

Staff Report

Report To: City Council
Report From: Margaret Potter, Senior Planner
Meeting Date: July 13, 2026
Report Code: CS-26-060
Subject: Recommendation Report - ZBA No. 58 for 1201 15th Avenue East (East Court Residences Apartments)

Recommendations:

THAT in consideration of Staff Report CS-26-060, respecting proposed Zoning By-law Amendment No. 58 by Baker Planning Group (Caroline Baker) on behalf of Andpet Realty Limited (Peter Van Dolder) to permit an eight-storey apartment building with community lifestyle facilities on lands known as 1201 15th Avenue East, City Council:

1. In consideration of the staff reports, recommendations, technical reports, and oral and written submissions, including public and agency comments received, finds that the application is consistent with the Provincial Planning Statement, confirms to the goals and objectives of the City's Official Plan, and represents good planning;
2. Directs staff to bring forward by-laws, and provide notice in accordance with Section 34 of the *Planning Act*, to:
 - a. Pass Amendment No. 58 to the City's Zoning By-law 2010-078, as amended up to and including Amendment No. 56 (amending by-law 2025-079 being the last site-specific amendment); and
 - b. Pass Amendment No. 58 to the City's Zoning By-law 2010-078, as amended up to and including Amendment No. 57 (amending by-law 2026-030 known as the 2026 Update); and
3. Authorizes the Chief Building Official and Director of Community Services to execute a Conditional Building Permit Agreement.

Highlights:

- A complete application for Zoning By-law Amendment (ZBA 58) has been submitted by applicant Baker Planning Group (Caroline Baker) on behalf of Andpet Realty Limited (Peter Van Dolder).
- The purpose of the application is to facilitate the development of an eight-storey residential apartment building containing 128 dwelling units and to permit community lifestyle facilities as an additional use so that site amenities can be made available to the general public.
- Apartment Dwellings are a permitted use on the property.
- The effect of the requested Zoning By-law Amendment is to permit a Community Lifestyle Facility as an additional permitted use and to apply site specific zoning provisions with respect to parking, building height, setbacks, floor space index, and accessory structures.
- In accordance with the *Planning Act*, a Public Meeting was held June 15, 2026.
- Comments received from the public, external agencies, and internal departments have been considered together with the policy framework in assessing the application.
- Staff recommend approval of ZBA 58.

Vision 2050 - Strategic Plan Alignment:

[Strategic Plan](#) Priority: The recommendation contributes to core service delivery or a corporate initiative that enables service delivery for one or more strategic priorities.

Previous Report/Authority:

[Ontario Planning Act](#)

[Provincial Planning Statement \(2024\)](#)

[City of Owen Sound Official Plan](#)

[Urban Design Directions \(2026\)](#)

[City of Owen Sound Zoning By-law 2010-078](#), as amended

[CS-26-046](#) Technical Report – ZBA No. 58 (East Court Residences Apartments)

[Public Meeting Presentation](#) – June 15, 2026

Public Meeting Minutes – June 15, 2026 included as Item 4.b of the July 13, 2026 Council agenda

Previous Site-Specific Approvals

[CS-19-026](#) Technical Report for OPA 9 and ZBA 27 and Draft Plan of Subdivision 42T-18501

[CS-19-100](#) Recommendation Report for OPA 9 and ZBA 27 and Draft Plan of Subdivision 42T-18501

By-law No. 2019-136, "A By-law to adopt Amendment No. 9 to the City of Owen Sound Official Plan (2006) respecting the Andpet Subdivision lands located west of 16th Avenue East, north of 10th Street East.

By-law No. 2019-137, "A By-law to amend Zoning By-law No. 2010-078, responding rezoning for the Andpet Subdivision lands located west of 16th Avenue East, north of 10th Street East (ZBA No. 27)."

[CS-20-045](#) Respecting Final Approval for the East Court Residences Subdivision 42T-18501

By-law No. 2020-033, "A By-law to authorize the Mayor and Clerk to execute a Subdivision Agreement with Andpet Realty Limited respecting the development of East Court Residences (42T-18501)."

Official Plan and Zoning By-law Update (2025-2026)

[2026 Adopted Official Plan Amendment](#) No. 14, adopted by Council, not yet approved or in effect.

[2026 Approved Zoning By-law Amendment No. 57](#), approved by Council, not yet in force and effect.

As was outlined more fully in the technical report, on April 13, 2026, City Council passed By-law No. 2026-029 for the purpose of adopting Official Plan Amendment No. 14 and passed By-law No. 2026-030 for the purpose of adopting Zoning By-law Amendment No. 57. These represent City initiated updates to the Official Plan and Zoning By-law following a five-year review. Official Plan Amendment No. 14 requires approval of Grey County Council. As

such, at the time of writing this report, these amendments were not yet in full force and effect.

Given the overlapping of Council approved Comprehensive Zoning By-laws, staff recommend two amending by-laws be passed. One to amend Zoning By-law 2010-078, as amended which is in force and effect today, and a second to amend the updated 2026 version (ZBA 57, By-law No. 2026-030).

This will ensure that the decision of Council is implemented upon completion of the legislated appeal period, regardless of which comprehensive zoning by-law is in force and effect.

Background & Proposal:

A complete application for Zoning By-law Amendment (ZBA 58) has been submitted by applicant Baker Planning Group (Caroline Baker) on behalf of Andpet Realty Limited (Peter Van Dolder) for lands known as 1201 15th Avenue East to facilitate the development of an eight storey residential apartment building containing 128 dwelling units and to permit community lifestyle facilities as an additional use so that site amenities can be made available to nearby residents.

A Public Meeting was held and a technical report considered at the Regular Meeting of Council on June 15, 2026. At the time of completing this report, minutes of the meeting were not yet available. A video of the public meeting is available online. Comments heard at the meeting together with those received in writing are summarized later in this report.

Property Description (Schedule 'A')

The subject lands are 1201 15th Avenue East and prior to an address being assigned were known as Block 6 of Subdivision 42T-18501. Block 6 was created as part of the residential subdivision known as East Court Residences in 2020. Block 6 is the final site to be developed in this subdivision which was planned and developed in a comprehensive manner with full municipal services, stormwater management, roads, and boulevard tree planting. As part of the final subdivision plans, a sidewalk was constructed from the intersection at 16th Avenue East, along 14th Street East and 15th Avenue East, and will be required to connect with future on-site pedestrian pathways.

The subject lands are located between the southern end of 15th Avenue East and 10th Street East. The lands are proposed to be accessed from 15th Avenue East with 10th Street East forming the southerly lot line. There is a significant grade change with 10th Street East being much higher than the conceptual finished grade of the proposed main building entrance. A new retaining wall is proposed to address this elevation change as illustrated on Schedule 'D'.

Surrounding land uses include:

North: institutional, residential

East: vacant lands, commercial, residential

South: institutional (East Ridge Community School, Georgian College), residential

West: residential, including homes that are also part of the East Court Residences.

For location context and surrounding land uses, please see the Orthophoto in Schedule 'A'.

For the planning policy context, please see the Official Plan and Zoning Map in Schedule 'B'. Schedule 'B' illustrates the Official Plan designation as shown on Schedule 'A' of both Official Plan 2021 and OPA 14 together with the updated zoning under By-law No. 2026-030 which is not yet in force and effect.

The details of the current and anticipated future designation and zones are outlined in the following table:

City Policy Framework			
City of Owen Sound Official Plan	Official Plan (2021)	Schedule A:	<i>Residential</i>
		Schedule A2:	<i>Residential – High Density</i>
	Official Plan Update (OPA 14) <not yet in force>	Schedule A:	<i>Residential</i>
		Schedule A2:	<i>Residential – High Density</i>
City of Owen Sound	Zoning By-law 2010-078, as amended to ZBA 57	Schedule A, Map 13	<i>General Residential (R5)</i>

Zoning By-law	By-law No. 2026-030 Update <not yet in force and effect>	Schedule A, Map 13	<i>Medium Density Residential (R2)</i>
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The subject lands are fully described in Schedule 'C'.

The Proposal (Schedule 'D')

The purpose of the application is to facilitate the development of an eight storey residential apartment building containing 128 dwelling units and to permit community lifestyle facilities as an additional use so that site amenities can be made available to the general public.

The lands are currently zoned "General Residential" (R5) by Zoning By-law 2010-078, as amended. Upon amending By-law No. 2026-030 coming into effect, the lands will be zoned "Medium Density Residential" (R2). In both by-laws, the permitted uses for the subject lands include apartment dwellings.

The effect of the requested Zoning By-law Amendment is to apply a site-specific zoning provision to the lands to:

- Permit a "Community Lifestyle Facility" as an additional permitted use;
- Permit a reduced number of parking spaces for a Community Lifestyle Facility;
- Permit a maximum building height of 8 storeys or 28 metres, whichever is greater;
- Require a minimum 20 metre setback from the westerly side yard for any building greater than 6 storeys in height;
- Permit a maximum Floor Space Index of 1.4;
- Permit accessory structures in the front yard provided they maintain a 10 metre setback from the front lot line.

The relationship of these requested amendments to what is permitted and what is recommended, is further described in Section 9 of this report. Schedule 'G' includes the actual amendments recommended by staff.

The Conceptual Site Plan, Elevations, and Renderings attached as Schedule 'D' provide further insight into the proposal.

Though these are subject to change, together with the other supporting documentation they demonstrate the intent for the development including:

- One (1) eight-storey building located on the east portion of Block 6, providing separation from existing low-rise residential on adjacent lots;
 - 128 dwelling units proposed as one and two bedroom units with balconies;
 - The Planning Justification Report provided by the applicant in support of the application indicates that the developer proposes rental housing including 10 per cent of the units meeting the Canadian Mortgage and Housing Corporation definition of “affordable”;
- Both surface parking (78 spaces) and one (1) level of underground covered parking (82 spaces);
- Indoor and outdoor spaces the owner is proposing to offer to residents of the immediate area to provide a hub (related to the request for “community lifestyle facility” as an additional use):
 - Potential woodworking space indoors;
 - Potential Pickleball Court outdoors;
- Two (2) vehicular entrances from 15th Avenue East (both two-way);
- Pedestrian pathways into the site from the existing sidewalks on 15th Avenue East and 11th Street East;
- Retaining wall along 10th Street East;
- Landscaping and outdoor seating/amenity space.

The Planning Justification Report (PJR) provided by the applicant indicates that, “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.”

It is worth noting that permitting an additional use on the lands does not obligate the property owner to establish such use. The purpose of the amendment is to give the owner the choice to open certain facilities for public use.

Submission & Process Details

As part of a complete application, the applicant has submitted the following materials for consideration:

Submission Item Title	Submission Item Detail
Cover Letter	By Baker Planning Group, dated April 10, 2026
Planning Justification Report*	By Baker Planning Group, dated April 2026
Draft Amending Zoning By-Law*	By Baker Planning Group, dated May 11, 2026
Urban Design Brief	By Biglieri Group, dated April 8, 2026
Addendum To Urban Design Brief	By Biglieri Group, dated May 7, 2026
Updated Sun Shading Study	By Patrick David Trotter Architect, dated 2026/05/06
Flight Path Letter	By GEI Consultants, dated October 10, 2025
Architectural Drawing Set	By Patrick David Trotter Architect, dated 2026/05/08
Conceptual Landscape Plans	By Landmark Environmental Group, dated April 8, 2026
Conceptual Civil Plans	By GEI Consultants, dated 08/04/2026
Servicing Feasibility Study	By GEI Consultants, dated April 8, 2026
Traffic Opinion Letter	By Paradigm Transportation Solutions, dated 2026-03-09

These submission items can be found online under heading ZBA No 58 at www.owensound.ca/development. A summary of the technical studies is provided by the applicant in the Planning Justification Report.

*Please note that following the original submission from the applicant, a detailed zoning conformity review was completed by staff and communicated to the applicant. The applicant revised the detailed Draft Zoning By-law Amendment with changes which are not reflected in the Planning Justification Report. The overall intent of the proposal did not change (apartment building with community lifestyle facility); however, the Zoning By-law Summary Table (Schedule 'G') should be considered for the specific details of the amendments requested.

Approvals Process to Date

In 2019, Council approved Official Plan Amendment No. 9 (OPA 9) and Zoning By-law Amendment No. 27 (ZBA 27) to establish the policy framework for Plan of Subdivision 42T-18501 which received final approval in 2020. The City of Owen Sound entered into a Subdivision Agreement with the Owner. Lots and blocks of the subdivision have been registered as Plan 16M-75.

The overall subdivision is known as the East Court Residences which includes a retirement residence and a mix of singles, semi-detached, and cluster townhouse dwellings. The subject lands represent Block 6 of Plan 16M-75. Block 6 has been planned for an apartment dwelling use throughout the above noted approval processes. Block 6 represents the final block to be developed in this subdivision. At the time of Subdivision Agreement, Block 6 was anticipated to contain 120 dwelling units.

Schedule 'J' of the Subdivision Agreement includes specific mention of Block 6:

- Clause 13: That the owner agrees to provide an emergency access/pedestrian access of 6.0 meters in width between Block 6 and Block 4 to the satisfaction of the Community Services Department and Planning Division.
 - The intent is for a connection to what is now the 11th Street East sidewalk.
- Clause 29: That Site Plan Approval is required in accordance with the City's Site Plan Control By-law No. 2011-034, or its successor, for Blocks 3, 4, 6, and 7.
 - Blocks 3, 4, and 7 have been approved and constructed with townhouses (3 & 4) and Owen Sound Gardens (7). As noted, Block 6 is the final block to be developed in this subdivision.

The Site Plan report for the townhouses to the west ([ST2021-005](#)) being Block 4 of the East Court Residences subdivision anticipated an extension of the proposed 1.5 metre sidewalk on the north side of 11th Street East that will facilitate a future connection through Block 6 and the Sunlife property at 1100 16th Avenue East, ultimately to allow pedestrians to cross at the signalized intersection of 10th Street East and 16th Avenue East and travel further south. The 1.5 metre sidewalk on the north side of 11th Street East will also be extended north to connect to the future sidewalk at 15th Avenue East.

Similarly, the approved Site Plan ([ST2016-005](#)) for the commercial development at the northwest corner of 10th Street East and 16th Street East (aka Sunlife) illustrates a 1.5 metre sidewalk along the entire south lot line along with a retaining wall identified as 'future items to be completed by others' because it is over an undeveloped portion of the overall site.

Through preliminary consultation, an Easement Plan was identified as a requirement of any future Site Plan Approval application to demonstrate how required easements connect to and through adjacent properties including but not limited to the 1.5 metre pedestrian connection/concrete sidewalk from Block 4 across Block 6 to provide connection to the intersection of 10th Street East and 16th Avenue East as well as connection to 15th Avenue East.

