

CITY OF OWEN SOUND

Urban Design Directions

owen sound
where you *want* to live

March 2026

MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

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1 INTRODUCTION

1.0 | Purpose

The Urban Design policies and objectives contained in the City's Official Plan establish the general design vision for the City and establish design criteria for the City to evaluate planning applications in the context of the City's Official Plan policies. The proposed Urban Design Directions implement the Official Plan Urban Design policies specified and uses more detailed, Council-approved design directions for the City.

The directions are intended to assist the City and guide property owners, businesses, developers and the general public to achieve the City's vision for a high quality built environment in the city.

In new development, these directions will provide a design framework to establish a high quality built environment that is coordinated and safe.

These directions are not meant to be a "one size fits all" solution. Understanding the specific context within which a particular property is located is an important component in determining the best design solutions to achieve the City's policies objectives.

The Urban Design Directions Document is intended to act as an additional resource for City staff to assess development applications and is intended to help both staff and applicants engage in meaningful discussions about urban design and heritage conservation based on a common understanding of good urban design and clear expectations.

The directions may also act as a resource for property owners considering renovations or redevelopment that may not involve a development application, by helping to illustrate best practices in design. The directions are intended to help educate, inform and inspire both public and private investments in the City.



Great urban design is achieved through the

integration of new development with the surrounding community,

and these directions are a tool for doing so.

1.1 | Official Plan Framework

The City of Owen Sound's Official Plan (OP) guides long-term decisions that relate to land use and planning in Owen Sound. The OP Urban Design policies establish the general vision for the City and establish design criteria for the evaluation of new development in the public and private realm. The OP allows for the OP's urban design policies to be further defined through Council-approved design directions, and other guidelines and studies. The Urban Design Directions are envisioned to provide standards for development or redevelopment.

The OP policies directs that design directions may, among other matters, deal with the following (8.1.1.5):

- Building sitting, massing, heights
- Architectural features
- Building materials
- Points of access
- Location and design of site features such as parking areas, service uses, pedestrian walkways
- Tree management and landscaping
- Elements of street furniture, signage, fencing and lighting
- Heritage resources
- Climate change impacts

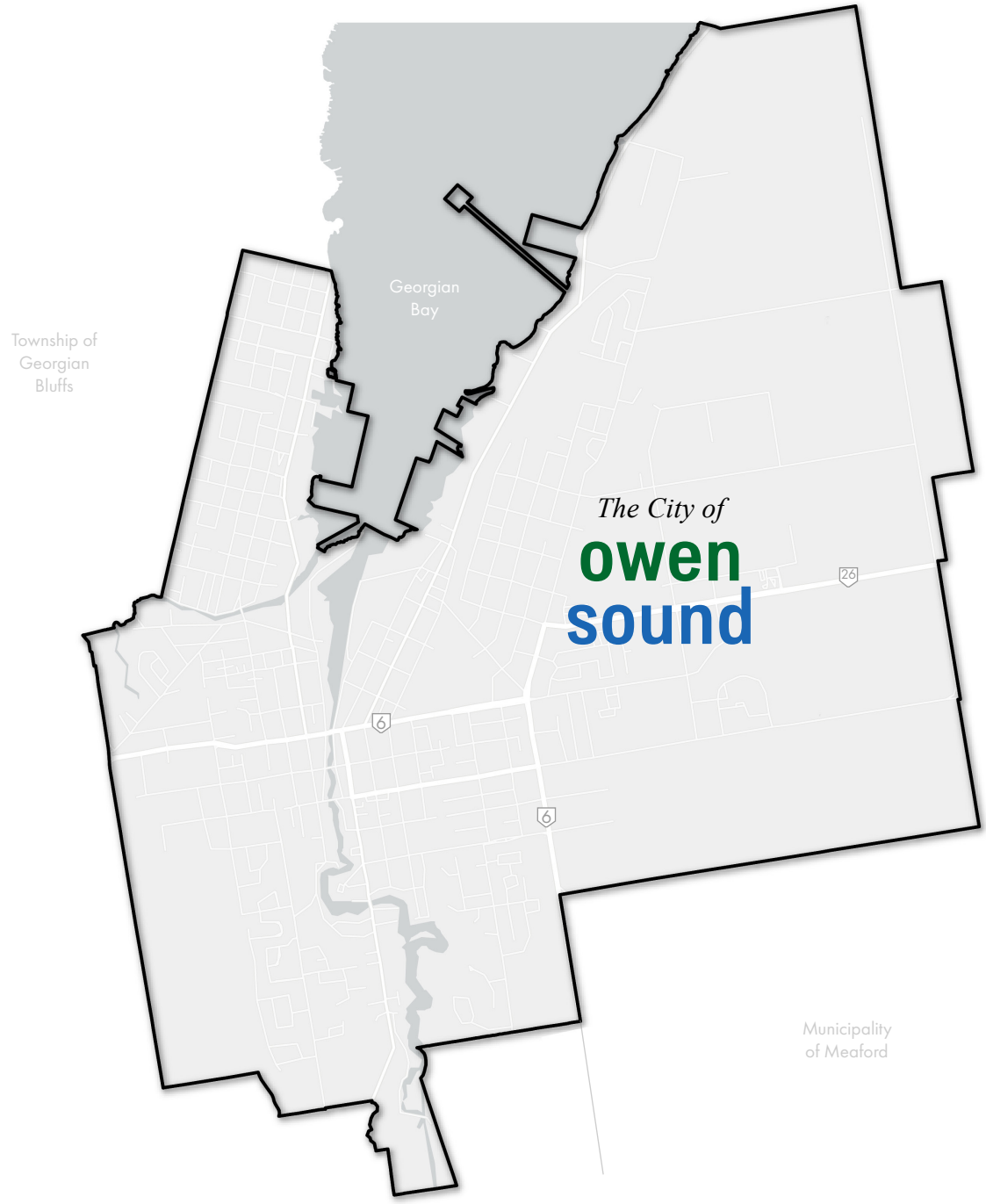
The OP identifies specific land use designations where detailed urban design directions should be developed which include the following:

