

PLANNING JUSTIFICATION REPORT

PROPOSED HOTEL DEVELOPMENT HAMPTON INN

1750 16th Avenue East

Part Lot 5, Range 5 EGR
(Part 1, RP-16R325)
City of Owen Sound

Prepared for: 16 Avenue OS Inc.

Prepared by:



Ron Davidson
Land Use Planning Consultant Inc.
265 Beattie Street
Owen Sound, ON. N4K 6X2

December 16, 2024 (revised)

TABLE OF CONTENTS

1.	THE PROPOSAL	1
2.	APPROVALS REQUIRED	2
3.	SUBMISSION REQUIREMENTS	3
4.	SUBJECT LANDS	4
5.	ADJACENT LAND USES	5
6.	CITY OF OWEN SOUND ZONING BY-LAW	6
	6.1 Current Zoning.....	6
	6.2 Proposed Zoning	6
7.	CITY OF OWEN SOUND OFFICIAL PLAN	7
	7.1 Land Use Designation	7
	7.2 Municipal Services.....	11
	7.3 Transportation	13
	7.4 Urban Design	13
	7.5 Archaeology	14
	7.6 Soil Contamination	15
	7.7 Official Plan Evaluation Summary.....	15
8.	PROVINCIAL PLANNING STATEMENT	16
	8.1 Settlement Areas.....	16
	8.2 Employment	17
	8.3 Municipal Services	18
	8.4 Archaeology	18
	8.5 Provincial Policy Statement Evaluation Summary.....	19
9.	CONCLUSIONS AND RECOMMENDATION	20
	FIGURES	A
	Figure 1: Location of Subject Lands	
	Figure 2: Aerial Photograph (2020)	
	Figure 3: City of Owen Sound Zoning By-law Schedule A	
	Figure 4: Proposed Zoning	
	Figure 5: City of Owen Sound Official Plan Schedule A	

1. THE PROPOSAL

16 Avenue OS Inc. owns a 1.72-hectare parcel of land located along the west side of 16th Avenue East, within the northeast quadrant of the Owen Sound. The site is shown on Figure 1 of this Planning Justification Report.

Situated on the south side of this lot is an older, commercial building that is jointly occupied by two business. The north side of the property has remained undeveloped.

On the undeveloped northerly portion of the site, the owner proposes to erect a hotel comprising six floors and 120 rooms. Other amenities will include an indoor pool, workout room, dining/lounge area, and conference rooms. The hotel brand is Hampton Inn. A Site Plan illustrating the proposed development is included with the Zoning By-law Amendment application package that has been filed with the City.

The existing commercial building will remain on the property for the short term. A future severance will separate these lands from the hotel. The existing structure will be removed, affording the opportunity for another commercial development.

2. APPROVALS REQUIRED

The proposed development requires approval of a Zoning By-law Amendment by City Council. The details of the Amendment are provided below.

The owner must enter into a Site Plan Agreement with the City before construction commences. That application will be filed following approval of the Zoning By-law Amendment. City staff are the approval authority for Site Plan Agreements.

A Consent application will be filed in conjunction with the future Site Plan application and will be considered by City's Committee of Adjustment.

3. SUBMISSION REQUIREMENTS

The proposed development has been discussed at length with City officials over the last six months. As a result of these pre-consultation discussions, the following documents have been prepared, in addition to this Planning Justification Report:

- Site Plans, Floor Plans, Elevations, Shadow Study;
- Existing Plan, Functional Grading Plan, Functional Servicing Plan;
- Landscaping Plans;
- Urban Design Brief;
- Transportation Impact Study;
- Retail Study;
- Environmental Site Assessment Phase 1;
- Servicing Feasibility Report; and,
- Electrical Plan

4. SUBJECT LANDS

The subject property is situated at the northwest corner of the 16th Avenue East and 17th Street intersection, immediately east of the Heritage Place shopping centre.

The aforementioned building located on the south end of the property is occupied by a food store (The Bread Depot) and an automobile repair establishment (Absalute Automobile). The north side of the lot is covered in grass and common buckthorn. Several American Elm trees and one Blue Spruce are located along the 16th Avenue East frontage, but within City's road allowance, as illustrated on the Landscaping Plans. The existing features of the subject property are captured on the aerial photograph shown on Figure 2.

5. ADJACENT LAND USES

The subject lands are located within Owen Sound's largest commercial area outside of the downtown. A large variety of shops, restaurants, and other businesses are located within close proximity of the site.

Heritage Place shopping mall is located to the immediate west. A small portion of the shopping mall property remains vacant, to the immediate south of the site. Restaurants exist to the southeast and southwest.

Industrial buildings are located to the east, and north east. Vacant industrial land exists to the immediate north.

6. CITY OF OWEN SOUND ZONING BY-LAW

6.1 Current Zoning

The subject property is currently zoned 'M1' (General Industrial) on Schedule A of the City of Owen Sound Zoning By-law, as shown on Figure 3. Permitted uses include light industrial, warehousing, wholesale establishments, automobile service stations, veterinary clinics, offices, etc. A hotel, however, is not allowed in the 'M1' zone.