Specific design measures and easements as well as when connections are possible given other undeveloped properties will be addressed at the time of any future Site Plan Approval application in accordance with the Official Plan policies in force and effect at the time and the Site Development Engineering Standards.

From the ends of the 15th Avenue East bulb to the nearest transit is estimated to be approximately 500 metres. The distance from the westerly property boundary (aka 11th Street East) to the intersection of 10th Street East and 16th Avenue East is less than 300 metres.

Approvals Process ZBA 58

The owner's vision for the property and detailed design has evolved since the time of Subdivision Approval.

The applicant engaged the City in the fall of 2025 to undertake preliminary consultation on a single apartment building proposal following which they refined their plan further and met again with staff in February of 2026.

Subsequently, the process relating to the formal application has proceeded as follows:

Date	Step	Days
April 10, 2026	Submission of initial application for ZBA	0
April 24, 2026	Submission of application fees	0
May 11, 2026	Submission of final supporting materials	1
May 15, 2026	Letter regarding Notice of Complete Application to the applicant	4
May 15, 2026	Request for comments to City staff and external agencies	4
May 22, 2026	Notice of Complete Application & Public Meeting mailed to property owners within 120 m of subject lands and notice posted on property.	12
June 15, 2026	Public Meeting and Technical Report to Council	36
July 13, 2026	Recommendation Report and Amending By-laws to Council	63

The Planning Act provides for a total of 90 days to process a ZBA application.

Analysis:

The *Planning Act* and the City's Official Plan establish criteria for evaluating an application to amend the City's Zoning By-law. In making land use planning decisions, Council must consider the matters of Provincial interest as described in Section 2 of the *Planning Act*. Section 3 of the *Planning Act* also prescribes that the decision of Council on a planning matter shall be consistent with the policy statements issued under the Act.

Policies within the Official Plan are intended to be consistent with the policies of the relevant Provincial agency, in conformity with the Grey County Official

Plan, and address requirements and regulations of other agencies and related regulating authorities.

The City's Official Plan (OP 9.1.1.2) provides that the City may amend the Zoning By-law where in the opinion of Council, sufficient justification exists. Amendments must conform to the policies of the Official Plan. When considering an amendment, the City should consider the goals, objectives, and policies of the Official Plan. Additionally, decisions should consider the compatibility with adjacent uses of land and servicing (transportation, sewer, and water).

The application is subject to review by the City's Development Team and external commenting agencies. Public notice has been given.

The technical report outlined the key policy considerations relevant to the evaluation of the subject application. This report will not repeat all of the policies outlined in the previous report; it will respond to them.

This report should be read in conjunction with the technical report and is intended to assess the application in consideration of the applicable policies, standards, and comments received.

In assessing the proposal, it is important to recall that through OPA 9 and ZBA 27 and Draft Plan of Subdivision 42T-18501, together with Council approval of the implementing by-laws, **the premise of permitting residential development, and specifically an apartment dwelling on the subject lands has been established**. As such, this analysis does not address whether an apartment building is an appropriate use of the lands. **This report assesses whether the additional Community Lifestyle use and site-specific zoning requirements requested are appropriate in this location as proposed.**

A: Provincial Planning Statement (2024) & Matters of Provincial Interest

In making land use planning decisions, Council must consider the matters of Provincial interest as described in Section 2 of the *Planning Act*. These matters include (but are not limited to) the orderly development of safe and healthy communities, the appropriate location of growth and development, promotion of development designed to be sustainable, support public transit and be oriented to pedestrians.

The 2024 Provincial Planning Statement (PPS) provides direction on matters of provincial interest. The vision of the PPS includes that:

“Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.”

The PPS recognizes that municipal Official Plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated, and long-term planning. It further identifies zoning by-laws as important for the implementation of the PPS directing that they should be forward-looking and facilitate opportunities for an appropriate range and mix of housing options for all Ontarians.

The site represents a block in a comprehensively planned subdivision that provides a range and mix of housing options and tenures from semi-detached and townhouse dwellings to semi-independent seniors housing adjacent to long-term care, with this site representing the final and most dense form being an apartment building. Through the subdivision agreement, provision is made for full municipal services, stormwater management, roads, and sidewalks.

The proposed apartment building will add 128 rental dwelling units to the City's housing stock.

The Grey Bruce [2026 Vital Signs](#) report recently released by Community Foundation Grey Bruce identifies a 1.7 per cent rental vacancy rate for Grey County where 3 per cent represents a healthy benchmark and notes that one in three rental tenants pay rent that exceeds 30 per cent affordability in the region.

The development will contribute much needed rental housing, with a portion proposed to be affordable, to the range and mix of housing options and tenures in the City to meet the needs of current and future residents.

The proximity of the site to nearby commercial uses and community services as well as transit stops helps to support a complete community and reduce reliance on automobile use.

The PPS includes that airports shall be protected from incompatible land uses. The applicant has provided an assessment of the hospital helipad approach pathway confirming the building will not obstruct the helipad vertical and horizontal pathways.

As part of the overall subdivision, the applicant made a contribution of parkland and a trail around the stormwater management pond to the north offers opportunity for recreation. Ed Taylor Park to the west provides a playground and further greenspace for recreation.

The applicant has proposed amenity areas on site that will be discussed further below.

Supporting new housing density within Settlement Areas helps to reduce development pressure on surrounding natural heritage, rural and agricultural lands, and maintain settlement area boundaries.

Cultural Heritage

Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Planning authorities shall engage with indigenous communities and ensure their interests are considered when identifying, protecting, and managing archaeological resources, built heritage resources, and cultural landscapes.

The City's Official Plan provides for an Archaeological Assessment Report, prepared by a qualified person, to be required as part of a complete application.

A Stage 1 and 2 Archaeological Assessment was completed as part of OPA 9, ZBA 27m and 42T-18501 finding that the project area was considered free from archaeological concerns and no further assessment is necessary and the assessment is entered in the Public Register of Archaeological Reports without technical review by the Ministry of Tourism, Culture and Sport at the time. Standard cautionary conditions recommended by the assessment are in the Subdivision Agreement.

As no archaeological concerns were identified at the time of the subdivision approval, staff did not request further archaeological study as a requirement through preliminary consultation. Saugeen Ojibway Nation was circulated on the preliminary consultation with no comment received.

Saugeen Ojibway Nation was circulated the request for comments on ZBA 58 and provided comment (Schedule 'F') requesting archeological assessment.

Staff reached out to the Saugeen Ojibway Nation (SON) Environment Office following receipt of their comments to ensure they had the complete study and were aware that the site has already been subject to alteration and pre-grading under the subdivision agreement and to clarify if additional study was being requested.

SON Environment Office responded with preference for additional study as they do not consider the past report to sufficiently address or adhere to SON standards and note "if the City and/or the proponent are not proposing any further archeological work, we would appreciate the opportunity to discuss the rationale and determine whether an appropriate path forward can be identified". Staff understand that the applicant has reached out to SON for further discussion in this regard.

The comments from SON do not object to the site-specific amendments requested.

Staff will monitor progress on this matter and consider any necessary conditions through any future site plan approval application review.

Conclusion on PPS Consistency

The City has an Official Plan in effect and an adopted update (OPA 14) awaiting approval by the County. The purpose of the update, in part, was to address conformity with the 2024 PPS.

The PPS recognizes that planning authorities at times must decide on planning matters before their Official Plans and other planning instruments are updated and directs in those instances, it must still make a decision that is consistent with the PPS.

The proposed development is in a designated Settlement Area and will contribute to the range and mix of housing options and tenures in the City and add rental housing to meet an identified need of current and future residents.

The proposed development represents intensification on lands within a settlement area having access to full municipal services, a mix of commercial and service uses, active transportation, and transit.

The proposal is consistent with the policy direction of the PPS.

B: County of Grey Official Plan

The City of Owen Sound is within the 'Primary Settlement Area' designation in the County of Grey Official Plan (County OP).

Settlement areas with full municipal services are the focus of most of the growth within the County. The County OP promotes a full range of residential, commercial, industrial, recreational, and institutional land uses within Primary Settlement Areas. Land use policies and development standards are in accordance with the local Official Plan.

County policies direct an overall minimum residential density of 25 units per net hectare for new residential development in Primary Settlement Areas and encourage form and density which is supportive of future transit needs. The County OP (3.5) lists numerous benefits of increased residential density including:

- lowering impacts on air quality, while promoting efficient energy use,
- supporting active transportation and transit supportive communities,
- enabling and encouraging lifestyles that reduce greenhouse gas emissions,
- providing a range of housing types including owned, rental, and accessible units,
- preserving other lands for natural, farm, or resource use, and
- providing infrastructure that is financially sustainable throughout its life-cycle, including replacement costs.

The County OP does not support residential zones within Primary Settlement Areas which only allow for single detached dwellings as the only residential use in a zone. [3.5 (8)].

The County OP includes other types of Settlement Areas which provide for limited growth at lower densities and other forms of servicing.

The development of the site will support the City in assisting the County in achieving the growth allocation targets established in the County OP of 15 per cent of new residential units by way of intensification.

The County has been consulted on the proposal and County staff have no objection to the applications.

The proposal conforms to the policies of the County Official Plan.

C: City of Owen Sound Official Plan

As noted above, the City has adopted an Official Plan update that is not yet approved by the County of Grey.

The subject lands are designated as follows:

City of Owen Sound Official Plan	Official Plan (2021) <in effect>	Schedule A:	<i>Residential</i>
		Schedule A2, Sydenham Heights Planning Area:	<i>Residential – High Density</i>
	Official Plan Update (OPA 14) <not yet in force>	Schedule A:	<i>Residential</i>
		Schedule A2, Sydenham Heights Planning Area:	<i>Residential – High Density</i>

Staff have considered policies of both the 2021 and 2026 update.

Schedule ‘B’ attached shows the designation of adjacent properties, which are residential to the north and west, commercial to the east, and a mix of residential and institutional to the south.

Schedule ‘C’ of the Official Plan identifies the segment of 10th Street East to the south as a Collector Road and nearby 16th Avenue East as a Minor Arterial Road. 15th Street East fronting the property is a local road.

Schedule ‘D’ of the Official Plan further identifies this section of 10th Street East and nearby 16th Avenue East as bicycle routes. 16th Avenue East in this area is also an identified snowmobile trail.

The following analysis responds to the City Official Plan (OP) policies highlighted in the technical report. There are many OP policies applicable to development of land; this report focuses on responding to those policies that relate specifically to the zoning amendments requested in this instance keeping in mind the lands are already designated and zoned to permit residential apartment use.

The Vision outlined in the OP states:

“The City of Owen Sound is where you want to live. A complete community that values the natural environment, cultural diversity, historic streetscapes, vibrant waterfront and provides a sense of belonging. The City will plan to evolve as a centre for growth, opportunity and innovation while ensuring that equity, inclusion, diversity, sustainability, resiliency, and quality of life are considered in every decision.”

This vision and the goals of the OP should be top of mind in considering the following policy sections.

Permitted Uses

Where lands are designated Residential on Schedule ‘A’ – Land Use, the predominant use shall be housing and other uses that are complementary and provide service to residential uses.

Permitted uses include, among other uses, apartment dwellings and other forms of multiple housing and secondary uses of a non-residential nature known as local institutional uses. Examples of such uses include libraries and community centres noting also “similar local institutional uses”.

The Sydenham Heights Phase I and II Planning Areas shall primarily accommodate residential land uses together with a mix of compatible institutional, commercial, and open space uses to support and service the local residential area in accordance with the policies of Section 3.1 of this Plan.

➤ Community Lifestyle Facility Use

It warrants noting that a woodworking space in the building and a pickleball court outside could be considered accessory to the main apartment use if they were intended solely for the use of the residents of this proposed building.

The zoning by-law amendment to add “Community Lifestyle Facility” as a permitted use is requested so that the applicant may allow booking by the broader public, including residents of this development (East Court Residences).

To consider this additional use, it is important to understand its definition in the zoning by-law:

‘Community Lifestyle Facility’ means a lot, building or part thereof used for gatherings, meetings and activities of a civic, educational, political, religious, social, cultural, athletic, amusement or recreational nature but does not include any other commercial use otherwise defined in this By-law.

In the Zoning By-law list of permitted uses for Residential Zones, Community Lifestyle Facilities are listed under the heading “Institutional” as are Public Parks.

The policies of the Residential section include that local institutional uses may be permitted in areas generally located along arterial roads with access to public transit and full municipal services, and may be permitted where (3.1.3.2):

- a. The local institutional use does not introduce unwanted and inappropriate impacts in the residential area on residential uses in terms of noise, odour, dust, storage, and traffic.
- b. The outward appearance, scale and design of the local institution use shall be compatible with the character of the residential area and appropriate buffering shall be included to minimize negative impacts on abutting residential uses.
- c. Local institutional uses will be limited in size, scale and location through the Zoning By-law.

In the Sydenham Heights Planning Area, local institutional uses such as schools and churches may be permitted in areas designated Residential provided access to such facilities from arterial or collector streets are readily available, are subject to rezoning and the policies of Section 3.10 of this Plan.

Section 3.10 applies to all institutional uses including major stand alone uses such as hospitals and colleges. In considering the locational criteria, the scale of the use warrants consideration. Section 3.10.2.2 indicates that institutional uses should be located to adequately serve the principal user groups, discouraging traffic from local roads, and ensuring safety in all modes of transportation. Institutional uses should be located only where they are complementary to adjacent land uses.

Section 7.2 the Community Services policies of the Official Plan encourage the provision of a range and distribution of health, safety, educational, cultural, and recreational facilities and services throughout the community. The Parks and Recreation policies of Section 7.4 further indicate that the City may require the inclusion of recreational facilities in large multiple unit residential developments where the facilities are proportionate in size and nature to the scale of the development they serve.

In this case, the lands are adjacent to but not accessed from the abutting 10th Street East collector road. However, as the Planning Justification Report submitted by the applicant indicates, the primary function of the proposed community lifestyle facility is “to support the daily recreational needs of residents on the site and in the immediate community.”

The size and scale of the community lifestyle facility is not anticipated to draw large crowds. The requested zoning amendment includes that parking not be required for community lifestyle facilities under 200 m² in gross floor area. This confirms that the applicant intends to limit the size of the facilities available for community lifestyle use.

The parking requirements of the Zoning By-law consider that some community lifestyle facilities are unenclosed and therefore do not have a gross floor area. The by-law provides a separate parking requirement for them.