- River District Commercial
- East City Commercial Area
- West Harbour Planning Area



1.2 | Where The Directions Are Applicable

The City of Owen Sound's Urban Design Directions apply to all areas and properties within the entire municipality. However, special focus will be placed on developments in the River District Commercial area, the harbour areas, new residential areas, major commercial areas, and gateways to the City.



1.3 | How to Use The Directions

The directions are primarily intended to be used to guide the design of residential, commercial, public spaces, and employment developments. They have been organized into eight areas of focus: Design Directions for Residential, Commercial, and Industrial Uses, Gateways and Nodes, Infill Development, Public Space Design Directions, Site Plan Design Directions, and Design Directions relating to heritage and culture. The directions address a full range of design considerations including site layout, building design, parking, and landscaping.

The directions function as a reference regarding best practices. They also support the implementation of high-quality urban design into both the existing and planned community fabric. The directions are not meant to add time to the development process; rather they are intended to streamline the process by setting out the design expectations early on and avoiding the back-and-forth between the development community and the planning process.

The directions will be used when Planning Staff are reviewing development applications and by City Council when making planning decisions. They will look at a wide range of considerations including:





2 GENERAL DESIGN DIRECTIONS

2.0 | Directions For Residential Land Uses

The City's residential areas support a mix of housing types and densities, with urban design focused on supporting the creation of complete communities and designing new neighbourhoods that are walkable, well-connected, and offer a high quality of life for residents. While these directions apply to most housing in residential areas, there is an emphasis on multiple-residential dwellings and high-density development.

To support the urban design goals outlined in Section 8 of the Official Plan, residential development should consider the following:

Building Location & Orientation

- New buildings should be setback similar to existing buildings in the area.
- For new development, the City may permit variation in lot widths and setbacks.
- Garages to multiple dwelling units should be accessed from internal private streets to reduce the number of driveways onto public roads.
- Where feasible, provide dual-fronting style units with enhanced porches and landscaping facing the public street. Walkways should be provided from the unit entrance to the public sidewalk.
- Buildings should be oriented and designed to minimize shadows cast on adjacent properties, especially other residential buildings and open spaces such as parks.
- For taller buildings, reduce overshadowing impacts by setting the building back from adjacent property lines, incorporating step-backs on upper storeys, and/or varying the roofline.



Example of a mid-rise development in the City with accessible pedestrian connections and high quality landscaping.