6.2 Proposed Zoning

The submitted Zoning By-law Amendment application is requesting that the lands be rezoned to 'C2' (Retail Commercial). Permitted uses in this zone include automobile service standards, retail stores, grocery stores, hotels, etc.

The 'C2' zone provisions include a 'minimum lot area' of 1500 square metres and a 'minimum lot frontage' of 30 metres. As stated above, the owner intends to sever the subject property once the Zoning By-law Amendment is approved. Both the severed and retained parcels will have areas and frontages that greatly exceed these minimum standards.

The hotel intended for the north portion of the property requires a slight variance from the 'C2' zone's 'maximum building height' requirement from 18 metres to 19.2 metres.

The Site Plan prepared by the Architect includes a zoning compliance table confirming that the proposed hotel development is in compliance with all other relevant provisions of the City's Zoning By-law.

An "h" (holding) symbol will be applied to the 'C2' zoning of the south portion of the subject property where the building currently exists. When these particular lands are proposed for development in the future, the holding symbol will ensure that a Market Study is completed in accordance with Section 3.5.1.1, paragraphs (a) and (b) of the Official Plan if certain commercial uses are being contemplated. Applying the holding symbol to the north portion of the site where the hotel is proposed is no longer necessary since a Market Study has been completed for this particular use. Additional information regarding the Market Study requirements is provided in the next section of this Planning Justification Report.

The proposed zoning is illustrated on Figure 4 of this Planning Report.

7. CITY OF OWEN SOUND OFFICIAL PLAN

7.1 Land Use Designation

The Owen Sound Official Plan designates the subject lands as 'East City Commercial', as illustrated on Figure 2 of this Planning Report.

Section 3.5 *East City Commercial* states the following:

16th Street East from 9th Avenue East to 28th Avenue East

The East City Commercial designation applies to the major vehicle related commercial area in Owen Sound. It is the main eastern entrance to the City and is a key element in the image of the City. The principle planned function of the East City Commercial designation is to accommodate large format retail uses requiring relatively large sites. Such development serves as a regional destination and may accommodate single or multiple purpose sites. The locational attributes of these sites lend themselves to the accommodation of certain other complementary uses such as offices, large entertainment and community facilities as well as service commercial uses, and high density residential which are also contemplated under this designation.

3.5.1 Permitted Uses

3.5.1.1 *The following uses may be permitted within lands designated East City Commercial:*

- a. *Large format retail and service commercial uses such as garden centres, warehouse stores, vehicle services, furniture, hotel, and home-furnishing uses having significant needs for on-site storage and parking.*
- b. *Limited smaller scale retail on underutilized or infill type lots, service commercial and personal uses, financial institutions and services, business, professional and medical offices, restaurants, entertainment and other community facilities, such as day care centres, ancillary to and in support of large format retail and service commercial uses.*
- c. *High density residential uses and non-ground oriented multiple dwelling units in combination with uses permitted in Section 3.5.1.1a.*

Comment: A hotel is listed above as a permitted use in the 'East City Commercial' designation. Any future use of the south portion of the property will also be in accordance with the 'C2' zone provisions which accurately reflect and implement the policies listed above.

The 'East City Commercial' policies do not place a limitation on building height. As such, the proposal to increase the building height provision from 18 metres to 19.2 metres would not undermine the intent of the Official Plan.

It is worth noting that the current 'M1' zoning does not properly implement the 'East City Commercial' designation that applies to the site. There are several land uses that are permitted in the 'M1' zone that are not supported by the 'East City Commercial' policies.

3.5.2 General Policies

3.5.2.1 *The East City Area shall be developed in an orderly and coordinated manner to provide a cohesive and attractive pedestrian and vehicle oriented retail environment to serve the community and surrounding region.*

Comment: The proposed hotel is an infilling form of development that should serve as a catalyst for improving the streetscape along 16th Avenue West. In the future, the existing building on the south side of the property will be removed, thereby facilitating another development that will further improve the attractive character of this immediate area.

A multi-purpose path will be constructed along the front of the entire site in order to connect the subject lands to the existing sidewalk along 16th Street East.

3.5.2.2 *The area shall be capable of providing both large-scale lots to accommodate large format retail uses and medium scale properties to accommodate service and support businesses.*

Comment: The subject property, comprising 1.72 hectares of land, is best described as medium size property. This property can accommodate the hotel in addition to another commercial establishment in the future.

3.5.2.3 *Off-street vehicle parking areas shall be established at a rate that will adequately serve the related commercial facilities, including parking for all employees and customers. Parking areas and points of access are to be developed in accordance with Section 8.6.6 and relevant urban design guidelines for the East City Commercial Area.*

Comment: Sufficient on-site parking will be provided, as required in the Zoning By-law and as illustrated on the Site Plan. The Architect has laid out the parking area in accordance with the policies of Section 8.6.6 *Parking and Access* of the City's Official Plan.

3.5.2.4 *In order to sustain the planned function for the East City Area, the City may limit the minimum and maximum gross floor area of any permitted use through the Zoning By-law.*

Comment: The hotel and any other future development on the site will be in accordance with the standards established in the 'C2' zone.