The applicant has indicated the community lifestyle facility is proposed as a woodworking space in the building and pickleball court outside. Staff do not feel it is necessary to limit the permission of a community lifestyle facility to these particular uses though consideration should be given to the potential impacts of both indoor and outdoor uses in the by-law recommendations.

To ensure the requested community lifestyle facilities remain complementary to the residential uses and at a neighbourhood scale, staff recommend:

- Community Lifestyle Facility be permitted only where it is in combination with a permitted Apartment Dwelling;
- Any racquet court or bowling green shall be setback from any lot line a minimum of 7.5 metres;
- Off-street parking shall:
 - be required for any Community Lifestyle Facility that exceeds 200 m² of gross floor area; and

- not be required for any Community Lifestyle Facility that is comprised of an outdoor racquet court or bowling green.

Permitting a community lifestyle facility use in this location that is appropriate to the scale of the neighbourhood and in conjunction with a permitted residential use supports the vision of the Official Plan to encourage an appropriate range and distribution of health and wellness and recreational facilities throughout the community.

Staff recommend that with the modifications to the requested amendment adding a community lifestyle facility as a permitted use on the lands is appropriate and conforms to the intent of the Official Plan.

OPA 14 updates do not change this recommendation.

➤ **Residential Density**

The subject lands are within the Sydenham Heights Planning Area which is proposed to be largely a residential mixed-use community. In this area, the Official Plan provides an overall density target for the Planning Area of not less than 25 units per net hectare. This target shall be planned for in an equitable manner across the entire secondary plan area.

The Official Plan policies with respect to growth and density are planned to evolve through OPA 14 to reflect changes to the Provincial and County policies. Before and after the changes, the City of Owen Sound Official Plan supports a target of 15 per cent of new residential units by way of intensification and providing a range and mix of housing options and densities to meet the current and projected needs of the City. The City further supports the integration of affordable housing units within the existing community fabric.

In this case, the applicant has indicated an intention to include affordable housing units in the development but has not requested any special permissions or grants from the City in this regard. Certainly, the inclusion of affordable housing units will support the intent and policies of the Official Plan.

With or without affordable housing units, the density of the development of the lands is already permitted by Site Specific policy 4.2.9.1:

“4.2.9.1 Notwithstanding the policies of Section 3.1.2.1 and Section 4.2.2.4, the maximum residential density, for those lands located on the west side of 16th Avenue East, north of 10th Street East and south of 16th Street East and legally described as Part of Park Lots 4 and 5, East Garafraxa Road, Geographic Township of Sydenham in the City of Owen Sound and designated ‘Residential-High Density’, shall be 130 units per hectare.”

The subject lands are designated ‘Residential-High Density’ in the Sydenham Heights Planning Area Schedule A2.

While Section 3.1.2 discusses Residential Density generally, for the subject lands, it is superseded by this site-specific policy. The application proposes 128 dwelling units on 1.01 hectares of land resulting in an approximate net density of 127 dwelling units per hectare. **The proposed density does not exceed 130 units per hectare, and an Official Plan Amendment is not required.**

OPA 14 does not change this site-specific policy.

➤ **Residential Height, Floor Space Index, and Urban Design**

The property is part of a planned subdivision. The proposed apartment use and density was already anticipated by OPA 9 as noted above.

The Official Plan does not stipulate minimum and maximum height of buildings in the residential designation but rather provides direction on considering height relative to existing and permitted uses.

To consider floor space index, it is important to understand its definition in the zoning by-law:

‘Floor Space Index (FSI)’ means an index that, when multiplied by the total land area of a lot, indicates the maximum permissible gross floor area for all buildings on the lot, excluding underground or covered parking structures and floor space located in the cellar.

As noted above, the density of the development, based on number of units proposed, is permitted. Floor Space index is a related but different measure of density relating the size of the building to the size of the lot. The City of Toronto provides a helpful illustration of [Floor Space Index](#) on their website.

Where the density in terms of number of units is not exceeded, the impact of increased FSI relates primarily to building mass.

The permitted Floor Space Index for an apartment dwelling on the lands is 1.0 and it is requested to be increased to 1.4. The difference in floor area between what is permitted and what is proposed on this site is just over 4,000 m².

For the gross floor area of the building proposed, an amendment to FSI would be required whether or not height was also requested to be increased (because a lower large footprint building could have the same FSI), but certainly increasing FSI also relates to the requested increase in height.

The assessment of FSI and height should be considered together as they both contribute to the massing of the building on the lands.

In considering the increased height and FSI, the intensification policies are useful as they require that the size and scale of the proposed development is compatible with adjacent development and planned land use, and the urban design policies expand on the measure of compatibility and introduce measure for mitigating impact such as landscaped buffers and tree planting, appropriate quantity and location of parking, and setbacks.

Through preliminary consultation, an Urban Design Study and Shadow Study were requested. The applicant has responded by supplying the supporting studies including an Urban Design Brief, Shadow Study, and Shadow Study Addendum.

Together with the Planning Justification Report, these studies articulate the context of the development site within the surrounding neighbourhood.

Highlights of these studies include:

- The site is located outside of and at the edge of the nearest established neighbourhood surrounded by other residences geared towards an aging population and supportive commercial uses.
- A neighbouring property planned to include a hotel use has site specific permission for a height of 23.3 metres to the top of parapet.
- The site is walkable to Heritage Heights Park and Ed Taylor Park.
- The compact form contributes residential density that supports transit viability and usage.
- The siting of the building is the primary design response to minimize shadow and wind-related impacts. The building is oriented north-south across the east side of the site with vehicular access, parking, and servicing located to the west of the building. This:

- Increases the separation from the existing low-rise residential dwellings to the west (approx. 75 metres);
- Minimizes potential overlook and visual dominance;
- Ensures the building does not interrupt a 45-degree angular plane from the west lot line; and
- Limits the extent of shadow projection beyond the property and ensures that the majority of shadowing occurs within the site or over adjacent streets and non-sensitive areas.
- The building incorporates articulated massing, including vertical façade breaks, projecting balconies, and variation in colour and materials which reduce perceived bulk.
- The grade change from 10th Street East (approx. 3-4 storeys) further reduces perceived height from the southern interface.
- Landscaped buffers and screening elements along property boundaries, as shown on the landscape plan, create separation and enhance privacy.
- The Shadow Study Addendum:
 - confirms that the proposal complies with the City's shadow study impact criteria being:
 - a) As a principle, as least 50% of more of any property is not shaded for more than two (2) interval times (a four-hour equivalency); or,
 - b) As a principle, at least 50% of any property should be in full sun for at least two interval times (a four-hour equivalency).
 - Distinguishes between shadow resulting from the proposed development and existing conditions (including 10th Street East); and
 - Demonstrates that the incremental shadow impacts are limited and do not result in adverse effects.
- A mix of indoor and outdoor, private, and shared, amenity spaces is provided.
- Approximately 48 per cent of the site is dedicated to landscaped open space including:
 - Landscaped screening and buffer plantings proposed along property edges;

- Surface and underground parking is appropriately integrated and softened through landscape treatment;
- Outdoor amenity space including barbeque areas, pergola, seating and gathering spaces; and
- Pickleball court integrated into the landscaped design.

As demonstrated by the supporting studies, the applicant has considered the context of the subject site and surrounding area as well as the needs of future residents of the development in the layout of the site, building design, and landscaping.

The increased height and floor space index is mitigated by the location of the building on the site together with underground parking which allow for ample landscaped open space and on-site amenity areas.

To ensure that the site-specific zoning amendment implements the findings of these studies, the applicant requested a site-specific setback for any building that exceeds six storeys.

Staff recommend that the site-specific amendment conforms to the intent of the Official Plan provided the increased height and floor space index are permitted only along with an increased westerly side yard setback.

OPA 14 updates do not change this recommendation.

➤ **Municipal Services**

The Official Plan permits development in areas that can be adequately serviced and within the Sydenham Heights Planning Area, development shall proceed on the basis of full municipal wastewater and water services.

A Servicing Feasibility Study and preliminary servicing design have been submitted in support of the application. Watermain, sanitary sewer, and storm sewer servicing within the road allowance to the site was constructed as part of the original subdivision agreement.

Detailed design and method of servicing on-site as well as stormwater management will be addressed at the time of any future Site Plan Approval application in accordance with the Official Plan policies in force and effect at the time and the Site Development Engineering Standards.

Municipal services are available to serve the lands.

➤ **Vehicular and Active Transportation**

The local 15th Avenue East providing access to the subject lands was designed and approved recently as part of the subdivision process. City bus transit stops are available along nearby 16th Avenue East.

The applicant has provided a Traffic Opinion Letter which discusses the number and design of vehicular entrances to the site as well as traffic control at 15th Avenue East and 14th Street East, including:

- Two vehicle accesses on a cul-de-sac is common practice in subdivision design and the two access connections as proposed is consistent with TAC guidelines. To encourage controlled movements out of the two vehicle accesses and reduce conflict, a stop sign and stop-bar could be provided on-site.
- To encourage traffic calming along 14th Street East and facilitate pedestrian movements, the 15th Avenue East and 14th Street East intersection is a candidate for a pedestrian crossing (Level 2 Type D PXO) that is signed (no push button or electronic mechanism).

Engineering Services comments note that a revised site plan and a signage plan for 14th Street East and 15th Avenue East will be required at the time of Site Plan Approval to address these recommendations.

It is noted that the site grading plan and site servicing plan do not show the concrete sidewalk at the 15th Avenue East bulb that was part of the Subdivision Agreement, though it is shown on the conceptual site plan. Provision of a sidewalk around the entirety of the 15th Avenue East bulb supports the policies of the Official Plan and will be expected on any future Site Plan Approval application to implement the Subdivision Agreement.

Active transportation between the subject site and neighbouring properties has been discussed in the background section above. Pedestrian connectivity to 16th Avenue East and nearby transit stops has been considered in the Site Plan approvals for properties to the east and west of the subject lands. Details of any pedestrian pathways across the subject site will be considered through any future Site Plan Approval Application.

➤ **Parking Requirements**

All new development and redevelopment shall be required to provide adequate off-street parking and loading spaces in accordance with the standards established in the Zoning By-law. Pedestrians should have a safe,

well-lit, clear route from vehicle to building at all times of the year and parking areas are to be adequately landscaped. The City may consider reducing the required number of parking spaces needed for development where criteria have been justified, including demonstration that the proposed use does not require the stated level of parking.

The Zoning By-law requires 160 parking spaces for the 128 dwelling units proposed (1.25 spaces per unit) and the conceptual site plan meets this requirement.

The applicant has requested a reduction in the number of parking spaces for a community lifestyle facility when it has a gross floor area that is less than 200 m². The Planning Justification Report notes that most users will be individuals who already reside in the development and will be walkable to residents of the surrounding neighbourhood.

As previously discussed, staff support the establishment of a community lifestyle use on the lands where it is in combination with an apartment use. Staff further support a clarification that no additional parking is required for any outdoor racquet court or bowling green as these uses will be seasonal and limited in size based on the footprint and parking requirements of the main apartment use.

A site specific parking reduction for a community lifestyle use as articulated in the zoning amendment recommended by staff will help implement the Official Plans vision of a complete community and compact urban form.

OPA 14 updates do not change this recommendation.

➤ **Official Plan Conclusion**

The application for site specific amendment to the Zoning By-law, subject to recommended modifications, conforms to the policies of the City's Official Plan.

D: City of Owen Sound Zoning By-law

As noted above, the City has approved a Zoning By-law Update (ZBA 57) that is not yet in force and effect.

The subject lands are zoned as follows:

City of Owen Sound Zoning By-law	Zoning By-law 2010-078, as amended to ZBA 57 <in effect>	Schedule A, Map 13	<i>General Residential (R5)</i>
	By-law No. 2026-030 Update <not yet in force and effect>	Schedule A, Map 13	<i>Medium Density Residential (R2)</i>

Attached as Schedule 'G' is a Zoning Summary Table which outlines the effects of the requested zoning amendment and staff recommended standards in relation to specific requirements of both the Zoning By-law 2010-078, as amended up to ZBA 57 and the 2026 update ZBA 57 and the detailed request from the applicant. Matters specific to ZBA 57 have a backdrop of grey.

The following discusses each effect, request, and recommendation.

Permit a "Community Lifestyle Facility" as an Additional Permitted Use

A Community Lifestyle Facility is not currently permitted in the R5 (future R2) Zone. A limited number of commercial and institutional uses are permitted such as clinics, personal service uses, day nurseries, and schools.

A Community Lifestyle Facility would be permitted in the Multiple Residential Zone which also permits dwelling units in combination with a permitted non-residential use. This suggests that community lifestyle facilities are appropriate to consider together with apartment buildings.

Non-residential uses are limited in the subject zone to comply with the Official Plan. The Official Plan direction for non-residential uses in residential areas is discussed in detail above.

The community lifestyle facility has been presented at a scale that could be considered accessory to the main use except that that the applicant seeks permission to open it to the broader public.

A stand-alone community lifestyle facility has not been contemplated or studied.

Staff find that permitting a community lifestyle facility as an additional permitted use on the lands provided it is in combination with an apartment dwelling use meets the intent of the Zoning By-law.

ZBA 57 updates do not change this recommendation.

Permit a Reduced Number of Parking Spaces for a Community Lifestyle Facility

Off-street parking requirements implement the intent of the Official Plan to ensure adequate parking is provided on-site for new development.

The scale of community lifestyle facilities that would not require additional parking is proposed to be capped in floor area of the building and outdoor facilities will be constrained by the need for the site to accommodate surface parking.

The 128-unit apartment dwelling as proposed requires 160 parking spaces (1.25/dwelling unit). A stand-alone community lifestyle facility of 200 m² would require 10 parking spaces with a racquet court or bowling green requiring an additional 3 spaces (13 spaces total). Although a bowling green is not proposed, it would be permitted as part of a community lifestyle facility and so its impact is being considered as similar to pickleball.

Thirteen (13) parking spaces represent less than 9 per cent of the total parking spaces proposed for the apartment dwelling. More than one parking space per dwelling unit would continue to be available for residents.

The community lifestyle facility proposed is anticipated to draw from the residential neighbourhood which has been constructed with sidewalks for walkability.

It is also foreseeable that residents of the apartment building might invite guests to use the community lifestyle facilities with them. In this regard, it is logical that the parking for these facilities overlaps with visitor parking for the apartments.

Staff support the request and recommend a clarification that no off-street parking be required for a racquet court or bowling green as these would have no gross floor area.

