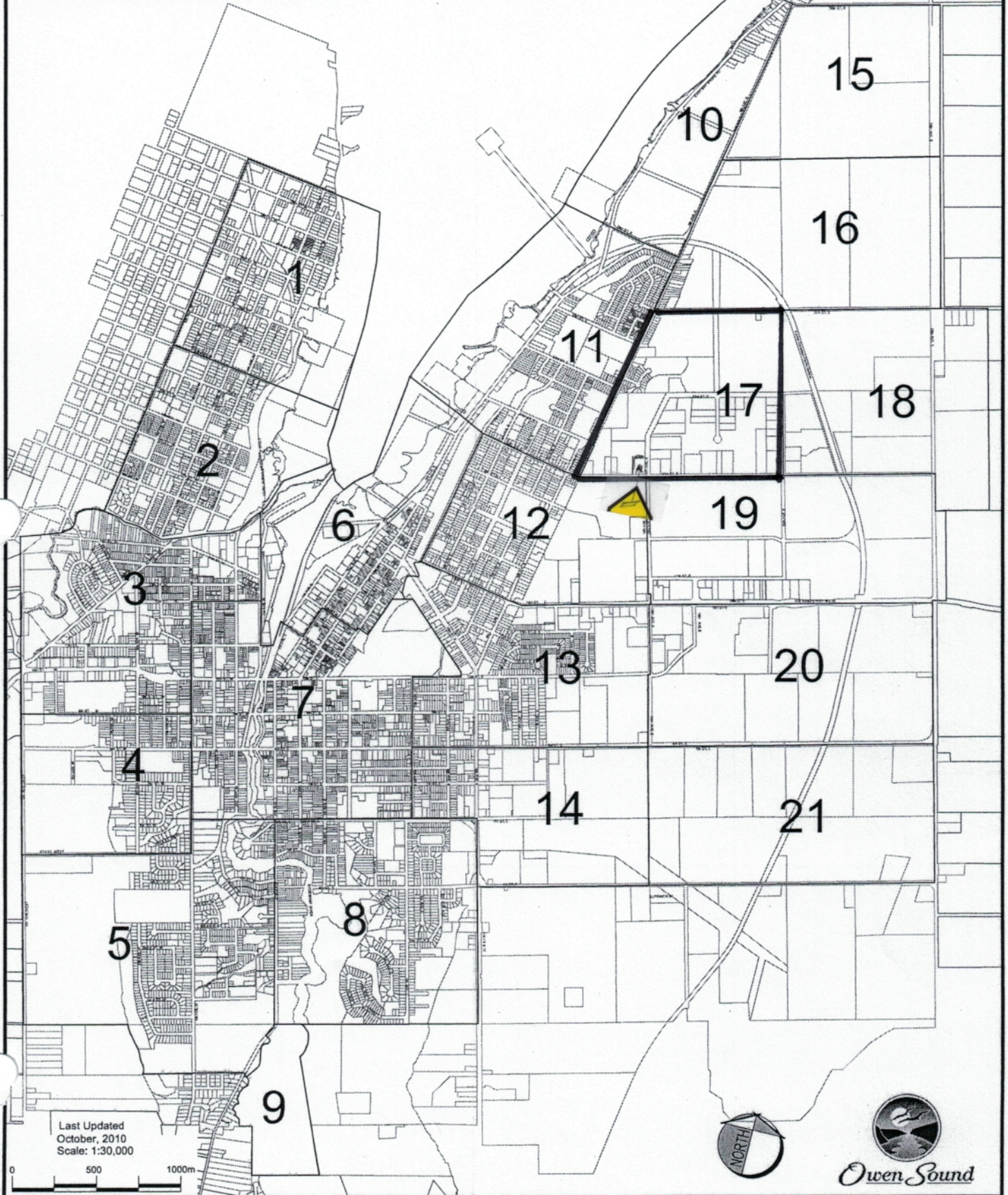
Official Plan  
City of Owen Sound  
East Bluffs Planning Area  
Land Use Plan