3.5.2.5 *For any application in the East City Commercial designation for the uses listed in Section 3.5.1.1 a) and b) that are less than 465 square metres and greater than 1,400 square metres, the City shall require the following information and studies acceptable to the City:*

- a. *A retail market analysis of the need for the proposed development and the impact of the proposed use on the commercial structure of the City and the County. Such a study shall confirm that:*
 - i. *Designated commercial property, suitable for the intended scale and type of development is not available within the River District Commercial area.*
 - ii. *Available commercial property in the River District Commercial area is not economically viable for the intended scale and type of development.*
 - iii. *The proposed increase in commercial floor space will not be premature by increasing the amount of commercial floor space in the City beyond the 5 year market demand.*
 - iv. *The proposed development will not undermine the economic viability or planned function of a significant commercial component of the River District Commercial area or impair the function of a designated commercial district as identified in this Plan.*

Comment: A Market Study has been conducted in support of the proposed hotel development, and it has demonstrated that this type of use cannot typically be located in the 'River District Commercial' designated area because of the amount of land required (i.e. 1.07

hectares) to accommodate the hotel, parking, etc. No negative impact on the downtown should occur as a result of the hotel operating in the proposed location.

The owner of the subject property has no definite plans for the remainder of the proper at this time, but the existing building will certainly be replaced with a more attractive commercial development in the near future. Without knowing the intended use at this time, conducting a Retail Study is not possible. Therefore, a 'h' (holding) symbol should be attached to the 'C2' zoning of those particular lands, as explained earlier in this Planning Justification Report.

- b. *An assessment of the traffic, land use, ecological and servicing impacts of the proposed use, including recommended infrastructure improvements necessary to accommodate the proposed use.*

Comment: A Transportation Impact Study has been conducted in support of the proposed development and has concluded that neither a northbound left turning land nor improvements to any nearby intersections are warranted. The Study further concludes that the development is consistent with the City's Transportation Master Plan, Trailers Master Plan, Official Plan and AODO, including provisions for bicycle parking, sidewalks, barrier-free parking spaces and barrier-free access onsite.

An Environmental Impact Study was not deemed necessary because the undeveloped portion of the subject property is simply grown in grass and weeds, with a few trees growing along the 16th Avenue East road allowance, and because none of the adjacent properties appear to possess any natural heritage features.

The Servicing Feasibility Report has addressed the manner in which municipal water and sanitary sewage services will be provided to the near building and explains how stormwater will be accommodated.

- c. *Site development information to ensure high quality urban design, safe access for pedestrians and vehicles, on-site environmental controls, store size and function, and similar information necessary to assess the impact of the use on the area.*

Comment: The proposed development will be of a high quality urban design and should add to the aesthetic qualities of the 16th Avenue East streetscape as explained in the Urban Designed Brief. The development will

complement other newer commercial development in the area and should not create any negative impact.

- 3.5.2.6 *Residential uses permitted in Section 3.5.1.1 (c) shall be subject to provision of the following:*
- a. *Adequate parking for residential and non-residential uses.*
 - b. *Appropriate buffering and/or integration of the residential uses and other permitted uses.*
 - c. *Analysis of land use compatibility considerations, such as noise and traffic.*
 - d. *Implementation of urban design policies, any approved urban design guidelines and objectives of this Plan.*

Comment: No residential dwellings are proposed with this development.

7.2 Municipal Services

The following policy from Section 5.2 *Municipal Services* are relevant:

5.2.2 *Water and Wastewater Treatment*

- 5.2.2.3 *Priority shall be given to the development of land that is presently serviced by municipal piped water and sewer systems or those areas that can most easily be serviced.*

Comment: Municipal water and sanitary sewage systems already served the existing building on the subject property. Additional connections will be required to service the hotel.

5.2.4 *Stormwater Management*

The City shall apply best management practices in dealing with stormwater management.

- 5.2.4.1 *Stormwater should be managed onsite where practical minimizing stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces. No new development shall have a negative impact on the drainage characteristics of adjacent land.*

- 5.2.4.2 *Stormwater management facilities shall be designed to manage stormwater quality and quantity, at an appropriate level as determined in consultation with the Grey Sauble Conservation Authority.*
- 5.2.4.3 *The integration of natural vegetative features in new facilities shall be pursued and the naturalization of existing stormwater management facilities, through Low Impact Design (LID) solutions, is encouraged. The City shall require the implementation of approved plans through the development process.*
- 5.2.4.4 *The City shall ensure that the design of stormwater management facilities considers long-term maintenance and safety requirements.*
- 5.2.4.5 *In accordance with the MECP guidelines and policies, best management stormwater practices will be encouraged including such components as infiltration, source control and detention facilities where practical and acceptable to the City to manage the quality and control the quantity of urban run-off. In areas of identified groundwater recharge capabilities, on-site infiltration will be required to the maximum extent feasible where development is permitted.*
- 5.2.4.6 *The City shall require new developments or redevelopment projects to have a stormwater management plan in place prior to the construction. These plans should address such matters as:*
- a. *The physical characteristics of the site including slope gradient, slope length, soil texture, soil drainage and vegetative cover.*
 - b. *Pre-development and post-development runoff expected based on guidelines provided by the City and/or Grey Sauble Conservation Authority.*
 - c. *Quantity and quality control in conformity with sub watershed plans.*
 - d. *Methods to be used to control runoff and erosion both during and after construction, emphasizing at-source measures.*
- 5.2.4.11 *Where possible, natural features should be incorporated into master drainage plans and individual stormwater management plans for areas of new development and redevelopment. This may include preserving the existing physical watercourse configuration and at-source stormwater management techniques.*
- 5.2.4.12 *Wherever possible stormwater management ponds shall be incorporated into open space areas with a naturalized form, landscaped features and, where available, amenity and recreational space.*