Height & Massing

- New multi-unit residential buildings should avoid the appearance of a large blocks.
- The mass of proposed buildings should be broken up using a number of techniques including: projections and recessions, changes in building materials/colours, and the incorporation of varying window sizes. These techniques should be applied to longer buildings to ensure an attractive streetscape.
- The massing of tall buildings should be designed to create a comfortable pedestrian environment, which will be further enhanced through the provision of private amenity space and landscaping.
- Abrupt changes in building height should be avoided with consideration given to adjacent uses and transition heights, where appropriate.



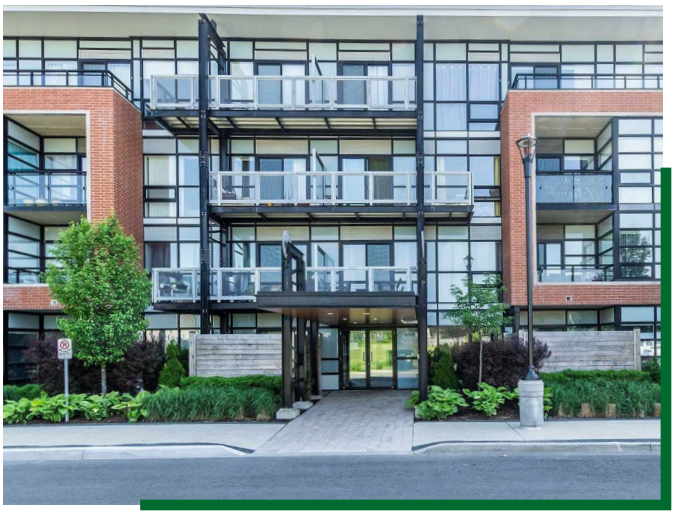
Example of building height transitions and change in massing.



Example of a townhouse with a one-storey end unit.

Architectural Details

- Ensure buildings are constructed to a high standard, using materials and detailing that meet or exceed the quality of surrounding developments.
- Incorporate materials like brick, stone, metal, and glass, avoiding low-grade finishes. Local materials are encouraged.
- Reinforce the character of the street through consistent architectural rhythms and design elements that reflect the surrounding context.
- Apply consistent materials and detailing to exposed end walls and include design features like canopies or awnings to improve both function and visual appeal.



Example of an apartment building with well-organized windows, a variety of materials, and a landscaped entrance.

Access & Parking

- Pedestrian entrances should be clearly defined, accessible, and visually prominent to enhance the sense of arrival for all residential building types.
- Where possible, accessible entrances should be provided for ground floor units of multiple unit developments.
- In multi-tenant development, the use of multiple pedestrian entrances into the building at street level is encouraged.
- Design garage entrances so they are either flush with or set back from the main building façade, and ensure they are seamlessly integrated into the overall architectural form.
- Enhance the entrances to multi-residential sites with landscaping, and incorporate addressing or signage into the landscape design for a cohesive appearance.

Landscaping & Amenity Areas

- Private amenity spaces should be provided for all residential units in the form of a balcony, rooftop terrace, or patio area for ground floor units.
- For developments with common amenity areas, provide a space for gathering and outdoor enjoyment which may include seating areas with weather protection, and/or active or passive recreation facilities.
- Street frontages of new residential developments and outdoor amenity areas should be enhanced with high-quality landscaping.
- Screening should be provided where amenity areas are adjacent to existing developments.



Example of a parking area for a multiple-residential development.



Example of a common amenity area and roof-top private-use areas.



Example of an entrance with enhanced landscaping and amenity area.

