



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

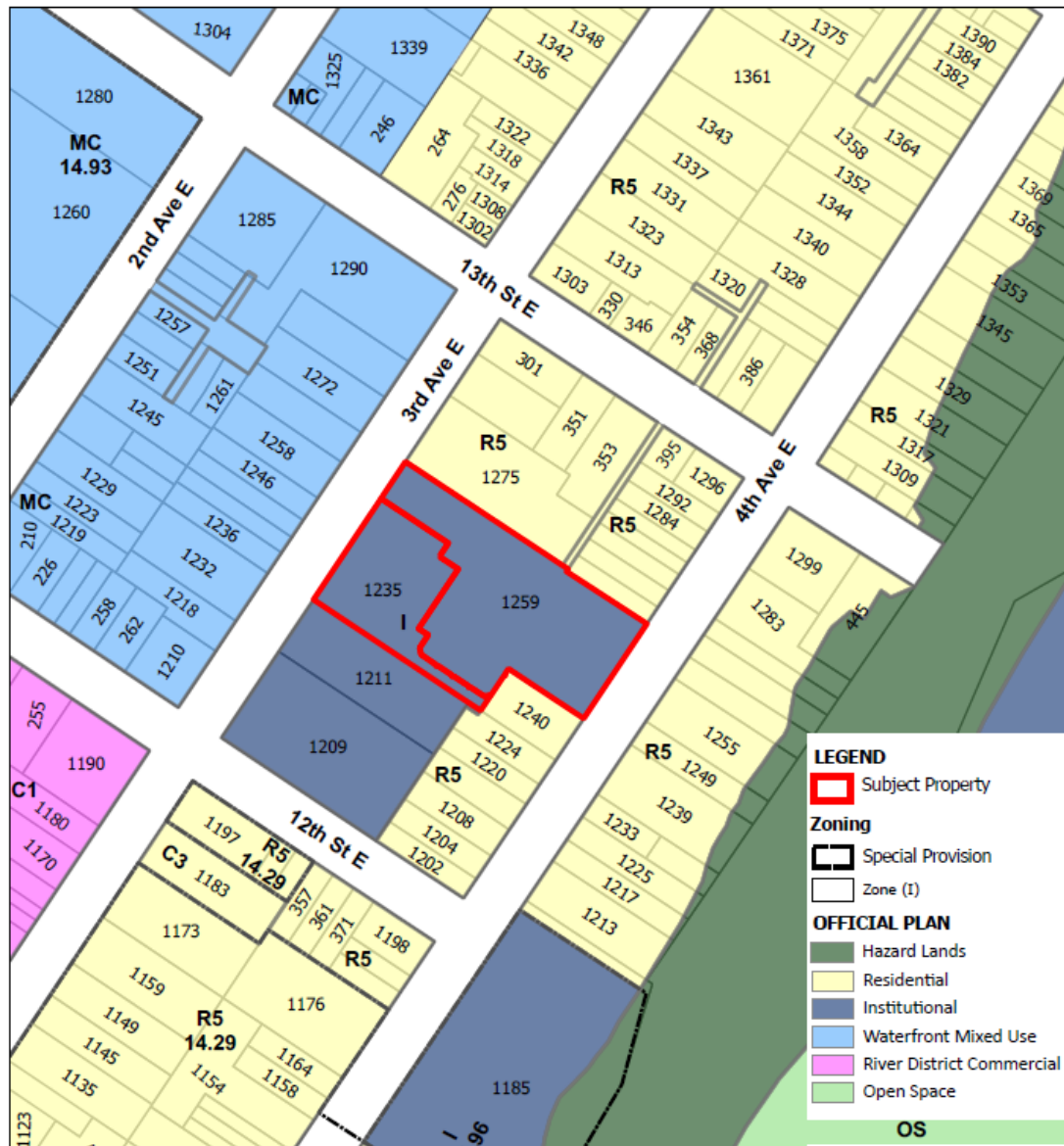
OPA No. 13 and ZBA No. 49

City Council – October 23, 2023

Subject Lands









Policy Framework



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

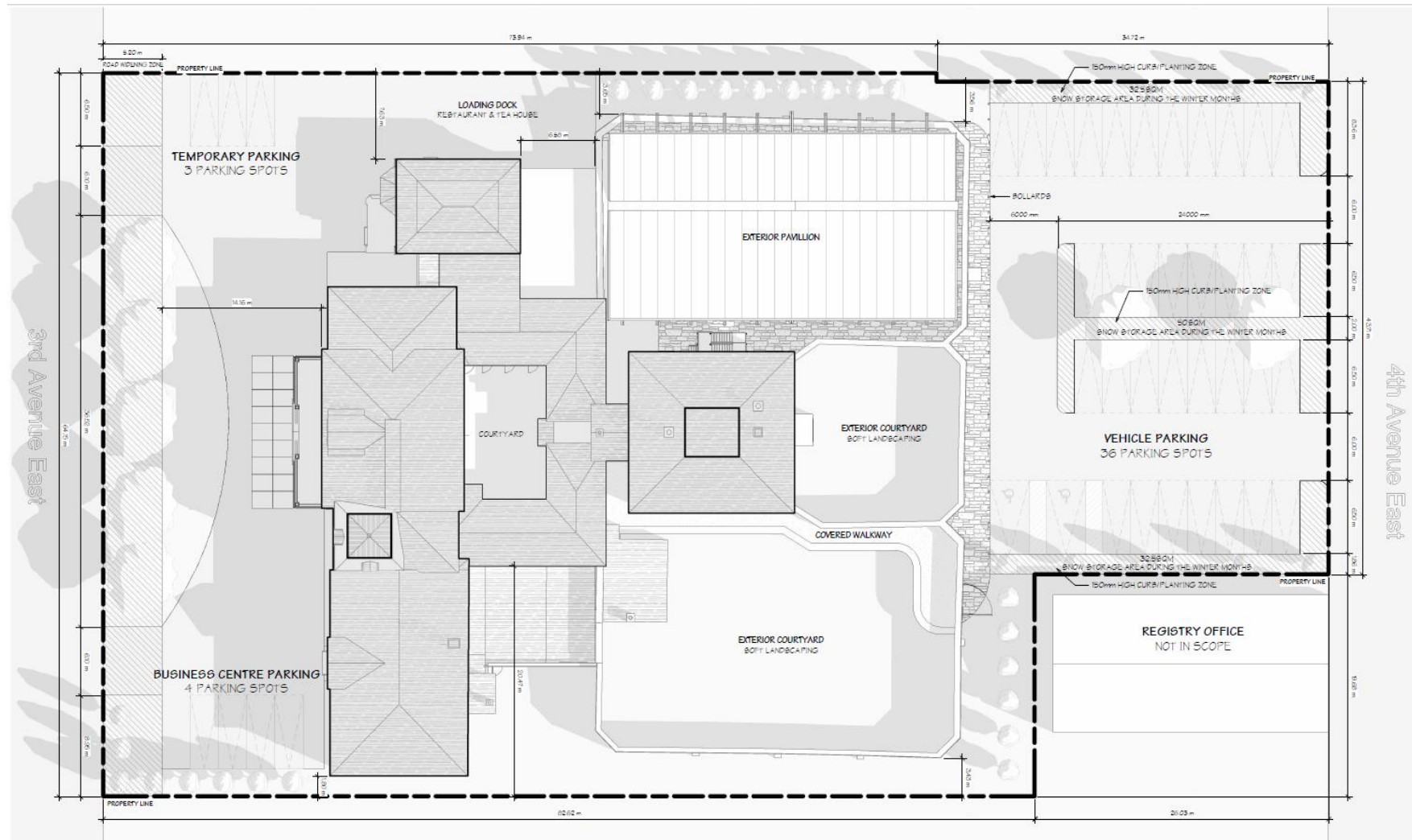
Policy Framework Continued

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



The Proposal









Supporting Plans & Studies

- The applicant submitted a complete application, together with supporting materials and fees on June 19, 2023.
- The complete set of submission materials are available for viewing on the City's website: www.owensound.ca/development.
- Certain additional studies were provided and/or revised following the public meeting held on September 11, 2023, to address comments received, including:
 - Planning Addendum Letter and revised Draft Amendments
 - Letter of Opinion re Chimney Swift
 - Land Use Compatibility (Noise) Study – Revised September 8, 2023
 - Parking Justification Study – Revised October 2023