5.2.4.13 *The City with the assistance of the County and the Grey Sauble Conservation Authority will develop policies related to cross-boundary matters regarding stormwater runoff. Stormwater management reports related to major developments that would outlet through the City shall be required and subject to the review and approval by the City*

Comment: The Servicing Feasibility Study addresses stormwater management in accordance with the above policies.

7.3 Transportation

The following policy from Section 5.1 *Transportation* is relevant:

5.1.1.11 *Where development is proposed the City may require a comprehensive traffic analysis to assess impacts on the area. Costs related to peer review to evaluate the proposal are to be covered by the proponent. The City may require the developer to execute an agreement with the City providing for financial contributions to provide for any improvements to the transportation system necessary to support the development. Transportation improvements required by the City may include Page | 83 but are not limited to intersection improvements, road widening, and integrating the proposed development into the surrounding public access system of roads, walkways, bicycle paths and transit facilities. Development applications, where appropriate, should make provision for pedestrian and cycling facilities in accordance with the Transportation Master Plan.*

Comment: A Transportation Impact Study has been prepared to address potential traffic problems associated with this development, as explained previously in this Planning Justification Report. The Study concluded that neither a northbound left turning lane nor improvements to any nearby intersections are warranted. The Study further concludes that the development is consistent with the City's Transportation Master Plan, Trailers Master Plan, Official Plan and AODO, including provisions for bicycle parking, sidewalks, barrier-free parking spaces and barrier-free access onsite.

7.4 Urban Design

Section 8 *Urban Design* of the City's Official Plan contains detailed policies and objectives that are intended to establish the general design vision for the City and establish design criteria in which new development proposals are to be evaluated.

These policies have been addressed in the Urban Design Brief prepared by the Architect.

No concerns were raised in the Urban Design Brief with regard to the building height increase. This taller building is also supported by the Shadow Study which clearly shows the hotel having no impact on the adjacent properties.

A Landscape Plan has already been prepared to illustrate the landscaping proposed for the site. This Plan will form part of the future Site Plan Agreement and will further ensure that the overall design of the site is appropriate and in keeping with the City's vision for this area.

7.5 Archeology

The following policies apply to matters of archaeological concern:

7.1.6 Archaeological Resources

Archaeological Resources includes artifact, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act.

7.1.6.1 The City will encourage the conservation of archaeological resources as may be identified by the City, the Province, or other group and agency, and will continue to enforce municipal and provincial legislation with respect to lands containing archaeological resources or areas of archaeological potential and/or the discovery of items of archeological or historic interest on a property.

7.1.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration that maintains the heritage integrity of the site may be permitted.

7.1.6.3 The City may require studies, such as an Archaeological Assessment Report, prepared by a qualified person, to identify and protect archaeological resources from destruction or alteration through development or public works operations.

7.1.6.4 The City will encourage consultation with Indigenous Communities in areas identified with significant archaeological potential both before and during the archaeological assessment process.

- | | |
|---------|--|
| 7.1.6.5 | <i>All archaeological assessment reports must be provided to the Province, as per the Standards and Guidelines for Consultant Archaeologists, as amended from time to time, and to the City for information purposes. All correspondence from the MHSTCI on their review/acceptance of any archaeological assessment will be provided to the City.</i> |
| 7.1.6.6 | <i>Council shall support viable and fiscally responsible public, nonprofit and private agencies acting as repositories for archaeological resources and historical artifacts and promoters of local heritage. City support may be in areas of funding, partnership, marketing or similar initiatives as determined by Council.</i> |

Comment: City staff advised during the preconsultation exercise that an Archaeological Assessment is not required for the proposed development.

7.6 Soil Contamination

The following policies apply to matters lands where the soils have potentially been contaminated from previous use (edited for relevancy):

- | | |
|---------------------------------|--|
| <i>6.1.7 Soil Contamination</i> | |
| 6.1.7.1 | <i>The City will require the submission of a Record of Site Condition where development is proposed on, or adjacent to, a known or potentially contaminated site per the Environmental Protection Act.</i> |

Comment: A Phase I Environmental Site Assessment was conducted on the subject in September of 2024. The Assessment took into consideration a Phase II Environmental Site Assessment that was carried out in 2013 and a due diligence Phase I Environmental Site Assessment that was later conducted in 2017. Based on the findings of the 2024 Assessment and the current use of the property, the potential risk to the hotel's occupants would be considered to be low and therefore no further investigation (i.e. Phase II) is warranted at this time.