**owen**  
**sound**  
where you *want* to live

May 2021  
1:10,000



City of Owen Sound  
Schedule "A"  
Index Map for Zoning Maps



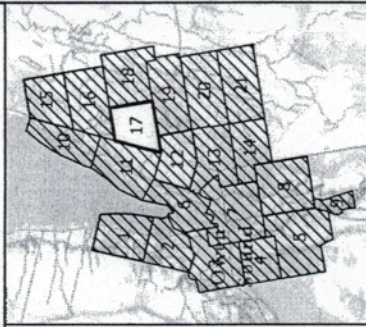


# City of Owen Sound Zoning By-law Schedule "A"

# 17

- R1 Single Residential
  - R2 Low Density Residential
  - R3 Low Density Residential
  - R4 Medium Density Residential
  - R5 General Residential
  - MR Multiple Residential
  - C1 Core Commercial
  - C2 Retail Commercial
  - C3 Neighbourhood Commercial
  - C4 Arterial Commercial
  - C5 Regional Shopping Centre
  - MC Mixed Use Commercial
  - M1 General Industrial
  - M2 Heavy Industrial
  - MU Mixed Use Industrial
  - I Institutional
  - A Agricultural
  - RUR Rural
  - OS Open Space
  - OS Hazard Land
  - Special Provision - (Amendment #)
  - (H) Holding Provision
1. This map does not represent a legal plan of survey.  
2. Reference to be made to Schedule "B" for Hazard Zone

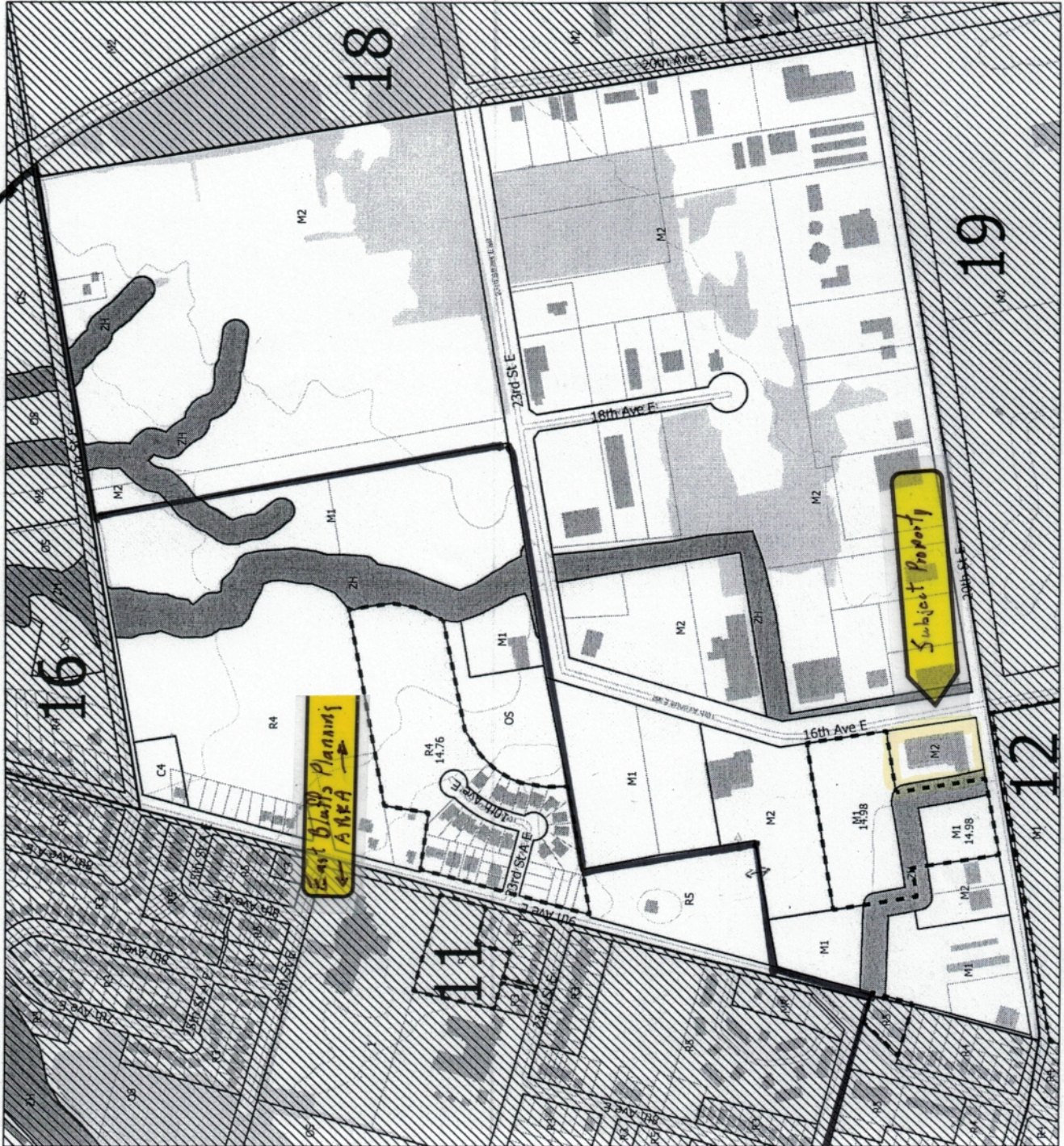
- ☒ Zoning Map Boundary
- ☐ Property Boundary
- ☐ Zone Boundary