Permit a Maximum Building Height of 8 storeys or 28 metres, Whichever is Greater

The R5 (future R2) zone permits a range of uses including single detached, semi-detached, duplex, townhouse, and converted dwellings, group home and apartment buildings, long-term care facilities, and schools among other uses. The maximum building heights in the zone strive to balance these built forms and reasonable setbacks for these different uses with the fact that they are permitted as of right to be located adjacent to one another.

The maximum permitted height for an apartment building of 12 metres in the R5 Zone (14 metres in the future R2 zone) is permitted on a relatively small lot (450 m²) with side yard setbacks as little as 1.2 metres. An apartment building could be located as of right, next to a single detached dwelling with a side yard setback of only 0.9 metres.

When considering a height increase, the context of the proposal is important.

The requirement for a zoning by-law amendment, with the direction of the Official Plan, gives the City the opportunity to require appropriate studies and consider development in its site specific context.

In this case, the applicant has undertaken the studies requested, considered the site specific context, and addressed the policies of the Official Plan as noted in the Official Plan section above.

The site exceeds the minimum lot area for an apartment building which gives the applicant flexibility in where to place the building on the lot. The supporting studies lean heavily on the location of the building close to the easterly lot line in their support of the proposal.

In addition to just considering the height, the zoning by-law amendment put forward by the applicant requests an increased westerly side yard in recognition of this key design element.

Together with the other recommended amendments, staff find the requested height increase to 28 metres supportable.

The City's Zoning By-law assesses maximum height in metric units and not by storey. Storeys can vary in height and the definition of storey in the Zoning By-law considers interior space not exterior surfaces. Staff do not recommend the portion of the request that would permit up to 8 storeys.

The subject lands sit in a transitional location between lower density residential to the west and undeveloped C2 properties to the east.

In this location and subject an increased westerly side yard setback (requested by the applicant), staff find the site-specific amendment to permit a maximum apartment building height of 28 metres is appropriate and meets the intent of the City's Zoning By-law.

Require a 20 Metre Setback from the Westerly Side Yard for any Building Greater than 6 Storeys in Height

As discussed above, this request gives effect to the support for the building being located on the easterly portion of the site.

Staff support this request with a clarification that a 4 metre westerly side yard setback would apply to shorter buildings.

Permit a Maximum Floor Space Index of 1.4

As discussed in the Official Plan section, the floor space index is related to both mass and height. The applicant has demonstrated in the context of the subject site that even with an increase in floor space index, the site can provide sufficient parking and ample landscaped open space. Height is discussed above.

In the R5 (future R2) Zone that applies to the subject lands, it is interesting to note that the limited commercial uses permitted would be allowed at a density of 1.5 FSI. In the neighbouring C2 zone to the east, commercial uses and dwelling units in combination therewith have no maximum FSI.

An apartment building with a density of 1.4 FSI is appropriate in this transitional location between existing residential uses to the west and future commercial uses to the east.

In this location, together with the other recommended amendments, staff find the requested increase in FSI supportable.

Permit Accessory Structures in the Front Yard Provided they Maintain a 10 Metre Setback from the Front Lot Line

The definition of Accessory in the Zoning By-law is important to note in considering this request:

‘Accessory’ means a use, building or structure subordinate and incidental to and functionally associated with the main use, building or

structure located on the same lot therewith, and when applied to buildings or structures, also means a building or structure separate from the main building on the same lot otherwise provided for in this By-law.

Accessory buildings and structures to residential uses are not permitted in the front yard. This requirement intends to implement the Urban Design policies of the Official Plan which seek to provide relatively consistent streetscapes with similar setbacks defining the visual width of the streets. Keeping accessory structures out of the front yard also helps to maintain visibility of the street from main buildings, also known as 'eyes on the street'.

This is another instance of context being important. The east side of 15th Avenue East in this location has only two properties abutting it, Owen Sound Gardens to the north and the subject site. The front lot line for this lot is the turning bulb at the end of 15th Avenue East; the limited number of lots and shape of the bulb do not allow for determination of a consistent streetscape in this location.

The proposed location of the main building on the lot is pushed to the east or rear of the site to mitigate impacts of the increased height proposed. Clear pedestrian pathways are proposed from the sidewalk along 15th Avenue East to the main building entrance.

The applicant has proposed that if accessory structures are permitted in the front yard that they be setback at least 10 metres from the front lot line, a distance that exceeds the minimum required front yard setback for the main building (which is 6.5 metres).

Accessory structures anticipated in this context are a pergola or similar amenity features and potential aesthetic enclosures of otherwise essential utility equipment. Accessory structures are limited in height to 5 metres (6 metres in the future ZBA 57).

Accessory structures can provide protection from the elements in otherwise outdoor spaces enhancing the outdoor amenity areas, providing comfortable rest and gathering spaces, and supporting interaction among residents. They can also provide storage of equipment necessary to maintain landscaping and screening of other functional elements.

In this unique site context, staff support the proposal to permit accessory buildings or structures in the front yard provided they maintain a 10 metre front yard setback (as requested by the applicant) and that all other setbacks shall be as required for the main building on the lot.

General Zoning Conformity

Planning staff have undertaken a fulsome review of the proposal in consideration of the general and zone provisions of both Zoning By-law 2010-078, as amended up to ZBA 57 and the 2026 update ZBA 57. The proposed development can comply with all other general and zone-specific provisions.

Staff find, subject to the recommended modifications, that the proposal can uphold the intent and purpose of both the Zoning By-law 2010-078, as amended up to ZBA 57 and the 2026 update ZBA 57.

To ensure that any decision of Council is implemented following any appeal period, two amending by-laws are recommended, one to each of the Zoning By-law 2010-078, as amended up to ZBA 57 and the other to the 2026 update ZBA 57.

E: Comments Received

In accordance with the requirements of the *Planning Act*, notice of the subject application was provided to the public and prescribed bodies by the Deputy Clerk. The Planning & Heritage Division also requested comments from those departments and agencies likely to have an interest in the applications.

In addition to written comments received, comments from the public were also heard at the Public Meeting held June 15, 2026.

Comments received by the Clerk as of writing of this report are attached as Schedule 'F'. The Public Meeting view is available online and draft Minutes are included in the Council Agenda for July 13, 2026.

Public Comments

Members of the public presented oral submissions at the public meeting and provided written submissions.

Public comments have been considered in the assessment of the subject application. Comment themes are summarized and responded to as follows:

➤ **Support for the Proposed Rezoning**

- Extra height can offset construction costs.
- Extra height does not appear to impact existing community significantly.
- Welcome purpose built rental.
- Suggestion for a minimum floor space index to ensure density.
- The community lifestyle facility should not necessitate additional parking.
- Step towards more flexible, medium density housing.

Staff have considered these comments in the recommendations throughout this report. Staff do not recommend a minimum floor space index at this time as that would potentially eliminate certain permitted uses on the site which was not contemplated through OPA 9 or the recent comprehensive review of both the Official Plan and Zoning By-law. Staff will take the idea into consideration for future comprehensive policy reviews.

➤ **Neither for nor Against**

- Inquiry regarding the cost for public use of community lifestyle facilities.

The cost of private community lifestyle facility use is beyond the scope of a Zoning By-law or zoning by-law amendment.

It is important to note that permitting a community lifestyle facility on the site does not obligate the owner to permit public use of any facilities on site but gives them the opportunity to do so should they choose.

For information, staff have discussed the question with the applicant. The mechanism to book and fee for future public access to any facilities on site is something that would be established and facilitated through any future property manager.

➤ **Opposition for the Proposed Rezoning with Respect to Height**

Oral comments at the Public Meeting supported by written submission (see Schedule 'F') outline concerns including:

- 8 storeys is a major change in scale.

- That the proposal may create a concentrated humanitarian burden, including increased food insecurity, mental health strain, and demand on emergency services, with studies linked in the written comments.
- Elevator availability and outages.
- Cost of construction and affordability.
- Apartment living separates people from land, and homes should reconnect people to land, food, work, family, and neighbourly responsibility.
- Alternate approaches to address housing shortage were raised including vacant land home tax, land trusts, and permitting land-based developments

These comments remind us that a home is more than the space one lives in. For this reason, a range and mix of housing options is supported by policy but not all built forms are permitted in all locations.

Official Plan policies supported by the provincial policy framework support intensification in new development on full municipal services and the lands are already zoned to permit an apartment building.

Staff are not aware of any legislative authority to compel the applicant to build a different form of housing or pay any fees or contingencies not already contemplated by existing policy, by-laws, or agreements.

The studies respecting high-rise living linked in the comments call for further research and note location, lighting and spaciousness, design and access to greenspace, and socio-economic dynamics of the tenancy as potentially related to public health outcomes.

Various benefits of increased residential density generally are listed in the County Official Plan section above.

In this case, the proposed apartment building is one part of a neighbourhood offering a variety of housing forms. The applicant has undertaken study and located the building to prioritize natural light. The proposed site design includes both indoor and outdoor amenity spaces, balconies, and opportunities for programmed active recreation. Indoor and outdoor amenity space for this development is proposed at approximately 21 m² per dwelling unit. The building is proposed by the applicant to include tenants with a variety of socioeconomic backgrounds.

The building construction and fire protection will be required to satisfy the Ontario Building Code. The conceptual site plan contemplates an emergency generator.

The City's Official Plan and [Community Gardens Policy](#) recognizes the importance of food security and benefits of community resources that offer opportunities for recreation, education, and building social connections. Ed Taylor Park is less than an 800 metre walk and is one of the locations pre-approved for a community garden. The proposed development could also include opportunities for resident managed gardens should they choose.

Canada Post

Comment has been received from Canada Post with no objection raised, and providing description of the multi-unity policy for a Lock Box Assembly.

Ministry of Transportation (MTO)

MTO has indicated the property is located beyond MTO's permit control.

Historic Saugeen Metis

Comment has been received from the Historic Saugeen Metis with no objection.

~~Grey County~~

Comment has been received from Grey County with no objection raised, and providing information about the County's Green Development Program.

Saugeen Ojibway Nation Environment Office (SON)

Comment has been received from the Saugeen Ojibway Nation Environment Office requesting archaeological assessment.

Follow-up correspondence to these comments is discussed earlier in this report. As no objection was raised to the zoning amendments, staff will report further on this matter at the time of any future Site Plan Application recommendation report.

City of Owen Sound Engineering and Public Works Department (ESD)

Comment from the City's Engineering and Public Works Department indicate no objection to the zoning amendment. Comments and recommendations are included to inform any future Site Plan Approval application.

City of Owen Sound Fire Prevention

Comments from the City's Fire Prevention Officer indicate no objection to the zoning amendment.

F: Site Plan Control Matters

A conceptual site plan (Schedule 'D') has been provided with the Zoning By-law Amendment Application for the purpose of assessing the zoning regulations.

The proposed development is subject to Site Plan Control in accordance with Section 41 of the *Planning Act* and City By-law No. 2019-185. As legislated, site plan approval is now a staff-delegated process.

Through the preliminary consultation process, items required for a complete site plan approval application were identified, including but not limited to additional fees and detailed plans. The plans and studies submitted in support of the zoning application will be finalized and reflect any changes for site plan approval.

It is anticipated that a formal site plan approval application will follow should the zoning by-law amendment application be approved.

Changes made to the *Planning Act* limit the extent to which any future site plan approval can impact the exterior design and appearance of buildings and works.

Through Site Plan Review, staff will assess the development for such matters as:

- Existing and required easements;
- Vehicular access design;
- Pedestrian walkways and connectivity;
- Matters of accessibility;
- Site lighting;
- On-site servicing design;
- On-site stormwater management design;
- Parking lot design and layout;
- Streetscapes and landscaping;
- Retaining wall location and construction;
- Fencing in accordance with the City's Zoning By-law; and
- Cultural Heritage.

Through any future Site Plan Approval application, staff will assess the landscape plan in further detail against the City's Residential Tree Preservation Policy and Site Development Engineering Standards.

G: Conditional Building Permit

In discussions with the applicant team, they intend to submit a Site Plan Approval application in the near future. Staff are requesting Council give authority for staff to execute a Conditional Building Permit Agreement and issue a Conditional Building Permit once conditional site plan approval has been established. This would allow the applicant to initiate construction while certain conditions of site plan approval are being met.

Resource Alignment:

Financial Resources

Application fees were collected as part of the Zoning By-law Amendment application as prescribed by the City's Fees and Charges By-law and collected on behalf of the Grey Sauble Conservation Authority.

Parkland dedication was provided through the Subdivision Agreement (Block 9).

The project will be subject to the collection of development charges in accordance with the Development Charges By-law in effect at the time of any building permit application.

Report CR-26-064 included on the July 13, 2026 Council agenda addresses a request from Andpet Realty Limited for Council to consider exempting the proposed development from the payment of development charges.

Human Resources

The Clerks Division will process the necessary notices in accordance with the *Planning Act*.

Time and Scheduling

The processing of this *Planning Act* application is on track to achieve the legislated timeframes.

As this represents a legislated land development process, non-legislated initiatives may be delayed to prioritize this project from time to time.

Technology and Infrastructure

N/A.

Climate and Environmental Impacts:

There are no direct anticipated climate or environmental impacts as a result of the zoning by-law amendment.

The applicant has considered environmental impact in their design. Of particular note, the conceptual site plan includes:

- Electric Vehicle Charging stations;
- Indoor bicycle and scooter storage;
- Density that is transit supportive;
- A reduced building footprint and 48 per cent landscaped Open Space; and
- Planting more than 40 trees including shade trees in parking lot islands.

Communication and Engagement:

Notice of Complete Application and Public Meeting was given as required by the *Planning Act*.

Public and agency input has been considered throughout this report.

Staff have communicated with the applicant team to discuss progress and clarify processes throughout the preliminary consultation and this application.

Staff anticipate continued and ongoing communication throughout the application process towards any future Site Plan Approval application.

Report Developed in Consultation With:

In addition to the public notice, the Planning Division also sent a request for comments to the City's Development Team and external commenting agencies, further detailing the nature of the applications.

All comments have been considered as part of this Staff Recommendation Report.