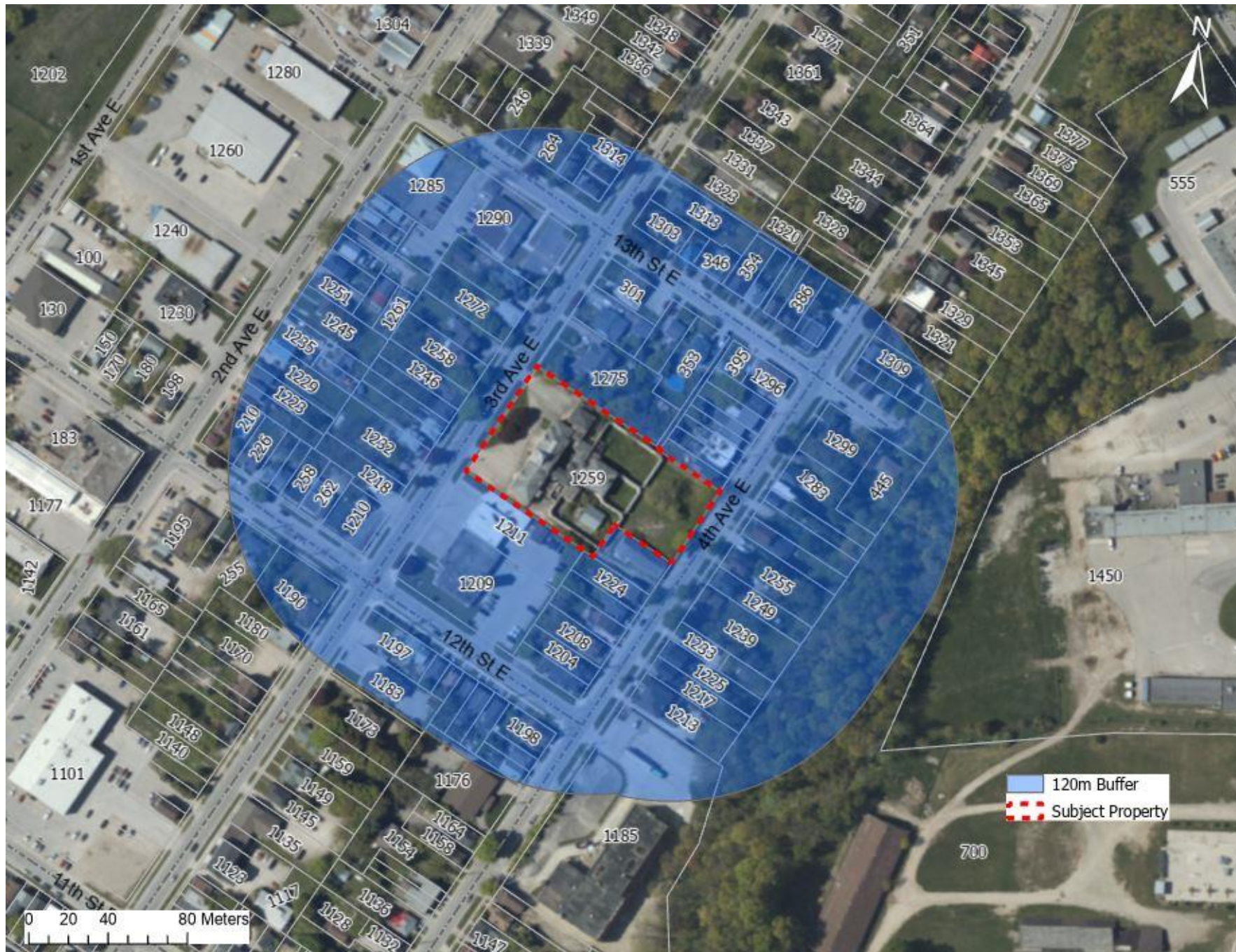
Policy Evaluation

Provincial Policy Statement

- Directs development to fully serviced, designated settlement areas and requires contiguous development that minimizes land consumption and servicing costs.
- Requires the conservation of built heritage resources and significant cultural heritage landscapes.
- Prohibits development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- Requires natural heritage features and areas to be protected for the long term.