7.7 Official Plan Evaluation Summary

In view of the foregoing, it is evident that the proposed Zoning By-law Amendment conforms to the relevant policies of the City of Owen Sound Official Plan.

8. PROVINCIAL PLANNING STATEMENT (2024)

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Planning Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal. Listed below are those relevant policies.

8.1 Settlement Areas

Section 2.3 *Settlement Areas and Settlement Areas Boundary Expansions* policies state (edited for relevancy):

2.3.1 *General Policies for Settlement Areas*

1. *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) *efficiently use land and resources;*
 - b) *optimize existing and planned infrastructure and public service facilities;*
 - c) *support active transportation;*
 - d) *are transit-supportive, as appropriate; and*
 - e) *are freight-supportive.*
3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
4. *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*
5. *Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*

6. *Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*

Comment: The City of Owen Sound is settlement area to which urban development is to be directed.

The proposal represents an orderly progression of development and is clearly an efficient use of land and municipal services. Full municipal services are readily available.

8.2 Employment

Section 2.8 Employment states (edited for relevancy):

2.8.1 Supporting a Modern Economy

1. *Planning authorities shall promote economic development and competitiveness by:*
- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
 - b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
 - c) *identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
 - d) *encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
 - e) *addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

Comment: The proposed hotel and future commercial development on the balance of the property will provide employment opportunities within the community. The hotel will attract visitors to the City, therefore creating spin-off jobs and diversifying the economic based. The intended use of the site will be compatible with adjacent land uses.

8.3 Municipal Services

Section 3.6 Sewage, Water and Stormwater of the PPS states (edited for relevancy):

2. *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.*

Comment: Full municipal services will be provided to the development.

8. *Planning for stormwater management shall:*
- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
 - b) *minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
 - c) *minimize erosion and changes in water balance including through the use of green infrastructure;*
 - d) *mitigate risks to human health, safety, property and the environment;*
 - e) *maximize the extent and function of vegetative and pervious surfaces;*
 - f) *promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
 - g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

Comment: The Servicing Feasibility Study addresses stormwater management in accordance with the above policies.

8.4 Archaeology

Section 4.6 Cultural Heritage and Archaeology states (edited for relevancy):

1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
2. *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
3. *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
4. *Planning authorities are encouraged to develop and implement:*
 - a) *archaeological management plans for conserving archaeological resources; and*
 - b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
5. *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

Comment: City staff advised during the pre-consultation exercise that an Archaeological Assessment is not required.

8.5 Provincial Planning Statement Evaluation Summary

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Planning Statement.

9. CONCLUSIONS AND RECOMMENDATIONS

The requested Zoning By-law Amendment that would change the zoning of the subject lands from 'M1' (Light Industrial) to 'C2-special' (Retail Commercial) conforms to the City's Official Plan and is consistent with the Provincial Policy Statement. This statement is supported by a series of studies prepared by experts in various planning related fields.

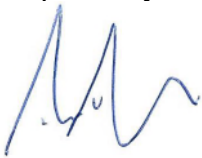
No negative impact should result from the minor increase in the building height provision.

The hotel development proposed for the north portion of the site will benefit the aesthetic qualities of the 16th Avenue East streetscape. Future development on the property's south side will further assist in this regard.

The commercial development will present significant opportunities employment, attract tourists to the City, and overall is highly appropriate for the subject lands.

Based on the foregoing, the Zoning By-law Amendment should be given favourable consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