**owen sound**  
where you want to live

0 35 70 140 210 280 Meters

By-law No. \_\_\_\_\_  
Passed on \_\_\_\_\_, 20\_\_\_\_  
Mayor \_\_\_\_\_  
Clerk \_\_\_\_\_





# SECTION 8

## INDUSTRIAL ZONES

In any Industrial Zone, no land shall be used and no building or structure shall be erected, located or used for any purpose except in accordance with the following regulations:

### 8.1 PERMITTED USES IN INDUSTRIAL ZONES

Within any Industrial Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

Uses	Uses Permitted In Zone		
	M1	M2	MU
Animal Shelter	●	●	●
Automotive Rental Establishment	●		
Automotive Body/Repair Shop (see Section 5.16.1)	●	●	●
Automotive Washing Establishment	●	●	
Cannabis Production Facility (See Sec. 5.16.7)	●	●	
Catering Services	●	●	●
Clinic			●
Commercial School	●		
Community Lifestyle Facilities	●		●
Contractors Yard		●	
Day Nursery	●		
Dwelling unit (1) accessory to a permitted use for a custodian or maintenance employee	●	●	●
Financial Institution	●	●	●
Food/Beverage Production Facility (See Sec. 5.16.8)	●	●	●
Hotel			●
Industrial Mall	●	●	
Kennels (see Section 5.16.5)		●	
Laboratory	●		
Marina			●



Uses	Uses Permitted In Zone		
	M1	M2	MU
Monument Sales	●	●	
Museums/Galleries			●
Office	●	●	●
Printing and Publishing Establishments	●	●	
Public Park (see Section 5.16.4)	●	●	●
Railway Marshalling Yard	●	●	●
Public Use	●	●	●
Rental Store, General	●	●	
Repair Store	●	●	●
Retail Store Accessory to a Permitted Use	●	●	●
Restaurant			●
Self Serve Use	●		
Service Use	●	●	●
Storage, Indoor	●	●	●
Storage, Outdoor		●	
Storage of Inflammable, Explosive and other Liquids and Gases		●	
Studio	●	●	●
Transportation Depot	●	●	●
Uses, Industrial		●	●
Uses, Light Industrial	●		●
Utility Service and Buildings	●	●	
Veterinarian Clinic	●	●	●
Warehouse	●	●	
Warehouse (within enclosed building)	●	●	●
Wholesale Establishment	●	●	●

Amendments affecting the table above: **ZBA [15], [25]**

i) Permitted Accessory Uses within an Industrial Mall are limited to 25% gross floor area.

**854377 Ontario Limited,**  
Property Management

Bert Wakeford,  
Tel: 519-376-9292  
Fax: 519-371-7198

Box 368, 1580 20th St. E.,  
Owen Sound, Ontario.  
N4K 5P5

June 27, 2023

City of Owen Sound  
808 2nd Avenue East Owen Sound, ON N4K 2H4  
**Attention:** Sabine Robart, Manager of Planning & Heritage

**Re: Zoning By-law Amendment Application**

**1580 20th St E, Owen Sound, ON**

**Part Park Lot 5, Range 8 EGR, Owen Sound; RP16R-3041, Prt 1,2; 16R-6691 Pt4,5&6**

**Owner: 854377 Ontario Limited aka. The Business Centre**

**Parking Analysis Report 1580 20<sup>th</sup> Street East, City of Owen Sound**

Dear Ms. Robart:

As required within Schedule 'A', item 3 of the Pre-consultation Review and in support of the proposed Zoning By-Law Amendment [ZBA], we have completed the following parking analysis report. The scope of this report includes the development description, policy context, detailed parking analysis, in sum, for the subject property and the requisite conclusion.