Attachments:

Schedule 'A': Orthophoto
Schedule 'B': Official Plan and Zoning Map
Schedule 'C': Property Details
Schedule 'D': Architectural Drawings
Schedule 'E': Shadow Study Addendum
Schedule 'F': Agency and Public Comments
Schedule 'G': Zoning Summary Table

Reviewed by:

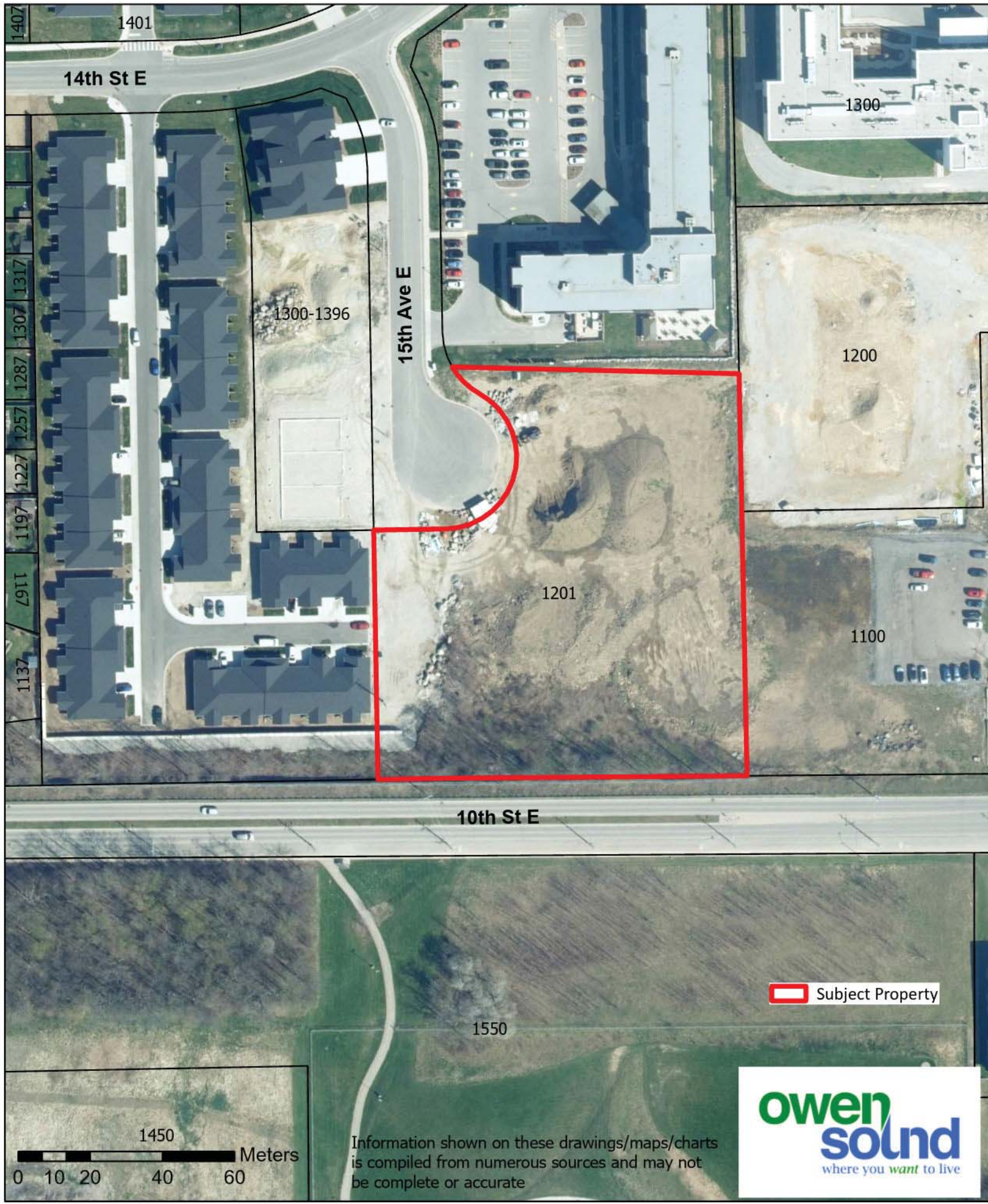
Sabine Robart, MCIP, RPP, Manager of Planning & Heritage
Pamela Coulter, BA, RPP, Director of Community Services

Submission approved by:

Tim Simmonds, City Manager

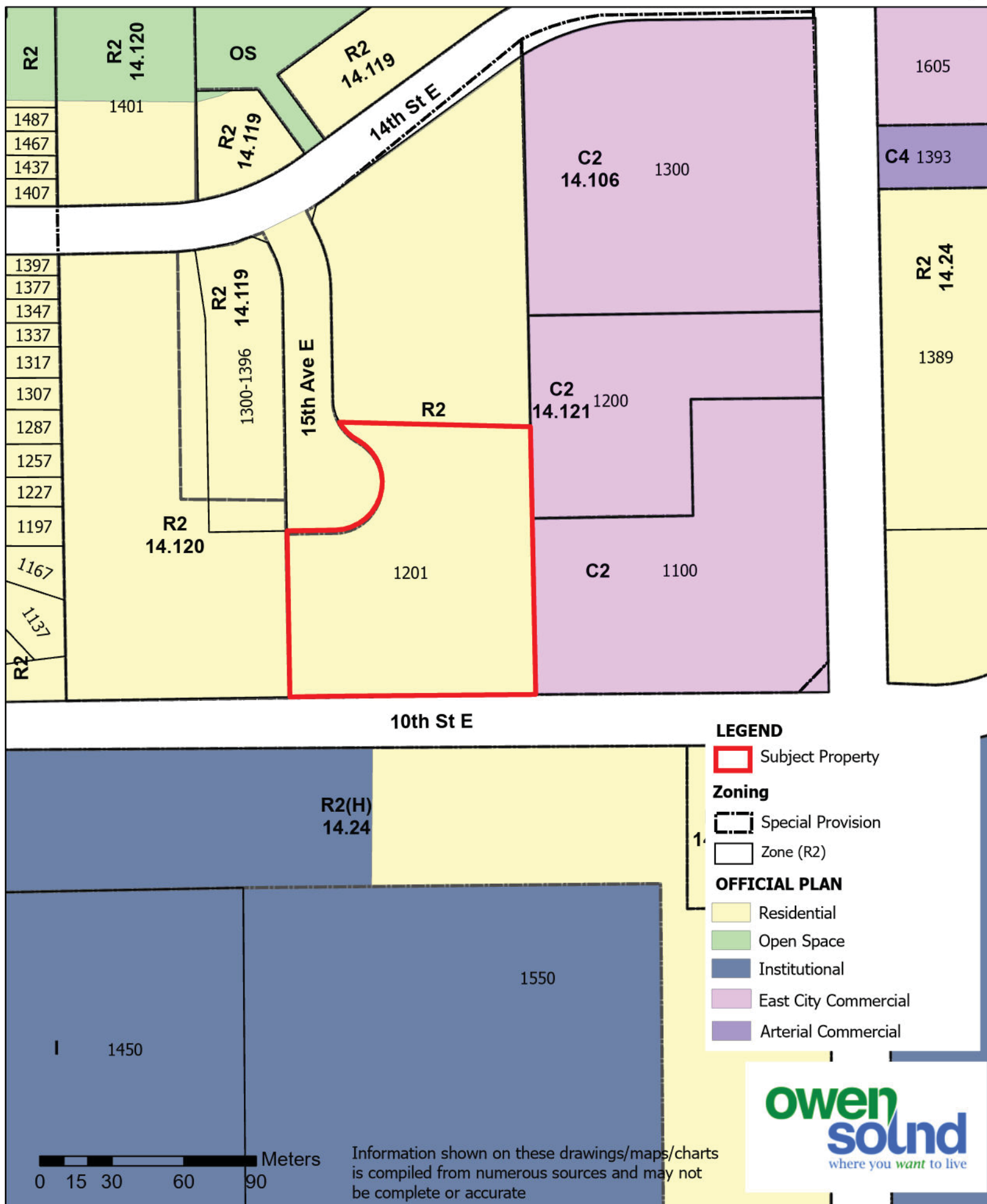
For more information on this report, please contact Margaret Potter, Senior Planner at mpotter@owensound.ca or 519-376-4440 ext. 1250.

Schedule 'A': Orthophoto



 Subject Property

Schedule 'B': Planning Policy



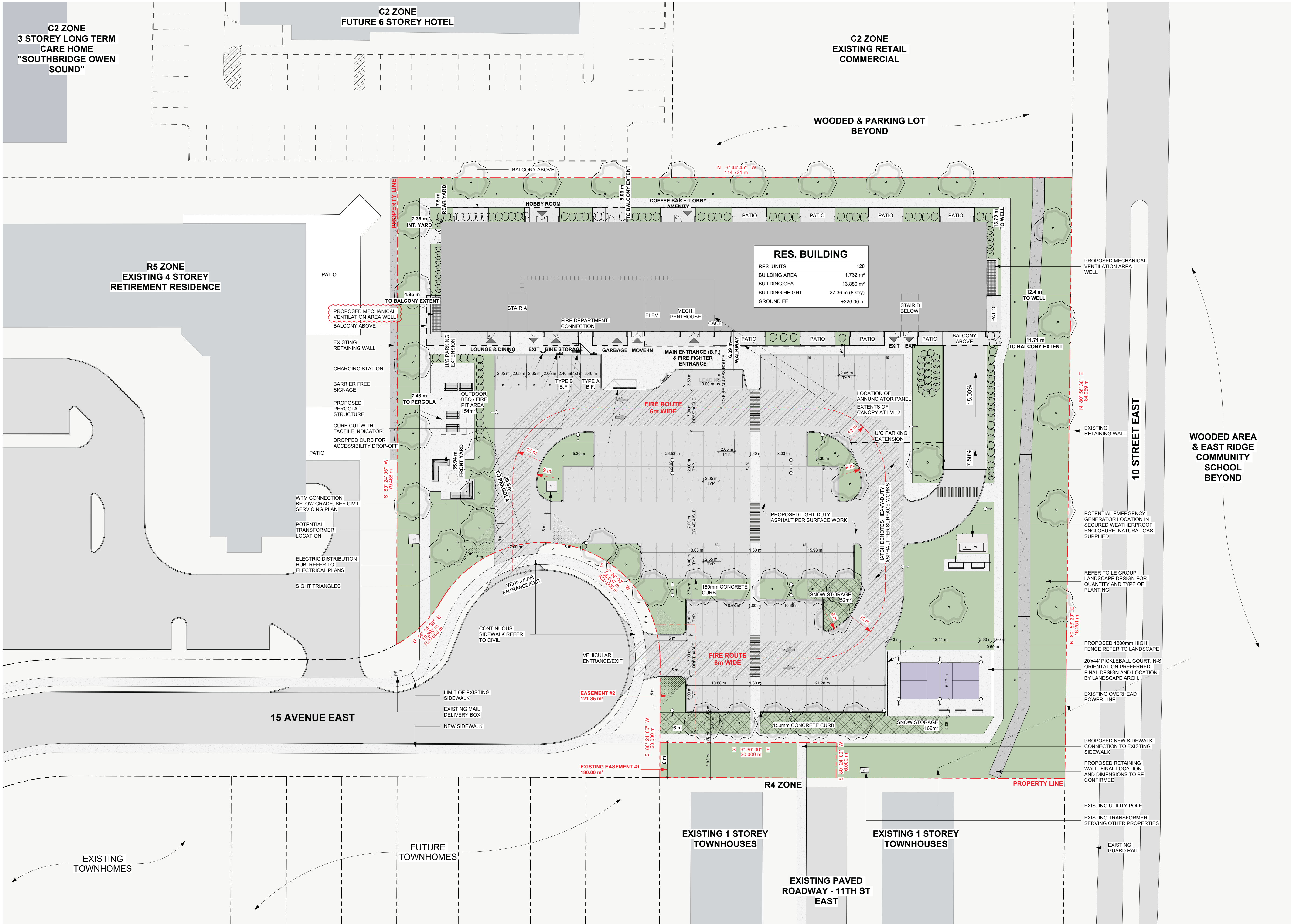
SCHEDULE C

PROPERTY DETAILS – ZBA 58

Property Information	Detail
Civic Address	1201 15TH AVE E (formerly referred to as 1111 15 th Ave E)
Roll Number	425904006008011
Legal Description	PLAN 16M75 BLK 6
Site Frontage	69.23 – 15 th Avenue East
Site Depth	irregular
Site Area	10,127.24 m ²
Existing Structures	vacant
Road Access/Frontage	15 th Avenue East
Surrounding Land Uses	North: institutional, residential East: commercial, vacant lands, residential South: institutional (East Ridge Community School, Georgian College), residential West: residential

Available Servicing	Detail
Potable Water	200 mm ø polyvinyl chloride – 15th Ave E
Wastewater	250 mm ø polyvinyl chloride – 15 th Ave E
Stormwater	450 mm ø PVC – 15 th Ave E

Planning Policy	Detail
County of Grey Official Plan	Primary Settlement Area
City of Owen Sound Official Plan	-Schedule A: <i>Residential</i> - Schedule A2: <i>Residential – High Density</i> Official Plan Update (2026) <not yet in force>: - Schedule A: <i>Residential</i> - Schedule A2: <i>High Density Residential</i>
City of Owen Sound Zoning By-law	- Zoning By-law 2010-078, as amended to ZBA 57: <i>General Residential (R5)</i> - By-law 2026-030 Update <not yet in effect>: <i>Medium Density Residential (R2)</i>



SITE INFORMATION

CURRENT ZONE	GENERAL RESIDENTIAL (R5)	REQUIRED	PROVIDED	
N/R		0	128	✓
ZBL 2010-078 (Dec 2023) - 6.6	450 m ² <i>min</i>	10127.24 m ²		✓
OP (Feb 2022) - 4.2.9.1	130.0 <i>max</i>	126.391791		✓
ZBL 2010-078 (Dec 2023) - 6.6	13.5 m <i>min</i>	69.23 m		✓
ZBL 2010-078 (Dec 2023) - 6.6	12 m <i>max</i>	27.36 m		X
ZBL 2010-078 (Dec 2023) - 6.6	6.5 m <i>min</i>	35.94 m		✓
ZBL 2010-078 (Dec 2023) - 6.6	4 m <i>min</i>	7.35 m		✓
ZBL 2010-078 (Dec 2023) - 6.6	4 m <i>min</i>	14.18 m		✓
ZBL 2010-078 (Dec 2023) - 6.6	7.5 m <i>min</i>	7.5 m		✓
ZBL 2010-078 (Dec 2023) - 6.6	1.0 <i>max</i>	1.370551		X
N/R		0%	48.13%	✓
Landscape Open Space Breakdown				
Hardscape (Sidewalk Area): = 737.45 m ² (07.42%)				
Softscape (Green area): = 4,049.10 m ² (40.72%)				
Total Landscape Open Space: = 4,786.55 m ² (48.14%)				
ZBL 2010-078 (Dec 2023) - 6.6	40%	17.1%		✓
N/R		0 m ²	2765.19 m ²	✓
Minimum Amenity Area Breakdown				
Balconies Area: = 2,105.32 m ²				
Patio: = 151.87 m ²				
Indoor Amenity: = 298.00 m ²				
Outdoor Amenity: = 210.00 m ²				
Total Provided Amenity Area: = 2,765.19 m ² (21.6 m ² / Unit)				
ZBL 2010-078 - 5.18.2	160	161		✓
ZBL 2010-078 - 5.18.2	1.3	1.257813		✓
ZBL 2010-078 - 5.19.1	6	6		✓
ZBL 2010-078 - 5.19.2	3.0	3		✓
ZBL 2010-078 - 5.19.2	3.0	3		✓
ZBL 2010-078 - 5.20.1	16.0	54		✓