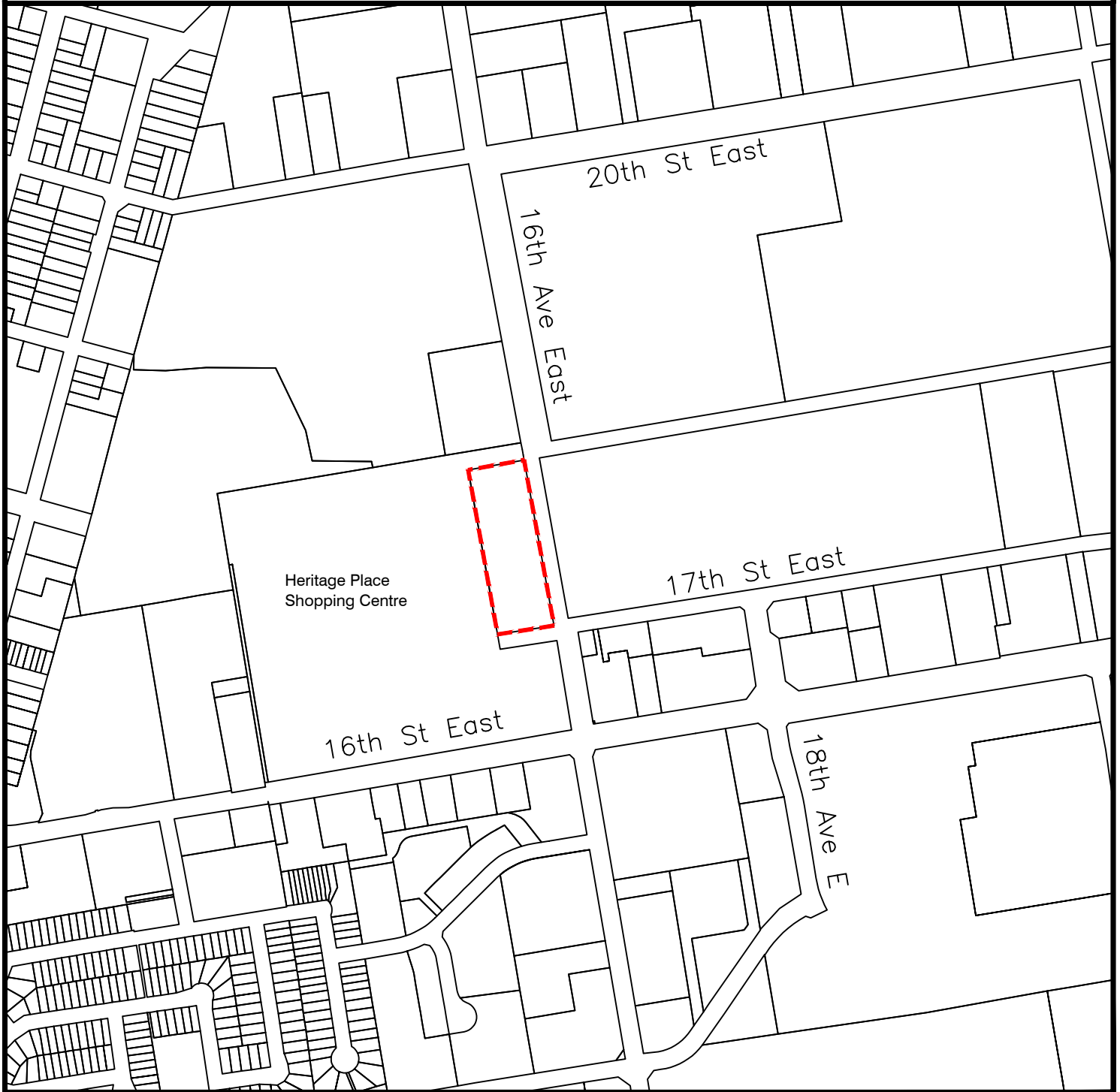
Ron Davidson, BES, RPP

FIGURES

- Figure 1: Location of Subject Lands
- Figure 2: Aerial Photograph (2020)
- Figure 3: City of Owen Sound Zoning By-law Schedule A
- Figure 4: Proposed Zoning
- Figure 5: City of Owen Sound Official Plan Schedule A

Figure 01: Location Map

 Subject Lands



Proposed Hotel
1750 16th Avenue East
Owen Sound, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:7500

Figure 02: Aerial Photography (2020)

 Subject Lands



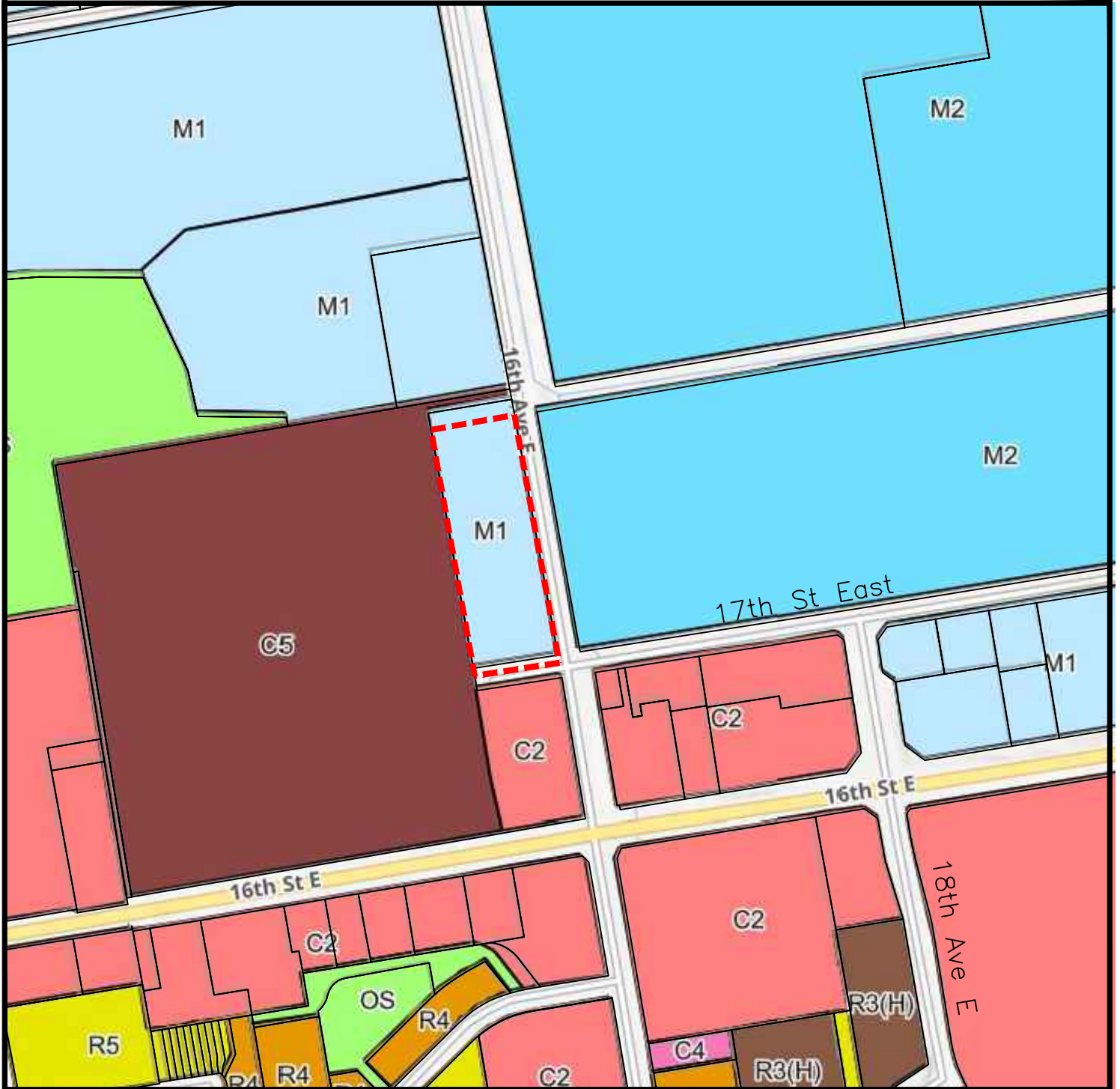
Proposed Hotel
1750 16th Avenue East
Owen Sound, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:1500