A careful review of the property has been made, including forces that might affect the requisite parking requirements.

Currently the subject property provides approximately 76 parking stalls.  
Bases upon the attached analysis there is a requirement for 63 parking stalls.  
Without alteration it appears that the site could accommodate 89 parking stalls.  
Other zoning and by-law restrictions appear to have been met.

To assist City staff in the review and evaluation of the proposed amendment, please accept the following report.

We appreciate the help and assistance of the City planning staff.  
If you have any questions regarding this proposal, please contact us.

We look forward to your response.

Yours truly,

Bert Wakeford, President  
For: 845377 Ontario Limited, aka The Business Center

**1580 20<sup>th</sup> St. E., Owen Sound, Ontario**  
**Parking Analysis**

## Site Description

The subject property is located at 1580 20<sup>th</sup> St. East, Owen Sound Ontario; on the North West corner of the intersection of 20<sup>th</sup> St. East and 16<sup>th</sup> Ave. East. It is currently zoned 'Industrial M2'-Heavy.

The site comprises approximately 8,143 square metres of land and possesses frontage of 75.32 metres along 20<sup>th</sup> St. E. and 108.11 metres of frontage along 16<sup>th</sup> Avenue E., as outlined in Appendix 2.

These lands are owned by the 854377 Ontario Limited, aka The Business Center.

Located on the subject property is a single storey concrete block, flat roofed, industrial mall consisting of 13 rental units, each with an average size of 185 square metres, creating a total a floor area of approximately 2,399 square metres.

Since constructed in approximately 1976 this building has hosted a variety of uses, as permitted within the M2 designation. The building currently has two vacant units consisting of approximately 569 square metres, with an intended use of Community Lifestyle. Other current uses include Office, Wholesale and Light Industrial and occupy space as outlined in Appendix 4

A prospective tenant would like to occupy this space to provide the community with an indoor rock climbing-bouldering gym, a use which is a compatible use with other current tenant profiles. The gym, which will bring new employment to Owen Sound, requires high ceilings which are not available elsewhere in Owen Sound. Currently this use is not permitted within M2 zonings.

The property provides paved parking areas surrounding the building that can accommodate up to 89 stalls. There are approximately 75 parking stalls, which are over-width to reduce accidental side door-denting. Wheel chair stalls and bicycle racks are provided.

Based upon current tenant uses approximately 63 parking spaces are required for this building. Two catch basins are located within these parking areas to handle storm-water. Bus stop service is provided at the east-south corner of this site.

Ingress and egress to and from the parking areas is provided from both 20<sup>th</sup> St. E. and 16<sup>th</sup> Ave. E.. The building, parking area, driveway, etc. are shown on the site plan, **Appendix 2** attached to this Parking Analysis Report.

## **Policy Context**

As outlined in **Appendix 5**, parking by-laws requirements and restrictions, including barrier free parking, bicycle stalls, and loading requirements have been consider.

These include, but are not limited to:

### **5.18 GENERAL PARKING REGULATIONS:**

- 5.18.1 Provision of Parking Stalls;
- 5.18.10 Size of Standard Parking Stalls;
- 5.19.1 Number of Required Accessible Parking Stalls;
- 5.20.1 Bicycle Space Requirements

## **Parking Analysis**

The parking analysis has considered:

- parking requirement as required by zoning by-laws;
- site and paved area constraints;
- traffic generated by tenants and guests and;
- alternative transportation availability.

## **Summary**

Based upon the attached calculations and considerations it appears that the existing parking facilities meet and exceed the current Zoning By-Law requirement. The additional traffic associated with the proposed tenant use of an Indoor Climbing –Bouldering Gym can easily be accommodated within the existing configuration.