UNIT TYPE BREAKDOWN - TOTAL BUILDING

Name	Unit Area	Count	Count Ratio
ONE BED	48.67 m ²	8	6%
ONE BED	54.5 m ²	7	5%
ONE BED	59.3 m ²	1	1%
ONE BED	62.76 m ²	7	5%
ONE BED	66.46 m ²	1	1%
TWO BED	71.23 m ²	10	8%
TWO BED	74.39 m ²	4	3%
TWO BED	97.34 m ²	68	53%
TWO BED	98.41 m ²	15	12%
TWO BED	111.43 m ²	7	5%
Grand Total:		128	100%

PARKING INFORMATION

Type	Provided	Surface	Location	Garage
ACCESSIBLE WITH AISLE	7	4		3
EV CHARGING	8	4		4
STANDARD	149	73		76
TOTAL SITE PARKING	164	81		83

BIKE PARKING BREAKDOWN

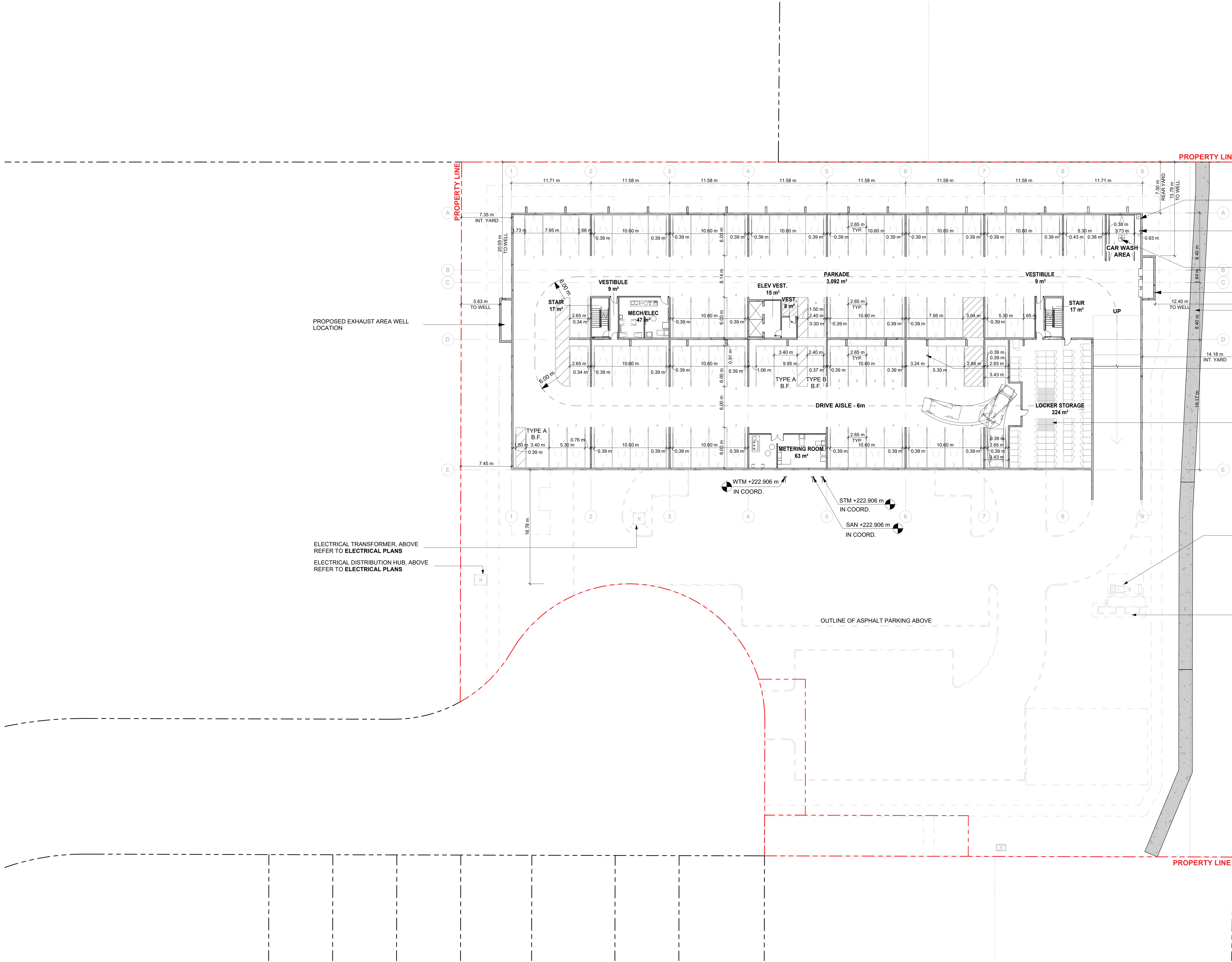
Level	Total
Level 1	54
TOTAL	54

MOBILITY SCOOTER PARKING BREAKDOWN

Level	Total
Level 1	4
TOTAL	4

STORAGE LOCKER BREAKDOWN

Level	Total
Parking Level 1	124
TOTAL	124



SITE INFORMATION

CURRENT ZONE	GENERAL RESIDENTIAL (R5)	REQUIRED	PROVIDED	
N/R		0	128	✓
ZBL 2010-078 (Dec 2023) - 6.6		450 m ²	10127.24 m ²	✓
OP (Feb 2022) - 4.2.9.1		130.0	126.391791	✓
ZBL 2010-078 (Dec 2023) - 6.6		13.5 m	69.23 m	✓
ZBL 2010-078 (Dec 2023) - 6.6		12 m	27.36 m	X
ZBL 2010-078 (Dec 2023) - 6.6		6.5 m	35.94 m	✓
ZBL 2010-078 (Dec 2023) - 6.6		4 m	7.35 m	✓
ZBL 2010-078 (Dec 2023) - 6.6		4 m	14.18 m	✓
ZBL 2010-078 (Dec 2023) - 6.6		7.5 m	7.5 m	✓
ZBL 2010-078 (Dec 2023) - 6.6		1.0	1.370551	X
N/R		0%	48.13%	✓
Landscape Open Space				
Landscape Open Space Breakdown				
Hardscape (Sidewalk Area):		= 737.45 m ²	(07.42%)	
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Total Landscape Open Space:		= 4,786.55 m ²	(48.14%)	
ZBL 2010-078 (Dec 2023) - 6.6		40%	17.1%	✓
N/R		0 m ²	2765.19 m ²	✓
Minimum Amenity Area Breakdown				
Balconies Area:		= 2,105.32 m ²		
Patio:		= 151.87 m ²		
Indoor Amenity:		= 298.00 m ²		
Outdoor Amenity:		= 210.00 m ²		
Total Provided Amenity Area:		= 2,765.19 m ²	(21.6 m ² / Unit)	
ZBL 2010-078 - 5.18.2		160	161	✓
ZBL 2010-078 - 5.18.2		1.3	1.257813	✓
ZBL 2010-078 - 5.19.1		6	6	✓
ZBL 2010-078 - 5.19.2		3.0	3	✓
ZBL 2010-078 - 5.19.2		3.0	3	✓
ZBL 2010-078 - 5.20.1		16.0	54	✓

UNIT TYPE BREAKDOWN - TOTAL BUILDING

Name	Unit Area	Count	Count Ratio
ONE BED	48.67 m ²	8	6%
ONE BED	54.5 m ²	7	5%
ONE BED	59.33 m ²	1	1%
ONE BED	62.76 m ²	7	5%
ONE BED	66.46 m ²	1	1%
TWO BED	71.23 m ²	8	6%
TWO BED	74.39 m ²	6	5%
TWO BED	97.34 m ²	68	53%
TWO BED	98.41 m ²	15	12%
TWO BED	111.43 m ²	7	5%
Grand Total:		128	100%

PARKING INFORMATION

Type	Provided	Surface	Garage
ACCESSIBLE WITH AISLE	6	4	2
EV CHARGING	8	4	4
STANDARD	147	75	72
TOTAL SITE PARKING	161	83	78

BIKE PARKING BREAKDOWN

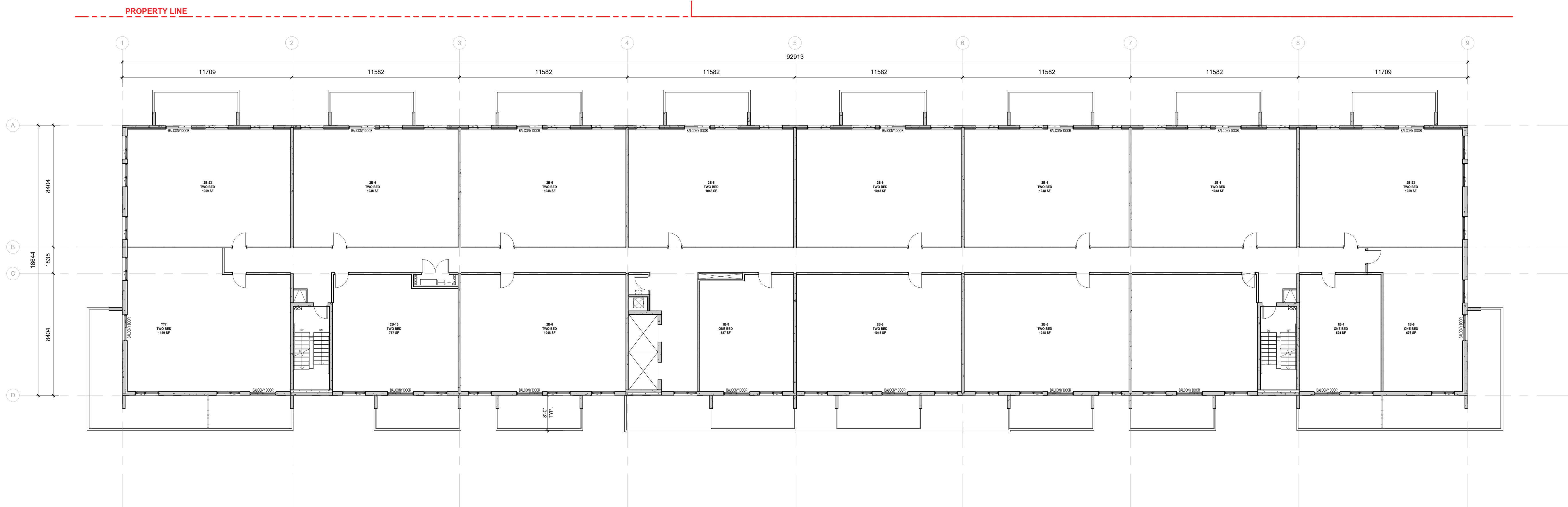
Level	Total
Level 1	54
TOTAL	54

MOBILITY SCOOTER PARKING BREAKDOWN

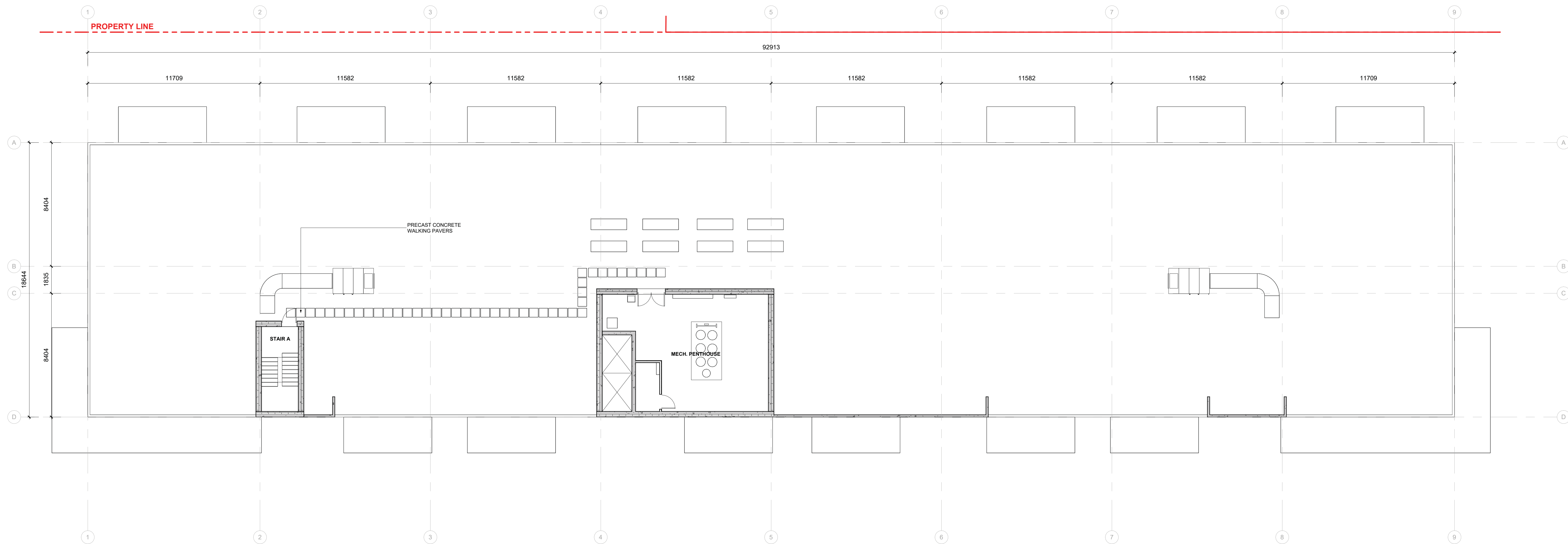
Level	Total
Level 1	4
TOTAL	4

STORAGE LOCKER BREAKDOWN

Level	Total
Parking Level 1	162
TOTAL	162



AREA SCHEDULE - TYP LEVEL			
Unit	Area	Count	Count Ratio
ONE BED			
524	49 m ²	1	6%
587	54 m ²	1	6%
676	63 m ²	1	6%
	166 m ²	3	18%
TWO BED			
767	71 m ²	1	6%
801	74 m ²	1	6%
1,048	878 m ²	9	53%
1,059	197 m ²	2	12%
1,199	111 m ²	1	6%
	1,330 m ²	14	82%
Grand Total:	1,496 m ²	17	100%





1 BUILDING ELEVATION - SOUTH
1 : 200
.A.400.



3 BUILDING ELEVATION EAST
1 : 200
.A.400.



2 BUILDING ELEVATION NORTH
1 : 200
.A.400.



4 BUILDING ELEVATION - WEST
1 : 200
.A.400.

LEGEND	
	BEIGE - WOOD PLANK
	TEXTURED PAINTED PRECAST CONCRETE - MEDIUM GREY PAINTED
	TEXTURED PAINTED PRECAST CONCRETE - DARK GREY PAINTED
	STUBBE - PRECAST PANEL - WHITE





BACKGROUND CONTEXT IMAGERY © GOOGLE, 2024.
FOR ILLUSTRATIVE PURPOSES ONLY



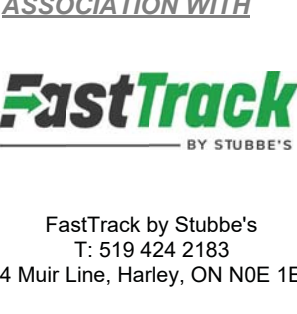
266 DUFFERIN AVE. BRANTFORD, ON N7T 4S2
226.205.1543; patrick@pdarch.ca; www.pdarch.ca



PATRICK DAVID TROTTER
ARCHITECT
LICENCE 6270



CLIENT



ASSOCIATION WITH
FastTrack
BY STUBBS



DESIGN + VIRTUAL BUILD
BIMstudio Inc. T: 647 309 7543
E: bim@bimstudio.ca
636 KING ST W. 3RD FLR,
TORONTO, ON, M5V 1M7

GENERAL DISCLAIMER

1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.