Figure 03: City of Owen Sound Zoning By-law Schedule A

 Subject Lands




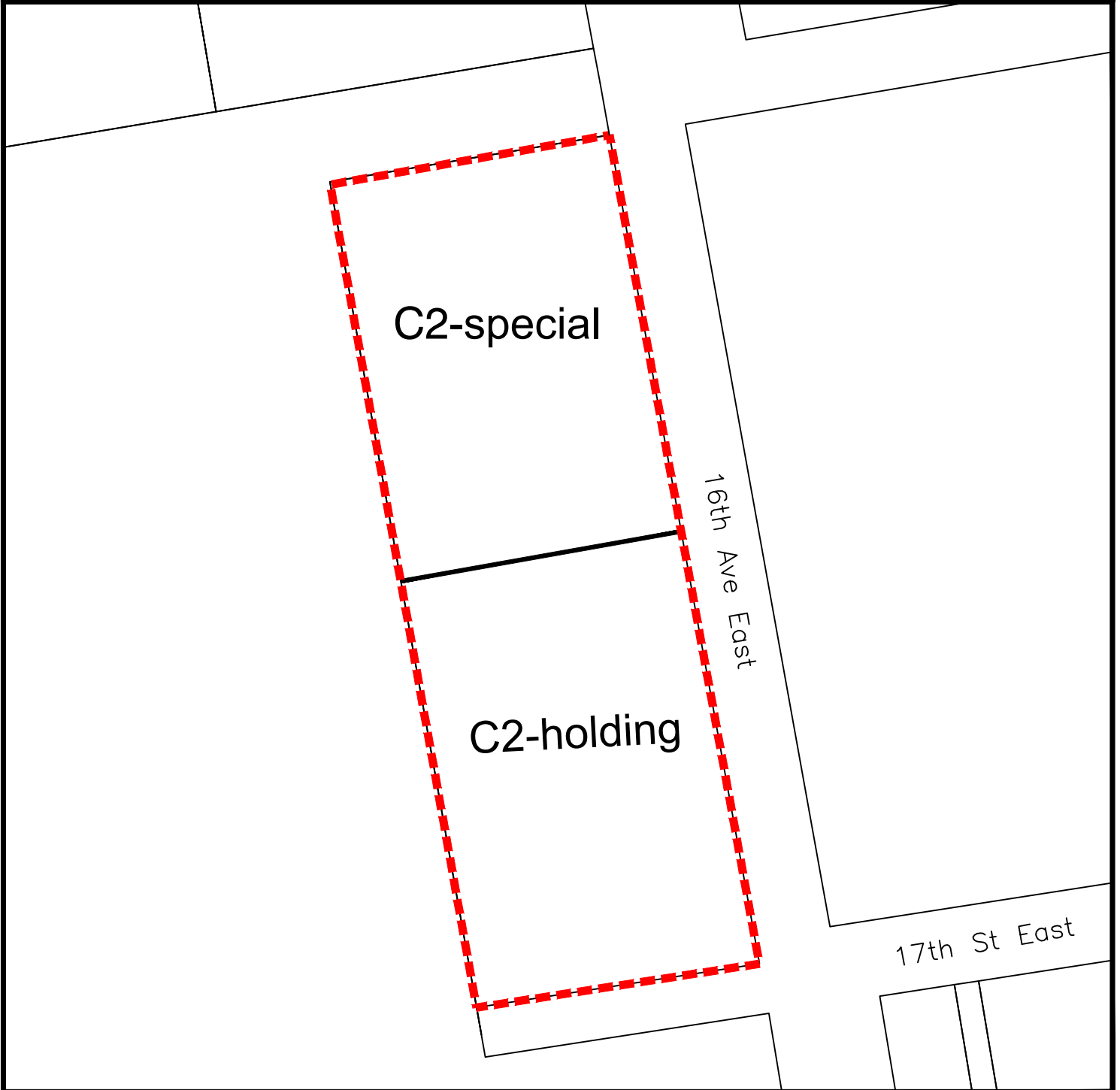
Proposed Hotel
1750 16th Avenue East
Owen Sound, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:5000