## Appendix 1 –Statistical Summary

### Site Location:

1580 20th St E, Owen Sound, ON

Part Park Lot 5, Range 8 EGR, Owen Sound; RP16R-3041, Prt 1,2; 16R-6691 Pt4,5&6

Owner: 854377 Ontario Limited aka. The Business Centre

### Site Profile:

Lot Area / Perimeter:	8,423 sq. m. [75.32 m x 108.11 m.]
Approximate Paved Area:	4,808 sq. m.
Building Gross Floor Space:	2,399 sq. m.
Building Perimeter:	231 m.
Building Number of Rentable Units/Avg. Sq. m.	13 Units with an Average size of 185 sq. m. each

### Proposed Use Requirement

Units 10/11; Gross Floor Space 568.5 sq. m./20 sq.m.;

### 29 Parking Stalls

*Per Appendix 4*

<u>Required Parking Stalls:</u>	<u>Use</u>	<u>Total Required Parking Stalls</u>
	Office:	16
	Wholesale	7
	Light Industrial	11
	Life Style [vacant]	<u>29</u>

*Total Required Parking Stalls*

63 Parking Stalls

### Current Parking Spaces:

76 Parking Stalls.

including:

3 wheel chair accessible, stalls

3 bicycle racks

There is additional parking available at rear

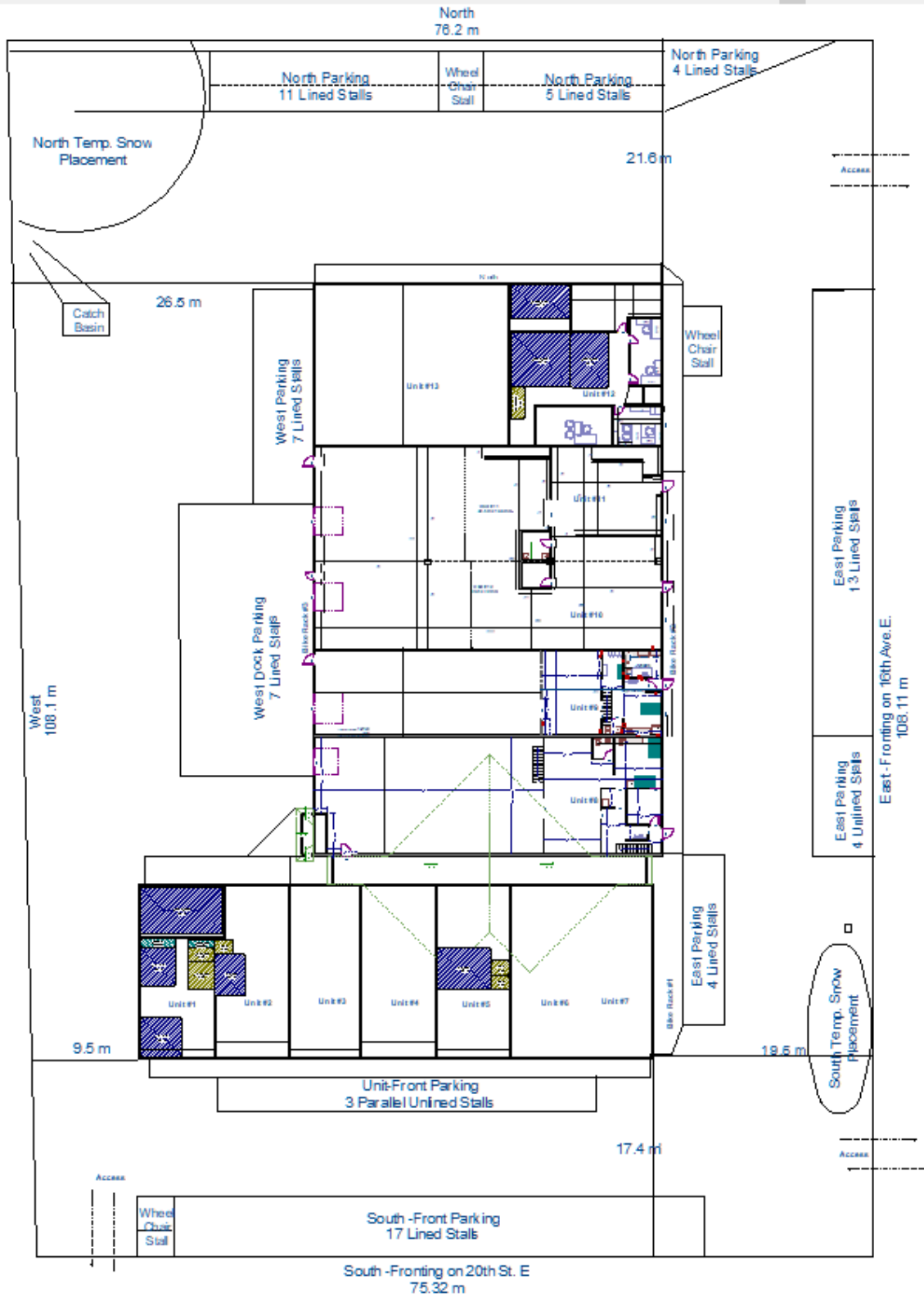
### Total Possible On-site Parking Stalls:

Paved Area:	4,808 sq. m.
Driving Area	70% 3,366 sq. m.
Parking Area	30% 1,442 sq. m.
Per Parking Stall	16.25 sq.m.
Total Possible On-site Parking Stalls:	

89 Parking Stalls



## Appendix 2 – Site Plan



1580 20<sup>th</sup> St. E., Owen Sound, Ontario  
Parking Analysis

### Appendix 3 – Site Aerial View



1580 20<sup>th</sup> St. E., Owen Sound, Ontario  
Parking Analysis

## Appendix 4 –Detailed Parking Analysis

854377 Ontario Ltd  
Parking Analysis-1580 20th St. E. Owen Sound, ON  
June 30, 2023

Units	1	2	3	4	5	6	7	8	9	10	11	12	13	Common
Use	Office	Wholesale	Wholesale	Wholesale	Wholesale	Wholesale	Wholesale	L. Ind	L. Ind	Gym	Gym	Office	Office	Hall/Mess
Sqr M/use per tenant	104.05	300.36			353.40			322.19	236.90	568.57		191.75	263.10	2,399
Ratio 1:	28	90			90			90	90	20		28	28	Ttd Stalls
Stalls, per Unit	4	3			4			4	3	28		7	9	62
Summary														
Sq ft to Sq Meter	0.092903				Required Stalls									
Meter to Ft	3.280840													
	Sq Ft =	Sq Metre	1											
Office	4,896	454.85	1/28m2	16.24										
Wholesale	7,037	653.76	1/90m2	7.26										
Light Industrial	6,018	559.09	1/90m2 +5	11.21										
Lifestyle	6,120	568.57	1/20m2	28.43										
Common	311			63.15										

<b>Bylaw: 5.10.10</b>										<b>Existing Stalls 75</b>		<b>79.50 =75 plus 6%</b>	
<b>Min. Parking Stall</b>	Width-M	Length-M	Sq-M	Width-Ft	Length-Ft	Sq-ft	Width-Ft	Length-Ft	Sq-M	Width-Ft	Length-Ft	Over Size Excess %	
Straight	2.50	6.50	16.25	8.20	21.33	174.91	3.05	5.64	17.2	10.00	18.50	6%	
Angled 30/90 degrees	2.65	6.00	15.90	8.69	19.69	171.15							

Paved Area per EC Kings estimate; 2016				Paved Area Rough Estimate			
Zone	Ttl Sq-M	Width	Length	Ttl Sq-ft	Width	Length	
A	1,070.1	60.8	17.6	11,518.2	199	58	
B	256.9	15.2	16.9	2,765.0	50	55	
C	1,394.3	19.1	73.0	15,008.1	63	240	
D	875.4	70.6	12.4	9,423.2	232	41	
E	1,034.0	20.0	51.7	11,129.9	66	170	
F	177.8	7.9	22.5	1,913.3	26	74	
	4,808.5		Low Paved	51,757.7	635	637	
Reasonableness Test				Driveway Parking			
G Overall Area	7,812.8	76.0	102.8	Ttl Area	84,096.3	249	337
less Blg	(2,398.7)			Blg	(25,819.0)		Low
	5,414.1			High Paved	58,277.3		Avg.
Var	(605.7)	24.7	24.7	Var	(6,519.6)	85.5	High
	-13%				-13%		
				Paved Area	70%	30%	per stall
				51,758	36,230	15,527	174.91
				Avg.	55,018		Possible Parking
				58,277	40,794	17,483	174.91
							Spaces
							89
							75
							118%
							100
							133%

Wheel chair Spaces	Required	4% of	63.15	2.53	3.00
	Current				
Bicycle Stands	Required	4% of	63.15	2.53	3.00
	Current				