2.1 | Directions For Commercial Land Uses

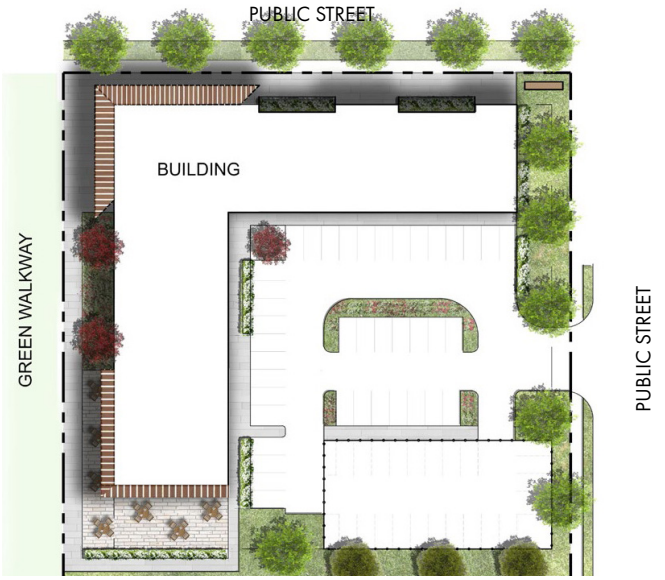
These directions apply to all commercial areas in Owen Sound. High-quality urban design enhances the character, accessibility, and economic vitality of commercial spaces throughout the city. New development should respect existing scale, activate the streetscape, and contribute to a welcoming, pedestrian-friendly environment.

The River District Commercial Area is a key focus for high-quality urban design, serving as a vibrant hub of cultural, commercial, and recreational activity. These directions support the vision set out in the Harbour and Downtown Urban Design/Master Plan Strategy, emphasizing walkability, strong connections to the harbour, and a cohesive public realm through thoughtful design elements like signage, paving, lighting, and landscaping.

To support the urban design goals outlined in Section 8 of the Official Plan, commercial development should consider the following:

Building Location & Orientation

- Position buildings close to the front lot line with main entrances facing public streets or pedestrian routes to create an active, walkable streetscape. Alternative approaches may be considered subject to building design and landscaping enhancement along the public street.
- Use building placement to shape outdoor areas like patios, plazas, or forecourts that support public gathering and animate the site.
- Align new buildings with the height, massing, and setbacks of adjacent development to maintain a consistent urban form.
- Where sites face the river or harbour, orient buildings to provide secondary façades, patios, or entrances that enhance visual and physical access to the water and preserve key view corridors.
- Design all visible façades with windows, entrances, and detailing to avoid blank walls and contribute to an engaging public realm.
- Use building placement to strengthen pedestrian connections to key destinations and support gateway features at prominent locations like 10th Street East.



Example showing enhanced façades and parking to the rear.



Example of a commercial building with well-designed façade.

Access & Circulation

- For larger sites, include accessible walkways and distinct paving to highlight pedestrian routes across private driveways and parking areas, enhancing safety and ease of movement.
- Position secondary entrances and access points along local roads to improve visibility and connectivity from public rights-of-way.
- Use landscaped traffic islands to define main drive aisles, break up expansive parking areas into smaller sections or "courts," and enhance the transition between public streets and neighbouring properties.
- When designing a building with a drive-thru, avoid conflicts of the drive-thru lanes and stacking lanes with pedestrian crossings. Locate the drive-thru and stacking lanes outside of the front yard and avoid locating them between the building façade and a public street.



Example of accessible walkways through parking area.



Example of using landscaping in front of buildings.

Parking

- Maintain sufficient space in front of the building façade to support pedestrian movement and landscaping, with patio areas also encouraged where possible.
- When practical, multi-use developments on a single site should incorporate shared parking to promote efficient use throughout the day.
- For large surface parking areas, including those designated for trucks, incorporate Low Impact Development (LID) features and features of the County of Grey's approved Future Ready Development Program. Key features for consideration include permeable pavement and bioswales to manage stormwater.



Example of a parking area with maximized landscaping.

Landscaping

- Use landscaping to frame streets, plazas, and pedestrian areas with trees, planting beds, and seasonal features that improve comfort and visual appeal.
- Design landscaped walkways that clearly guide pedestrian flow and maintain visibility at crossings through low or transparent plantings.
- Screen parking lots, loading areas, and blank walls with planting, low walls, or decorative fencing to improve edges facing public spaces.
- Planting strips should be provided between parking and the street line and between adjacent commercial properties.
- Use landscaping to highlight key building entrances, frame important views to the harbour and river, and define gathering spaces.



Example of using landscaping to buffer parking.



Example of using landscaping to highlight walkways.