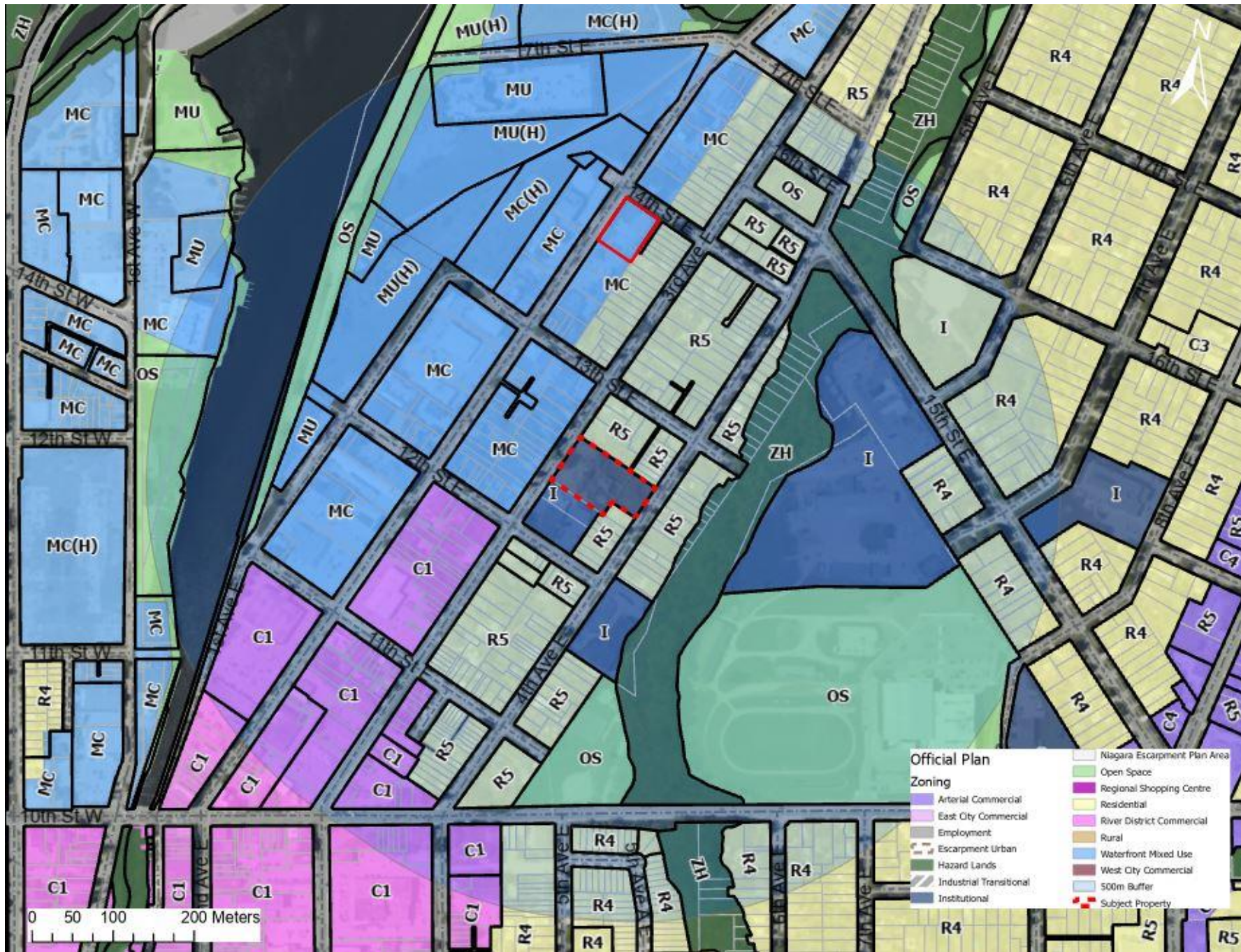


Land Use Compatibility





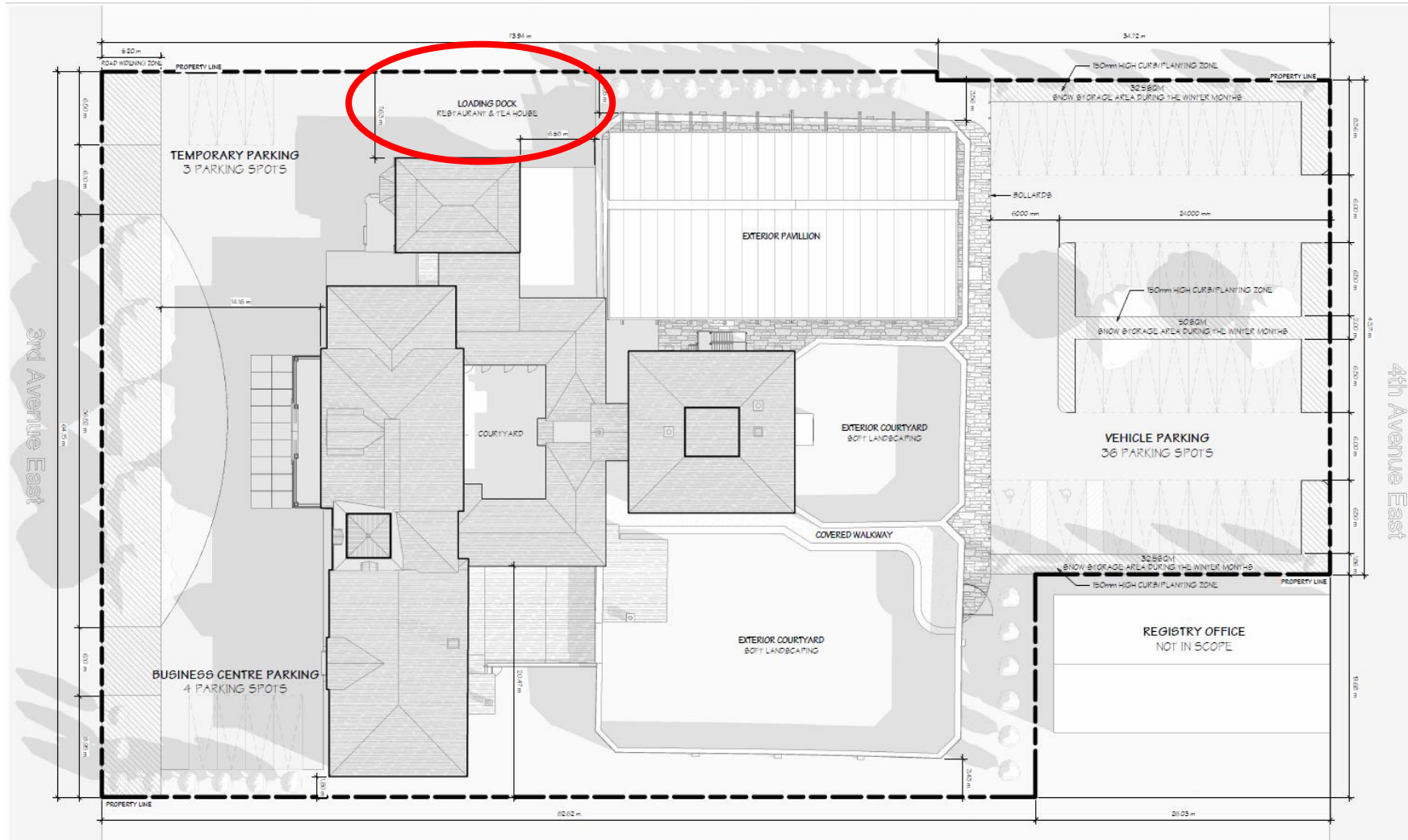




Land Use Compatibility (Noise) Study

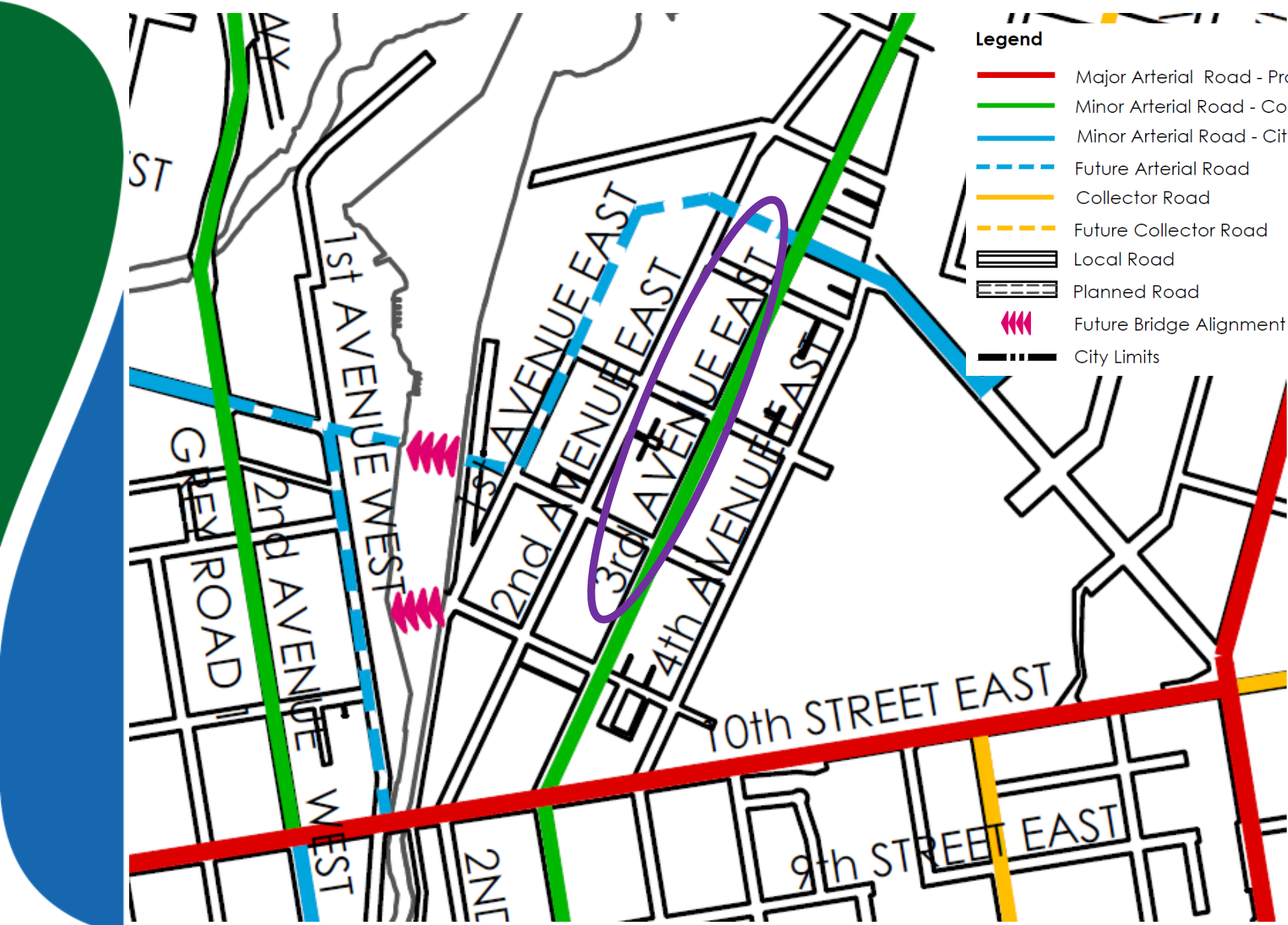
- The proposed redevelopment is not anticipated to be a source of dust or odour.
- Any potential sources of odour generated from the restaurant kitchen can be effectively mitigated through the use of an ecology unit installed on the kitchen hood.
- Sound levels based on the predictable worst-case scenario (all uses operating at full capacity at the same time) meet provincial guidelines at all surrounding receptors.
- The Jail yard walls meet the requirements for a noise barrier and will reduce noise from the outdoor entertainment areas (e.g., patio) at all surrounding residences.