Proposed Zoning

 Subject Lands

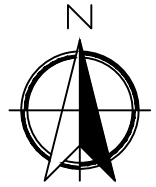









Proposed Hotel
1750 16th Avenue East
Owen Sound, ON

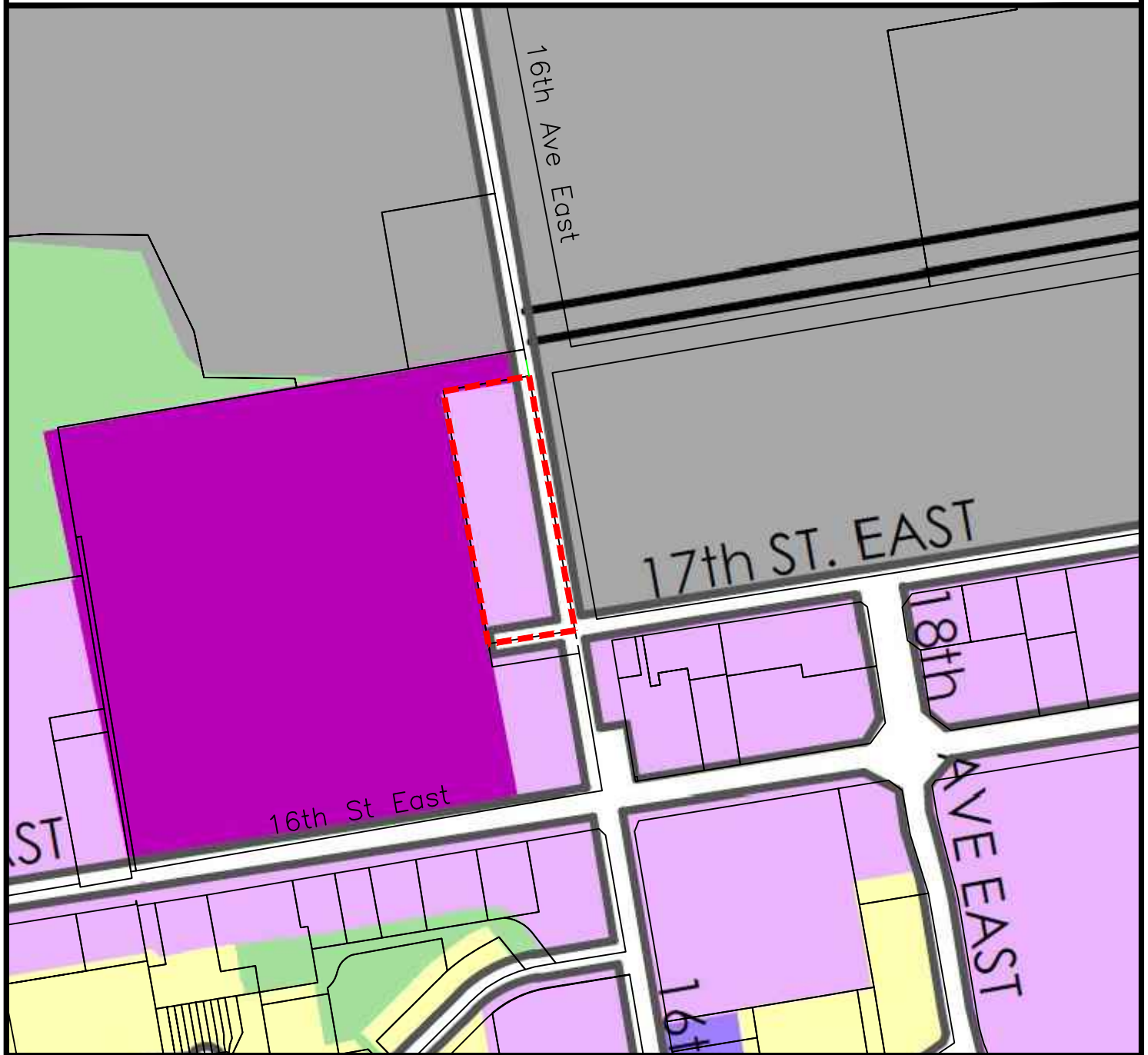
RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:1500

Figure 05: City of Owen Sound Official Plan Schedule A



-  Subject Lands
-  Residential
-  Regional Shopping Centre
-  East City Commercial
-  Arterial Commercial
-  Employment
-  Open Space



Proposed Hotel
1750 16th Avenue East
Owen Sound, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:5000