Signage

- Design signage to be integrated with the building's façade, scaled appropriately, and aligned with architectural features such as windows, cornices, or entrances.
- Prioritize pedestrian-oriented signage at eye level that is clear, legible, and contributes to a visually engaging streetscape.
- Limit the number, size, and placement of signs to prevent clutter. Use consistent materials and coordinated designs, especially in multi-tenant buildings.
- Select long-lasting materials such as metal, wood, or high-quality composites that align with the area's character and withstand weather conditions.
- In the River District, use signage styles, colors, and mounting techniques that reflect the historic and cultural character of the area, contributing to a unified and distinctive visual identity.



Example of high quality signage and lighting.

2.2 | Directions For Employment Land Uses

Employment areas in Owen Sound are intended to support a range of business and industrial uses while ensuring compatibility with surrounding development, especially near residential areas. Urban design strategies such as buffering, enclosed storage, careful lighting, and screened service areas help minimize impacts and maintain a high-quality public realm. Safe access, internal circulation, and landscape design are also key considerations. In transition areas where industrial uses may evolve over time, urban design will help guide the integration of new uses, ensure compatibility, and support site remediation where needed. Access to major roads, transit, and services should be incorporated into site planning to create well-connected, functional, and visually cohesive employment areas.

To support the urban design goals outlined in Section 8 of the Official Plan, employment development should consider the following:

Building Design & Orientation

- Industrial buildings should position office components and main entrances toward streets and intersections.
- Off-street parking, loading, and storage areas should be located to the rear of the building, and screened where located adjacent to potentially sensitive uses.
- Where possible, orient primary pedestrian frontages along major roads, with secondary access from local roads to enhance visibility and accessibility from public rights-of-way.
- Orient building entrances and semi-private amenity areas (e.g., patios, amenity areas, etc.) to interface with the public right-of-way along the road.
- Ensure the building façade along the street is proportional to the lot width and occupies a substantial portion of the frontage; consider increased height along street-facing portions to enhance visual presence.
- Apply high-quality, durable materials such as masonry, glazing, and aluminum composite panels to create a cohesive, modern, and upscale business park appearance.



Example of building oriented to the street.



Example of emphasis being put on a corner entrance.

Access & Circulation

- Sites should be designed to give priority to pedestrian access and circulation. Ensure barrier-free paths of travel from parking areas to the main entrances.
- Access for trucks (i.e. for servicing and loading) should not conflict with pedestrian or general passenger vehicle circulation. Separate entrances are encouraged where possible.
- The implementation of clear signage will assist orientation on public walkways and through public spaces and amenity areas.



Example of accessible entrance with high-quality landscaping

Parking

- Parking between the primary building and the public street is discouraged.
- Designated pedestrian walkways should be included within surface parking areas using distinct paving materials and landscaping to clearly define the routes.
- Planting strips should be used along lot lines where parking areas are adjacent to potentially sensitive uses.
- Long stretches of parking should be separated by landscaping islands.



Example of an accessible parking area with pedestrian connections.



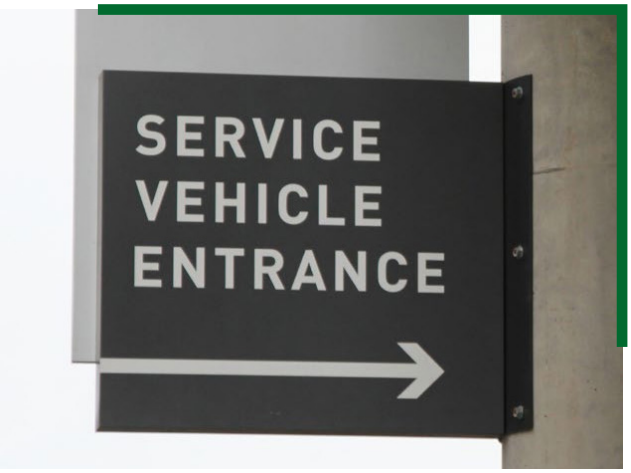
Example of wayfinding, helpful signage and enhanced landscaping.

Landscaping & Amenity Areas

- Property owners are encouraged to provide an outdoor amenity area with seating and weather protection for employees.
- Amenity areas should be located away from high-traffic or loading areas.
- Incorporate vegetation along street edges to improve the transition between public and private spaces, while also exploring opportunities for on-site stormwater features like bioretention areas or large canopy trees.
- Use low-maintenance, drought-tolerant, non-invasive native plant species wherever possible.
- New landscaping should help screen outdoor storage and surface parking areas; in cases of extensive parking, landscaped berms can further enhance the streetscape.
- Enhanced landscaping techniques should be explored to provide separation from potentially sensitive uses.

