

April 10th, 2026

File No.: 2025-21

Margaret Potter, Senior Planner
Community Services Department
Planning & Heritage Division
City of Owen Sound
808 2nd Avenue East
Owen Sound, Ontario
N4K 2H4

**RE: Zoning By-law Amendment Application - Proposed Residential Development
1111 15th Avenue East, Owen Sound
ANDPET Realty Limited**

On behalf of ANDPET Realty Limited ("Owner"), Baker Planning Group is pleased to submit the Zoning By-law Amendment Application for land known municipally as 1111 15th Avenue East, Owen Sound ("Site"). The Site is 10,125 square metres in size, with frontage on both 15th Avenue East and 10th Street East.

The Site forms part of a comprehensive development area, which has been subject to planning studies and approvals. The Site is located in the Sydenham Heights Planning Area and forms part of Plan of Subdivision 16M75. A significant portion of the Planning Area has been developed, including surrounding residential and commercial uses.

The Owner proposes to construct a new 8-storey residential apartment building on the Site, designed and programmed to serve the older adult population ("Proposed Development"). The development is known as East Court Residences Apartments. The building is proposed to contain 128 dwelling units, generally with 1 or 2 bedrooms. The development will cater to older adults who continue to seek independent housing while also wanting access to communal amenities to support their daily lives.

The Site is designated as "Residential" on Schedule "A" to the City of Owen Sound Official Plan and "High Density Residential" on Schedule "A2" (Sydenham Heights Phase One and Phase Two Planning Areas). The City of Owen Sound Zoning By-law zones the Site as "General Residential (R5)".

To permit the Proposed Development, the Owner is requesting a Zoning By-law Amendment to provide for site-specific provisions within the "General Residential (R5)" Zone, including permitted density and height, as well as specific building setbacks to low-density residential uses.

As outlined in the Formal Consultation Meeting Minutes, we are attaching the following in support of the Zoning By-law Amendment Application:

- The completed and signed City of Owen Sound Applications Forms (A.0, A.7 and the Engineering Review Form)
- The proposed amending site-specific zoning by-law (word document);
- The Planning Justification Report, prepared by Baker Planning Group and dated April 2026;
- The Traffic Opinion Letter, prepared by Paradigm Transportation Solutions Limited, dated March 9th, 2026;

- The Flight Path Analysis, prepared by GEI Consultants, and dated October 10th, 2026;
- The Servicing Feasibility Study, prepared by GEI Consultants, dated April 8th, 2026;
- Urban Design Brief, prepared by The Biglieri Group, and dated April 8th, 2026;
- Conceptual Landscape Plan, prepared by Landmark Environmental Group Ltd., and dated March 4th, 2026; and,
- Conceptual Photometric Plan, prepared GEI Consultants and dated April 8th, 2026.

Digital copies of all plans are being sent via e-mail. The fees will be hand-delivered to City Hall.

We trust the request can be accepted and circulated for review. Please let us know if you have any questions or comments; we would be happy to discuss further.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

c.c. Owners
Project Team