2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.

3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) & ENVIRONMENTAL REPORT(S).

4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.

PROJECT

EAST COURT RESIDENCE APARTMENTS

ADDRESS

1301 15th AVENUE EAST, OWEN SOUND, ON

CLIENT

FAST TRACK MODULAR PRECAST

1	Issued for ZBA	2026/03/26	BIM
2	Reissued for ZBA	2026/05/06	BIM

SHEET NAME

**VIEW FROM 10TH ST EAST
RENDERING**

SHEET SIZE 24"x36"

ISSUE DATE 2026-05-06

PROJECT # PDTA#26-06

DRAWN BY

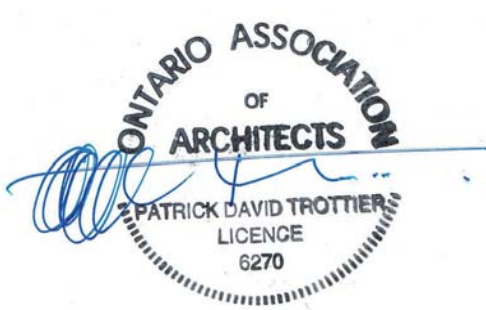
CHECKED BY PDTA

.A.800.





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PROJECT

EAST COURT RESIDENCE APARTMENTS

ADDRESS

1301 15th AVENUE EAST, OWEN SOUND, ON

CLIENT

FAST TRACK MODULAR PRECAST

1	Issued for ZBA	2026/03/26	BIM
2	Reissued for ZBA	2026/05/06	BIM

SHEET NAME

NORTH WEST RENDERING

SHEET SIZE 24"x36"

ISSUE DATE 2026-05-06

PROJECT # PDTA#26-06

DRAWN BY PDTA

CHECKED BY

.A.801.







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PROJECT

EAST COURT RESIDENCE APARTMENTS

ADDRESS

1301 15th AVENUE EAST, OWEN SOUND, ON

CLIENT

FAST TRACK MODULAR PRECAST

1	Issued for ZBA	2026/03/26	BIM
2	Reissued for ZBA	2026/05/06	BIM

SHEET NAME

SOUTH EAST RENDERING

SHEET SIZE	24"x36"
ISSUE DATE	2026-05-06
PROJECT #	PDTA#26-06
DRAWN BY	
CHECKED BY	PDTA

.A.803.



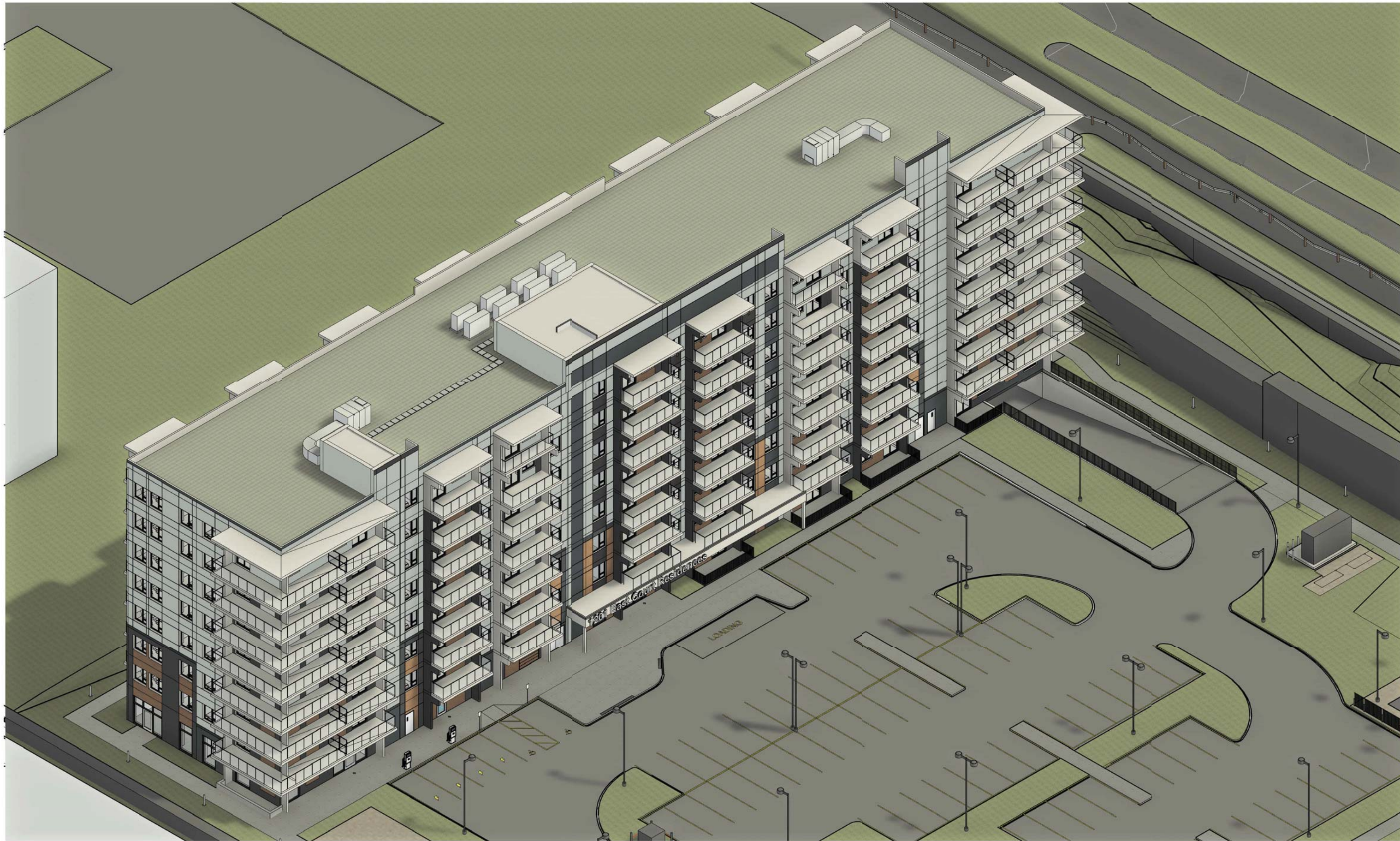
1 SOUTH - EAST
.A.805.



3 NORTH - WEST
.A.805.



2 NORTH - EAST
.A.805.



4 SOUTH - WEST
.A.805.

May 7, 2026



Margaret Potter, Senior Planner
Community Services Department
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON, N4K 2H4

Dear Ms. Potter,

**Re: East Court Retirement Residences – Shadow Study Addendum
1301 15th Avenue East, Owen Sound
TBG Project # 26410**

Further to the City's comments dated April 23, 2026 regarding the Shadow Study submitted in support of the Zoning By-law Amendment application for the above-noted lands, this letter provides an addendum confirming how the updated analysis prepared by BIMstudio Inc. addresses the City's Shadow Study Terms of Reference.

As requested, the revised study includes a quantitative assessment of shadow impacts based on the City's performance criteria, namely:

- i. that at least 50% of a property is not shaded for more than two (2) interval times (equivalent to four hours), or
- ii. that at least 50% of a property is in full sun for at least two (2) interval times.

The updated shadow study applies a cumulative (continuous) shadow overlay approach across the prescribed study dates and time intervals (March 21, June 21, September 21, and December 21 at two-hour increments).

The updated shadow study demonstrates that the proposed East Court Retirement Residences development satisfies the City of Owen Sound's quantitative shadow performance criteria.

Specifically, the analysis confirms that the proposal does not result in more than 50% of the Subject Site or any surrounding property being shaded for more than two interval times (equivalent to four hours) and correspondingly maintains at least 50% sunlight access across the evaluated properties for the required interval periods.

As outlined in the study, the highest impact conditions were tested during low-angle afternoon and evening periods across the spring, summer, fall, and winter test dates, with the greatest net new shadow impact identified at approximately 22.4% of the property area at 1100 16th Avenue East during the September 21st 4:00 PM–6:00 PM interval. All other tested properties and intervals similarly remained well below the City's 50% threshold.

The updated shadow study also confirms that the Subject Site itself is not unduly shadowed, thereby satisfying the City of Owen Sound's shadow performance criteria, both incrementally and cumulatively. The maximum net new shadow impact on the Subject Site ranges from approximately 6.5% to 8.2% of the Site area during the tested intervals, remaining well below the City's 50% threshold. The study also demonstrates that portions of the site are already subject to existing shadow conditions arising from the elevated topography of 10th Street East and surrounding mid-rise development context, meaning the proposal's contribution to cumulative shadowing is limited and modest. Accordingly, the Subject Site continues to maintain well in excess of 50% sunlight access throughout the analyzed periods.

The study therefore concludes that the proposal complies with the City's shadow impact criteria and that the incremental shadow effects associated with the development remain limited and acceptable within the existing built and topographic context.

As well, the revised drawings distinguish between shadowing resulting from the proposed development and existing shadow conditions, allowing for a focused assessment of incremental impacts. Consistent with standard practice, the analysis isolates the contribution of the proposed building form to ensure that compliance is evaluated on the basis of project-related effects.

A key consideration in interpreting the revised shadow study is that a substantial portion of the shadowing illustrated represents incremental effects layered onto an already shadowed context. The subject lands sit at the base of a pronounced grade change associated with 10th Street East, which functions as an elevated corridor approximately 3–4 storeys above the site and generates significant baseline shadowing, particularly during lower sun angles. This condition is further compounded by the presence of existing mid-rise built form to the north and northeast, which already contributes to some shadow coverage across the site and adjacent properties. Some additional shadowing is also generated by existing low-rise residential built form to the west and southwest, particularly during winter months when lower sun angles result in longer shadow lengths, as illustrated in the December study.

As such, the additional shadowing attributable to the proposed mid-rise development occurs within an environment that is already subject to some shadow influence, meaning the net new impact is limited in both scale and duration. In this context, the quantified (cumulative) results not only demonstrate clear compliance with the City's performance thresholds, but also confirm that the proposal introduces only modest, incremental shadow effects within an established pattern of existing shadows.

Based on the above, it is our professional opinion that the proposed development meets the intent and quantitative requirements of the City's Shadow Study Terms of Reference. The updated shadow study appropriately demonstrates that the incremental shadow impacts are limited and do not result in undue adverse effects.

We trust this addendum addresses the City's comments. Please do not hesitate to contact the undersigned should you require any further clarification.

Yours truly,

The Biglieri Group Ltd.

A handwritten signature in black ink, appearing to read "Evan Sugden". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Evan Sugden, HBASc, MA. CAHP, RPP, MCIP

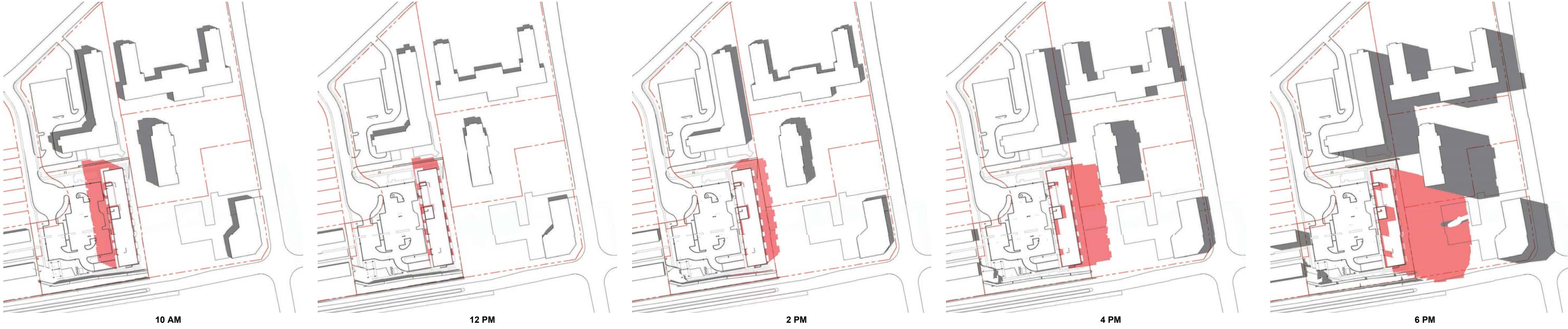
Senior Associate

Attach: Revised Quantitative Shadow Impact Assessment – East Court Retirement Residences, Owen Sound, Ontario (May 4, 2026)