Signage

- Signage should be architecturally integrated with the building façade, using materials and styles that complement the overall design and convey a professional, cohesive appearance.
- Signage should be clearly visible from the public street but scaled appropriately to avoid visual clutter.
- Special consideration should be given to sites with multiple tenants to ensure ease of wayfinding.



Example of clearly visible signage.



An employment use in the City with high-quality design and landscaping, visible signage, and parking located to the rear.

2.3 | Gateways & Nodes

Gateways and nodes are key entry points and intersections within the City that are intended to provoke a sense of welcome and arrival and assist with orientation. They contribute to creating a memorable identity for the City of Owen Sound. These areas may feature distinctive structures, landscaping, or signage that showcase the City's unique character. The City may formally identify gateways and nodes through urban design studies and area-specific strategies. Opportunities for design and how these features integrate with their surroundings will be explored and guided through these studies.

Gateways

The primary gateways include highway entrances at:

- Highway 26 in the east
- Highway 6 in the south
- Highway 10 in the south
- Highway 6 in the west
- Highway 10 in the west

Gateways may include directional signage guiding residents and visitors towards the main centres and other landmark destinations.



Image of the River District.

Nodes

The River District Commercial is the primary retail and commercial node in the City. The City's Official Plan provides clear direction that focus is to be given to the design of this area to enforce its image and importance.

Nodes may be identified in Planning Areas and will feature uses such as higher density residential uses, mixed uses, major institutional uses, and major parks.



Image of the River District.

2.4 | Infill Development

These directions provide guidance for the design of infill projects to ensure new development is context-sensitive, contributes positively to the character of existing neighborhoods, and supports the City's housing and sustainability objectives. Infill housing is the development of vacant lots or portions of vacant lots in established areas. Infill optimizes the efficient use of serviced lands adjacent to existing infrastructure and transportation modes.

The City's Official Plan has placed importance on supporting infill development as a form of intensification and includes several policies that developments should adhere to in order to be supported:

- The proposed development meets locational and other criteria of the Official Plan.
- The type, size and scale of the proposed development is compatible with adjacent development and planned land use.
- Required parking can be accommodated.
- The existing infrastructure, including sewer and water services, can support additional development.
- The local road network can accommodate any additional traffic.
- The existing community and recreational facilities, such as schools and parks are adequate to meet the additional demand.
- Intensification of a heritage building or a building in a Heritage Conservation District shall be subject to the protection and preservation of the heritage character of the building or area in accordance with Heritage Conservation policies (3.1.8.2)

The key to successful infill development, in addition to aligning with the policies of the Official Plan, is to respect the scale and established lot pattern of the desirable neighbourhoods that exist today. Infill development is not expected to replicate or imitate the architectural styles of the surrounding built form. Some of the most vibrant neighbourhoods are those that reflect the natural evolution of architectural style and present an eclectic mix of housing forms and design. Often, infill developments will reference existing styles in the surrounding area.



Example of infill development on narrow lots.



Example of infill development in the form of an Additional Residential Unit.

New infill buildings should be designed to limit negative impacts on neighbouring properties while making efficient use of existing infrastructure and servicing. They should also contribute to a diverse housing supply by offering a range of unit types that support variety, inclusivity, and affordable housing opportunities.

Infill development should be designed with rich detailing that enhances the public realm and complements the existing character of the street and neighbourhood. To ensure a smooth transition into established areas, draw inspiration from nearby buildings by incorporating similar materials, colours, and patterns, roofline forms and cornice lines, the size, shape, and arrangement of windows and doors, and the placement of architectural elements like projections, recesses, and porches.

In areas where front porches are a prominent feature, new homes or additions should include a porch that aligns with the overall style of the house.

All new infill should front onto the adjacent public street(s). Activate ground floors with main entrances, windows, and porches oriented to the street and avoid emphasizing the garage. This helps create a more engaging and welcoming streetscape.

In certain neighbourhoods, vacant lots may be significantly narrower or smaller than surrounding properties, making it more challenging to match the existing character. Careful consideration of design and context is essential to ensure that infill on these lots fits in appropriately.