1580 20<sup>th</sup> St. E., Owen Sound, Ontario  
Parking Analysis

## Appendix 5 -Applicable Zoning By-Law Standards and Parking Requirements

### City of Owen Sound

#### 5.18 GENERAL PARKING REGULATIONS

**5.18.1 Provision of Parking Stalls** No person shall erect or enlarge any building or structure or establish or change a use unless parking stalls required by this By-law are provided, unless the requirement to provide such parking is reduced or eliminated through an agreement between the Corporation of the City of Owen Sound and the owner of any lot as provided for in the Planning Act. 5.18.2 Off-Street Parking Requirements for all Zones, excluding C1 Zone Except as may otherwise be provided for, the minimum number of parking stalls for motor vehicles must be provided as set out in the following table:

Land Use Category	Use	Number of Vehicle Parking stalls Required
<b>Commercial Uses</b>	Shopping Centre (Neighbourhood or otherwise)	1 space for each 15.0 m <sup>2</sup> of gross floor area up to 300.0 m <sup>2</sup> , and 1 space for each 20.0 m <sup>2</sup> of gross floor area thereafter; or 10 spaces, whichever is the greater
	Hotel	1.2 spaces per guest room
	Marina	0.5 space for each water craft slip
	Automotive Rental Establishment	4 spaces plus 1 space per 28.0 m <sup>2</sup> gross floor area
	Automotive Service Station, Vehicle Body/Repair Shop	3 spaces for every service bay or repair station
	Automotive Washing Establishment	2 spaces
	Wholesale establishment	1 space per 90m <sup>2</sup> of gross floor area
<b>Office Uses</b>	Business or professional office and government administrative offices	1 space per 28 m <sup>2</sup> of gross floor area
	Animal kennel, medical centre, veterinary clinic	Minimum of 4 spaces or 6.0 spaces per 100 m <sup>2</sup> gross floor area, whichever is greater
<b>Industrial Uses</b>	Truck transport terminal	1 space per 100 m <sup>2</sup> gross floor area

	Warehouse	1 space per 185 m <sup>2</sup> of gross floor area
	All other industrial uses	5 plus 1 space per 90 m <sup>2</sup> of gross floor area

Climbing Gym 568 sq. m. /20 =29 parking spaces:

Land Use Category	Use	Number of Vehicle Parking stalls Required
Leisure and Recreation Type Uses	Museum, library, recreational or athletic facility	1 space per 20 m <sup>2</sup> of gross floor area. Playing areas for squash, tennis, handball and badminton courts are to be excluded for the purposes of calculating parking
	Community lifestyle facility	1 space for every 4 seats or 1 space per 20 m <sup>2</sup> of gross floor area
	Bowling alley, lawn bowling club, tennis club, golf course, curling club, racquet club	3 spaces per alley, bowling green, tennis or racquet court, putting green, or sheet of ice, plus 1 space for each 15.0 m <sup>2</sup> of gross floor area devoted to other uses.
Other uses	All other uses permitted by this By-Law other than those listed in this table	1 per 40 m <sup>2</sup> of gross floor area

#### 5.18.10 Size of Standard Parking Stalls

Required parking stalls shall comply with the standards set out in Table 5.18.10.

Table 5.18.10 – Required Parking Stall Dimensions

Maximum Angle of Parking Stall to Maneuvering Aisle	Required Width	Required Length
0 degrees	2.50 m	6.50 m
30 degrees up to and including 90 degrees	2.65 m	6.0 m

Fully Aligned Parking at 0 Degrees: Area per stall

16.25 Sq. M.

### 5.19.1 Number of Required Accessible Parking Stalls

Accessible parking stalls shall be provided in accordance with the requirements set out in Table 5.19.1.

Total Required Parking Stalls	Minimum Number of Accessible Stalls
1 to 12	1
13 to 100	4% of the total required
101 to 200	1, plus 3% of the total required
201 to 1,000	2, plus 2% of the total required
Greater than 1,000	11, plus 1% of the total required

**Table 5.19.3 – Accessible parking space dimensions**

Type	Minimum width	Minimum length
Type A accessible stall	3.4 m	6.0 m
Type B accessible stall	2.4 m	6.0 m

### 5.20.1 Bicycle Space Requirements

The minimum number of parking spaces for bicycles, in addition to the required vehicle parking, must be provided as set out in the following table:

Use	Number of Bicycle Spaces Required
Cluster Townhouse or Apartment Dwellings	10% of required vehicle parking
Schools	1 space per 20 m <sup>2</sup> classroom, plus 1 space per 800 m <sup>2</sup> of office area
Offices	4% of required vehicle parking, or 4 spaces, whichever is greater
Commercial Uses (excluding uses in the C1 Zone, unless otherwise noted), including Restaurants (excluding take-out only)	5% of required vehicle parking, or 4 spaces, whichever is greater
Cinema, Community Lifestyle Facility or Community Centre	10% of required vehicle parking, or 4 spaces, whichever is greater
Hotel	1 space per 20 guest rooms
Industrial Use	4% of required vehicle parking

### 5.20.2 Bicycle Parking Space Design Standards

Bicycle parking shall be provided in an area having a minimum of 1.8 m in length. The minimum number of bicycle parking spaces shall be accommodated by a rack, which will determine the width of the bicycle parking area. Standard width is 2.5 m



RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.

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July 7, 2023

City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON  
N4K 2H4

Attention: Sabine Robart  
Manager of Planning & Heritage

Dear Sabine:

**Re: Zoning By-law Amendment Application  
Part Park Lot 5, Range 8 EGR  
City of Owen Sound  
1580 20<sup>th</sup> Street East  
Owner: 854377 Ontario Ltd. c/o Bert Wakeford**

In support of the above-noted Zoning By-law Amendment application, which was recently filed with the City by Mr. Bert Wakeford, I wish to provide the following:

The purpose of the Zoning By-law Amendment application is change the zoning of the subject lands from 'M2' (Heavy Industrial) to 'M1' (General Industrial). The Amendment would have the effect of adding "community lifestyle facility" to the list of uses permitted on the premises, thereby enabling a wall climbing facility to locate within the existing industrial mall.

During discussions with City staff earlier this week, I was advised a detailed Planning Report explaining conformity with the Owen Sound Official Plan and consistency with the Provincial Policy Statement is not required since the information provided Mr. Wakeford has been deemed to be generally acceptable. I have been asked to focus solely on the issue of onsite parking.

In this regard, I have read the information submitted by Mr. Wakeford with respect to the existing parking conditions and the parking requirements of the City's Zoning By-law contained in his submission entitled *Parking Analysis Report*, and I have also visited the site to confirm the existing parking arrangements. It is my opinion that the information provided in Appendices 1 and 4 of his report is accurate, and I concur with his conclusion that the current



onsite parking provides more parking spaces than required by the Zoning By-law, i.e. 76 actual spaces vs. 63 required spaces.

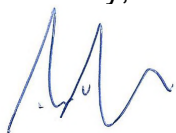
Mr. Wakeford's submission also states that his current parking count of 76 spaces could be increased to 89 spaces if the parking lines were re-painted to provide spaces that were narrower yet still in compliance with the parking provisions of Section 5.18.10 of the Zoning By-law. This assessment also appears to be accurate.

It is my understanding that Planning staff is contemplating an alternative for calculating parking requirements for industrial malls where various types of industrial uses could exist at any given time. The parking standards are currently determined based on the nature of the specific industrial activities within an industrial mall. The requirements range from one parking space per 16.67 square metres of floor space to one parking space per 100 square metres. City staff have suggested that consideration be given to a "one size fits all" type parking provision where the parking requirement is based solely on the size of the building and not on the individual land uses.

Respectfully, I believe that the current approach to calculating parking requirements is the best approach. If an alternative means to determining the onsite parking requirement was to be utilized, it would involve choosing a number somewhere between the highest (1 space per 100 square metres) and the lowest (1 space per 16.67 square metres) requirements for uses in the 'M1' zone. On this particular property, the parking requirement for the 2399 square metre building would therefore be somewhere between 24 spaces and 144 spaces. As a Planner I don't know where to begin in coming up with a "one size fits all" parking standard given the significant variation in parking requirements. The concern with such an approach is that the required parking figure may end up being too high or too low, and not reflect a parking requirement that is appropriate for this particular site. Whereas there is likely no perfect approach to determining a parking standard for a zone where a wide variety of uses are permitted, I do believe that the current approach works the best because the parking requirement is based on the actual use on the property. It's also worth noting that before a business license can be issued, compliance with the Zoning By-law must be demonstrated; and, through that process, presumably the City can determine whether sufficient parking is provided for the entire industrial mall before allowing for another business to occupy the building.

I trust you will find this letter acceptable. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, BES, RPP, MCIP

c.c. Bert Wakeford