Loading





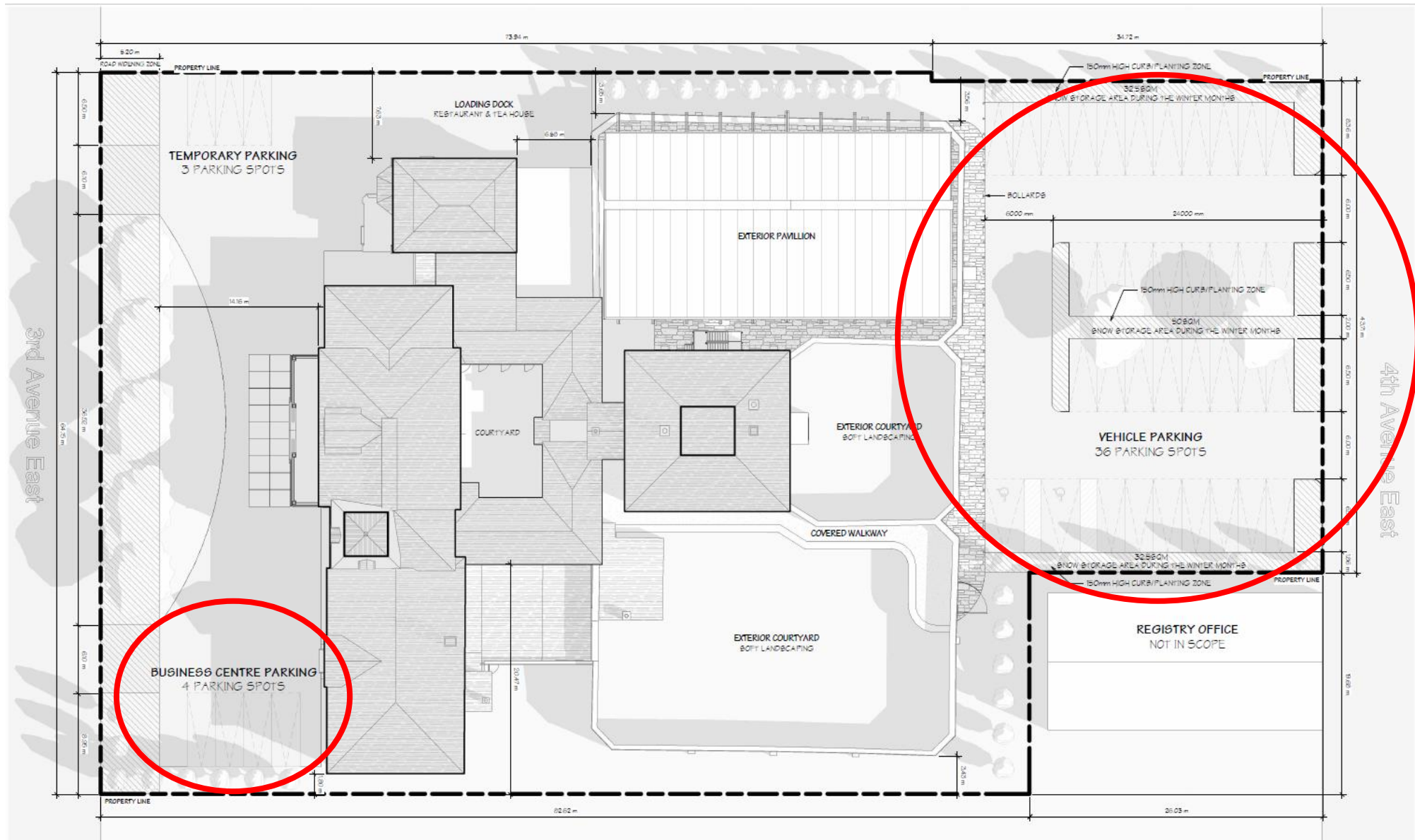
Traffic Impact



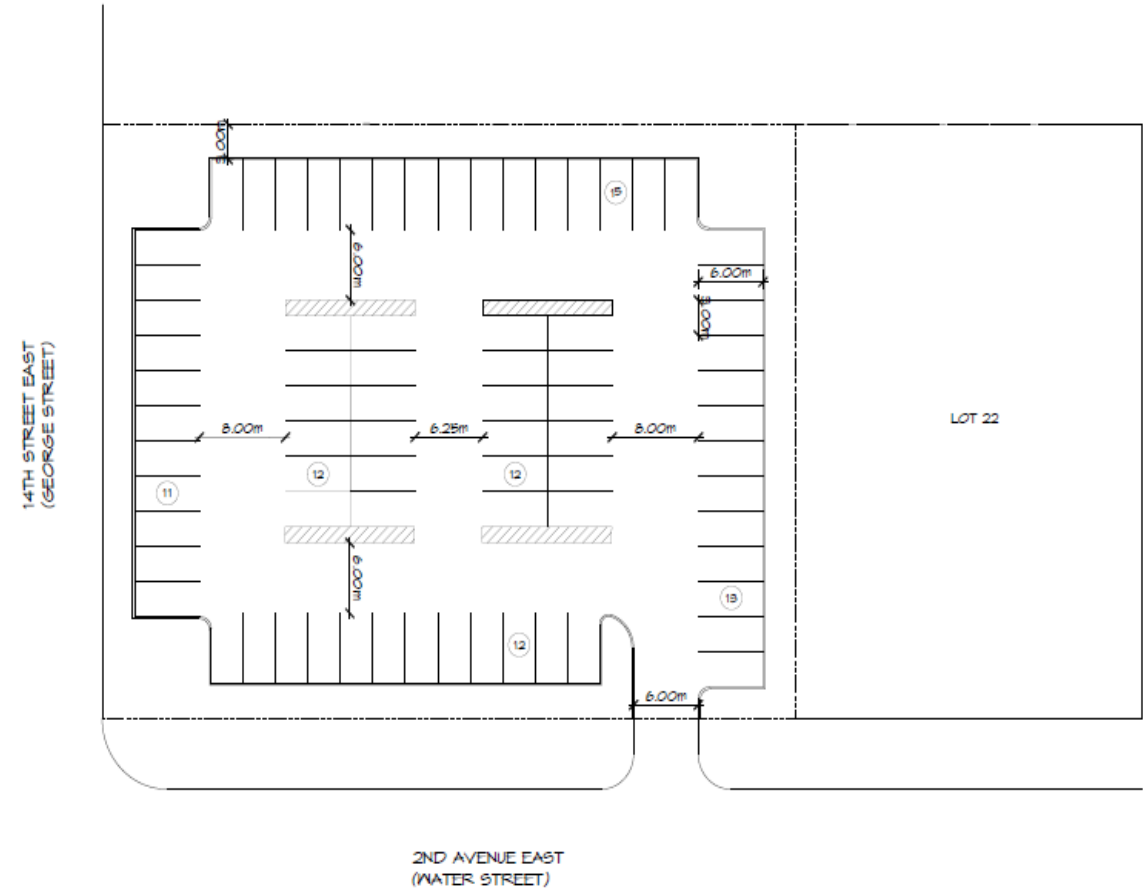
Legend

- Major Arterial Road - Provincial Highway & Connecting Link
- Minor Arterial Road - County Highway
- Minor Arterial Road - City
- - - Future Arterial Road
- Collector Road
- - - Future Collector Road
- Local Road
- Planned Road
- ⚡ Future Bridge Alignment
- City Limits

Parking



Off-Site Parking



Parking Management Strategy

- Consists of a combination of strategies that could be implemented independently, or in concert, to provide an additional 65 parking stalls, including:
 - Off-site Partners
 - Shuttling / Valet Service
 - Use of Municipal Facilities
 - Payment-in-Lieu of Parking

Natural Heritage

- Presence of natural heritage features on the subject property associated with habitat of threatened species.
- Observance of a Chimney Swift roost within the existing Courthouse chimney, identified as a threatened bird species.





Designated Hazardous Substances



Comments & Questions

owen
sound
where you *want* to live