Example of infill development that activates the streetscape and honours the existing character of the neighbourhood.



Example of infill development that is designed to blend with the architecture of the existing neighbourhood.

2.5 | Public Spaces

These Directions provide guidance for the design, enhancement, and integration of public spaces throughout the City, with particular focus on the River District Commercial and Harbour areas. The intent is to create a cohesive, inclusive, and vibrant network of public spaces that contribute to community life, support events and everyday use, and celebrate the City's identity and natural setting.

Public spaces should be visually and physically connected to adjacent uses, including civic buildings, parks, and waterfronts, to create a cohesive and accessible public realm. They should be designed to support a variety of functions, including passive recreation, public gatherings, markets, performances, and casual social interactions.

Key design features include:

- The creation of identity and character through materials, signage, and other design elements such as public art and wayfinding.
- Ensuring all public spaces are barrier-free and universally accessible.
- Designing for a variety of ages, abilities, and backgrounds.
- Incorporating CPTED principles such as sufficient lighting and sightlines.
- Encouraging relaxation and gathering by providing seating options and shade structures.
- Landscaping where appropriate to enhance the visual appeal of spaces.
- Allowing for a variety of programming such as community events, markets, art installations and pop-up amenities.



Example of public art located in Downtown Owen Sound.



Summer Folk Amphitheater located at Kelso Beach Park.

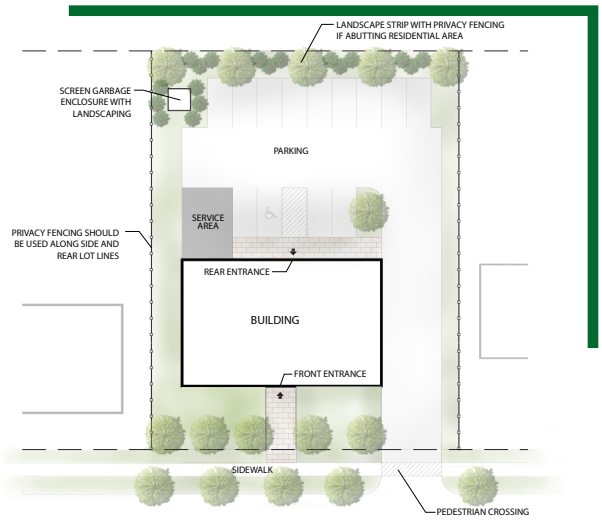


Playground structure at a public park in the City.

2.6 | Site Plan Design Directions

2.6.1 Access & Parking

- Consolidate access roads and driveways wherever possible to reduce sidewalk interruptions and improve traffic circulation to public roadways.
- Locate vehicular entrances on side streets, when feasible, to minimize conflicts with pedestrian activity along main frontages
- Clearly define circulation routes for both vehicles and pedestrians using pavement markings, wayfinding signage, or distinct surface materials.
- Maintain visibility and safety for pedestrians by ensuring the view of walkways are not obstructed by landscaping or signage.
- Provide direct, well-lit, and barrier-free pedestrian walkways along building frontages, between parking lots and public streets, within large surface parking areas, and from transit stops/shelters to building entrances.
- Design visitor parking and drop-off areas to reduce pedestrian conflicts and ensure smooth circulation.
- Prioritize rear or interior side yard placement of parking areas and avoid parking on exterior side yards. Front yard parking should be screened with appropriate landscaping.
- Break up large expanses of surface parking using landscaped beds and trees.
- Maximize greening of parking lots to reduce the heat island effect, and improve on-site stormwater management.
- Plan for snow storage so that circulation and sufficient parking is maintained.



Example site plan layout with parking at rear.



Example of an accessible entrance and dedicated drop-off area.



Example of using landscaping to break up parking areas.

2.6.2 Amenity Areas

- Amenity spaces should be safe, barrier-free, and directly accessible from main entrances,
- Locate amenity areas away from public streets, drive aisles, parking, or service zones.
- Design outdoor amenity areas with landscaping, seating, shade structure, and waste receptacles to ensure they are comfortable and functional year-round.
- Orient amenity spaces to take advantage of natural light and use building placement or landscaping to provide shelter from prevailing winds.
- Where non-residential sites abut residential properties, use landscaping to enhance privacy in amenity areas, including planting strips along rear or side yards.
- Define transitions between private and shared spaces using landscaping, low walls, or ground treatments; minimize fencing and overlook.
- Include a variety of outdoor spaces such as at-grade communal areas, rooftop terraces, and private balconies.



Example of an amenity area with a protective structure.



Example of seating provided with an amenity area.



Example of a variety of amenity areas provided for residents of a multiple-residential building.

2.6.3 Landscaping

- Select planting species and arrangements that align with the character and context of the area.
- Use primarily perennial plantings that offer seasonal variation and visual interest throughout the year.
- Take into account climatic factors such as wind, sun, snow, and road salt in the landscape design.
- Choose a sustainable planting palette that includes native, drought- and salt-tolerant, and disease- and pest-resistant species.
- Design landscaped areas in accordance with Crime Prevention Through Environmental Design (CPTED) principles, avoiding hidden spaces and maintaining open sightlines.
- Incorporate Low Impact Development (LID) strategies and features of the County of Grey's approved Future Ready Development Program in open space and landscape design. Key features for consideration are rain gardens, bioswales, and materials that support water infiltration.
- Provide street trees along site frontages where feasible to enhance the streetscape and contribute to canopy cover.
- Integrate stormwater management features into landscape design, using techniques like swales, permeable surfaces, and appropriate planting to slow runoff and support infiltration.
- For buildings close to the front lot line, landscape planting should frame the building, adding softness and definition to the streetscape.
- Low fencing and shrubs can be used along property edges to screen parked vehicles, create visual interest, and clearly separate public and private spaces.



Example of using landscaping to screen parking areas.



Example of integrating stormwater management into landscaping.



Example of using landscaping to soften and enhance entrances.

2.7 | Heritage & Culture

All new development should give careful consideration to significant built heritage. Wherever feasible, the City encourages the integration and conservation of these heritage elements within development or redevelopment proposals. The intent of the directions in this section is to help current and future property owners make sensitive repairs and alterations to existing properties and to encourage compatible new construction that adds a layer of high quality architecture to the City.

- Conserve significant built heritage resources as part of any development or redevelopment plans, as feasible.
- When building next to protected heritage properties, use complementary scale, massing, and height. Avoid direct imitation; complementary design should respect heritage without replicating it.
- Consider the continuity of historic streetscapes, considering elements such as setbacks, landscaping, building height, and massing when integrating new development.
- Identify and consider views and the visual prominence of nearby heritage buildings. New construction should not obstruct or detract from these features.
- Additions or alterations that are visible from the public realm require a higher level of design sensitivity and consideration of the character of the area.
- Design new buildings to respond to the context of neighbouring heritage properties, including:
  - Building height and ground floor levels
  - Roof forms and profiles
  - Horizontal and vertical rhythms (e.g., window and door alignment, cornice lines)
  - Exterior materials and cladding
- For multi-unit residential buildings near heritage properties, visually break up the massing to reflect the scale and rhythm of adjacent residential structures.



Example of a development that matches the character of the neighbourhood.



Example of how modern materials can be integrated into heritage buildings.



3 IMPLEMENTATION

3.0 | Approach to Implementation

These directions will be implemented through the City's development review process. These directions work in conjunction with the Official Plan policies, the and Zoning By-law.

The following provides the approach to implementation for planning applications:

Zoning By-law
Where amendments to the current zoning are requested as part of a development application, consideration will be given to the Directions in determining if site specific regulations should be incorporated as part of the amendment.

Site Plan Control
These Directions will be used in the review of site plan applications.

Other Planning Applications
The Directions are a tool to guide development. Applicants will have regard for the Directions as they prepare submissions. The City will have regard to the Directions as they evaluate development applications.

Directions for Updates & Monitoring

The City will monitor and review these Directions. Any amendments to the Directions will be indentified through a review process but will include public consultation. Council may amend the Directions without amendment to the Official Plan of Zoning By-law.

Exceptions to Directions

When implementing design directions it is important to recognize that exceptions can be warranted and that at times a project that strives for excellence in design can demonstrate that a specific direction is not appropriate in that instance. It is the responsibility of the designer/developer/builder to demonstrate to the City where this exception exists and it is at the discretion of the City to support or not support that justification.