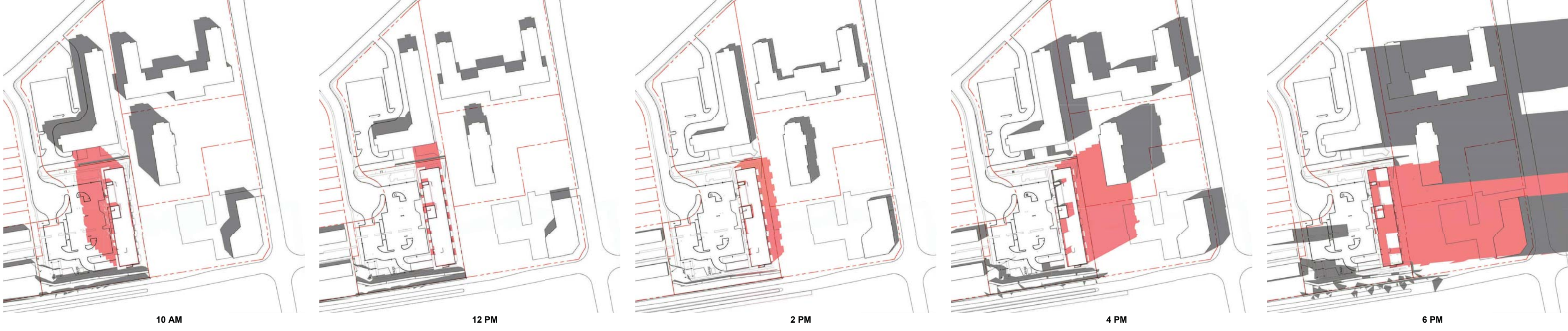
WINTER SOLSTICE - DEC 21



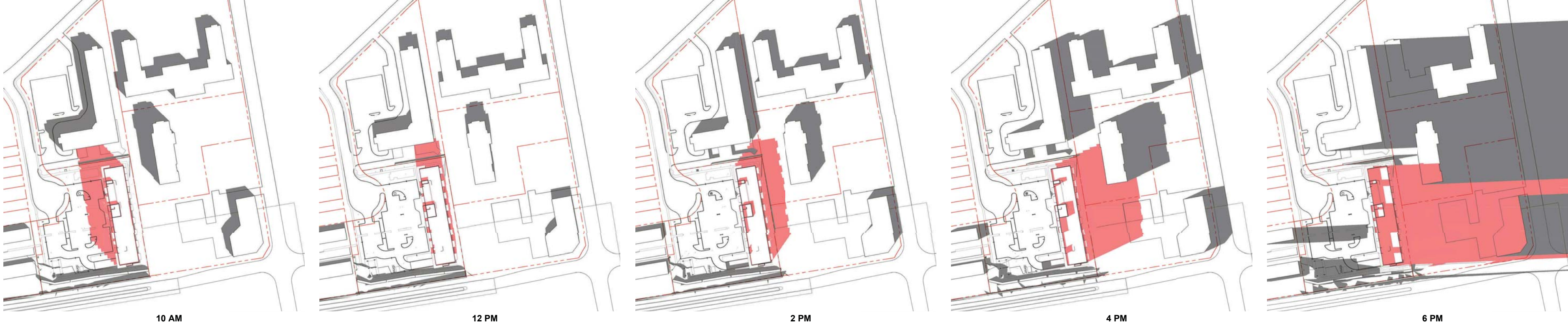
SPRING EQUINOX - MARCH 21



SUMMER SOLSTICE - JUNE 21



FALL EQUINOX - SEPTEMBER 21



LEGEND

- EXISTING SHADING
- NEW SHADING FROM PROPOSED BUILDING

SHADOW STUDY INFORMATION

METHODOLOGY

THIS SHADOW STUDY WAS PREPARED ACCORDING TO THE GUIDANCE AND STANDARDS GIVEN BY THE CITY OF OWEN SOUND'S SHADOW STUDY CRITERIA, RETRIEVED 2026. A 3D MODEL OF THE PROPOSED DEVELOPMENT WAS PREPARED BY BIMSTUDIO AND PATRICK DAVID TROTTER ARCHITECT.

THE MODEL WAS PLACED INTO AN APPROXIMATE MASSING CONTEXT ALSO PREPARED BY BIMSTUDIO USING CIVIL PLANS FROM GEI CONSULTANTS, SATELLITE IMAGERY OF THE SURROUNDING BUILDINGS, AND SITE PHOTOS. THE MASSING CONTEXT INCLUDES SURROUNDING BUILDINGS, THEIR HEIGHT IN STOREYS, AND THEIR FOOTPRINTS.

THE COMBINED MODEL WAS GEOLOCATED TO 44°34'16.4"N 80°55'03.8"W ACCORDING TO THE WGS 84 GPS STANDARD, AND ASTRONOMIC NORTH WAS DETERMINED IN CONJUNCTION WITH THE SITE'S PROPERTY LINE BEARINGS GIVEN ON THE CIVIL PLANS.

DUE TO THE DOMINANT EFFECT OF THE ELEVATION FROM 10TH STREET EAST TO THE SOUTH, A BASIC TRIANGULATED TOPOGRAPHIC MAP WAS PREPARED FOR THE STREET AND SURROUNDING AREA ACCORDING TO THE ELEVATION CONTOURS PREPARED BY GEI AND IS EVIDENT IN THE EXISTING SHADING MAP.

THE IMAGES AND SHADOWS SHOWN ARE IN RELATION TO TRUE/SOLAR NORTH.

STUDY IMAGES WERE PREPARED TO CAPTURE THE REQUIRED STILL-FRAME DATES AND TIMES GIVEN BY THE CITY OF OWEN SOUND:

PROPERTY	TIME INTERVAL	NET NEW SHADING
1100 16TH	MAR 4-6PM	1262.5m2 12.45%
1100 16TH	JUNE 4-6PM	1974.5m2 19.47%
1100 16TH	SEPT 4-6PM	2269.6m2 22.38%
1200 16th	MAR 4-6PM	746.5m2 8.90%
1200 16TH	JUNE 4-6PM	1683.2m2 28.07%
1200 16TH	SEPT 4-6PM	1310.9m2 15.63%
SUBJECT SITE	DEC 12-2PM	653.4m2 6.45%
SUBJECT SITE	MAR 2-4PM	830.4m2 8.20%
SUBJECT SITE	SEPT 2-4PM	819.6m2 8.09%

- SPRING, MARCH 21,1. 10AM,2. 12PM,3. 2PM,4. 4PM,5. 6PM.
 - SUMMER, JUNE 21,1. 10AM,2. 12PM,3. 2PM,4. 4PM,5. 6PM.
 - AUTUMN, SEPTEMBER 21,1. 10AM,2. 12PM,3. 2PM,4. 4PM,5. 6PM.
 - WINTER, DECEMBER 21,1. 10AM,2. 12PM,3. 2PM
- SHADING IS COLOUR-HIGHLIGHTED TO SHOW SHADOWS CAST BY PROPOSED DEVELOPMENT. EXISTING SHADOWS ARE SHOWN FROM EXISTING BUILDINGS IN GREY.
- TREES WERE NOT CONSIDERED AS PART OF THE STUDY.

IMPACT SUMMARY

THE CITY'S STANDARDS REQUIRE THE PROPOSED DEVELOPMENT DEMONSTRATE COMPLIANCE WITH THE FOLLOWING CRITERIA:

- AS A PRINCIPLE, AT LEAST 60% OR MORE OF ANY PROPERTY SHOULD NOT BE SHADED FOR MORE THAN TWO INTERVAL TIMES (A FOUR HOUR EQUIVALENCY), OR,
- AS A PRINCIPLE, AT LEAST 50% OF ANY PROPERTY SHOULD BE IN FULL SUN FOR AT LEAST TWO INTERVAL TIMES (A FOUR HOUR EQUIVALENCY).

EACH SET OF 2 SOLAR SHADING IMAGES WERE OVERLAID IN 4 HOUR INTERVALS TO OBTAIN THE SHADING AREA FOR TWO INTERVAL TIMES.

FOR BREVITY, THE FOLLOWING DATE AND TIME INTERVALS ARE PROVIDED AS AN ANALYSIS OF THE HIGHEST-IMPACT CASES, NAMELY LOW-ANGLE EVENINGS.

AS SHOWN, NET NEW SHADING ADDED BY THE PROJECT DOES NOT CONTRIBUTE MORE THAN 50% OF THE AREA OF ANY PROPERTY IN THE SURROUNDING CONTEXT.

*1100 16TH AVE E IS CURRENTLY RETAIL USE AND IT'S PROPERTY AREA WAS ESTIMATED TO BE ~10 141m2.

**1200 16TH AVE E IS CURRENTLY IN DEVELOPMENT AS A MIXED USE HOTEL AND COMMERCIAL USE, ITS PROPERTY AREA WAS ESTIMATED TO BE ~836m2

*** THE SUBJECT SITE'S (PENDING FINAL ADDRESS ON 15TH AVE) AREA IS 10 127m2

Schedule F - Agency and Public Comments

- 1) Canada Post – May 21, 2026
- 2) Ministry of Transportation – May 22, 2026
- 3) Historic Saugeen Metis – May 26, 2026
- 4) Grey County – June 1, 2026
- 5) Saugeen Ojibway Nation Environment Office – June 2, 2026
- 6) Engineering and Public Works Department – July 6, 2026
- 7) Fire Prevention Officer – July 7, 2026
- 8) Andrii Zvorygin – June 12, 2026
- 9) Kyle Trusler – June 12, 2026
- 10) Christy Hempel – June 19, 2026

May 21, 2026

Margaret Potter

Senior Planner | Community Services Department | City of Owen Sound
519-376-4440 ext. 1250

RE: 1201 15th Avenue East, Owen Sound Ontario

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the project adheres to the multi-unit policy and will be serviced by developer/owner installed Lock Box Assembly.

*Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. **Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.***

Should the description of the project change, please provide an updated plan in order for us to assess the impact of the change on mail service.

Canada Post appreciates the opportunity to comment on the above noted application and looks forward to working with you in the future.

The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

If you require any further information or have any questions or concerns, please contact the undersigned.

Regards,

Darren Stevens

Darren Stevens
Delivery Services Officer
955 Highbury Ave
London ON N5Y 1A3
519-281-3428
darren.stevens@canadapost.ca

From: [Nembhard, O'Neil \(MTO\)](#)
To: [Staci Landry; Planning Act Prescribed Persons/Bodies](#)
Cc: [Development Team](#)
Subject: RE: Notice of Complete Application and Public Meeting - ZBA No. 58
Date: Friday, May 22, 2026 2:56:45 PM
Attachments: [image002.png](#)
[image003.png](#)

External sender <o'neil.nembhard@ontario.ca>
Make sure you trust this sender before taking any actions.

Good day,

MTO has no requirements for the proposed for Zoning By-law Amendment (ZBA) No. 58 for property located at 1201 15th Avenue East in the City of Owen sound. The subject property is located beyond MTO's Permit Control Area (PCA).

Thank you,

O'Neil Nembhard

Corridor Management Planner | Operation West | Operations Division
Ministry of Transportation Ontario | Ontario Public Service
548-388-2571 | o'neil.nembhard@ontario.ca



Taking pride in strengthening Ontario, its places and its people

Please note the Ministry no longer accepts Land Development review requests through its email system. All Land Development Review requests to the Ministry must be submitted to the Ministry of Transportation through the Highway Corridor Management Online portal at:
<https://www.hcms.mto.gov.on.ca/landdev/en/land-development>

The Land Development Review module is designed to better serve stakeholders through streamlining all land development planning approvals by the Ministry.

From: Staci Landry <slandry@owensound.ca>
Sent: Friday, May 22, 2026 11:49 AM
To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>
Cc: Development Team <developmentteam@owensound.ca>
Subject: Notice of Complete Application and Public Meeting - ZBA No. 58

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good morning,

Please find attached a Notice of Complete Application and Public Meeting

From: hsmrcc <hsmrcc@bmts.com>

Sent: May 26, 2026 12:36 PM

To: OS Planning <osplanning@owensound.ca>

Subject: Re: Request for Comments - Owen Sound (Baker c/o Van Dolder) - Proposed Zoning By-law Amendment/ ZBA 58

Municipality of Owen Sound

Re: File number ZBA 58

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objections to the proposed Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Emmily

Emmily Morrison
Coordinator, Lands, Waters & Consultation



Historic Saugeen Métis

204 High Street

Southampton, ON

www.saugeenmetis.com

519-483-4000

This message is intended for the addressees only. It may contain confidential or privileged information. No rights to privilege have been waived. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message.

From: planning@grey.ca
To: Briana Bloomfield; OS Planning; Staci Landry; Tim Simmonds; Pam Coulter; Engineering
Subject: County comments for ZBA 58 Andpet Realty Ltd.
Date: Monday, June 1, 2026 10:31:44 AM

Warning: Unusual link

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

County comments for ZBA 58 Andpet Realty Ltd.

Hello Owen Sound,

Please note that Grey County staff have reviewed the circulated materials for ZBA 58 - Andpet Realty Ltd. (Peter Van Dolder).

County staff are generally supportive of opportunities to increase density in serviced settlement areas, in order to facilitate walkable, transit-friendly land use patterns and efficient use of infrastructure. The proposal would also support increased housing supply within the City, and offers a range of age-friendly considerations including sheltered (underground) parking; pickle ball courts; and interior recreational, storage and socialization spaces. County planning staff would defer to the City of Owen Sound for a detailed review of this application.

Grey County Planning Ecology staff have reviewed the proposal and have no concerns at this time. It is noted that the proposed landscaping plan would result in a cumulative net gain in tree canopy for the site.

Grey County Climate Change staff have reviewed the proposal and provided the following comment:

Grey County would like to inform you of the opportunity to participate in the County's Green Development Program, a free, voluntary program that recognizes local leadership and innovation in building higher performance homes and communities. Projects earn points and bronze, silver, or gold recognition based on development features that advance energy efficiency, resilience to extreme weather, and long-term affordability. We will be opening program intake in summer 2026, however in the meantime, visit www.grey.ca/green-development or email Megan Myles, Sustainability Planning Program Coordinator, at megan.myles@grey.ca if you would like to learn more.

Grey County staff have no further comments at this time.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer
Senior Planner, Grey County

County of Grey, Owen Sound, ON

From: [Sasha Fernando](#)
To: [Staci Landry](#); [Saugeen Ojibway Nation \(Associate\)](#); [SON GIS](#); [SON Archaeology](#)
Cc: [Planning Act Prescribed Persons/Bodies](#); [Development Team](#)
Subject: Re: Notice of Complete Application and Public Meeting - ZBA No. 58
Date: Tuesday, June 2, 2026 10:44:02 AM
Attachments: [image001.png](#)

External sender <coordinator.ri@saugeenojibwaynation.ca>
Make sure you trust this sender before taking any actions.

Hi Stacy,

Thanks for this notice. SON EO will require an archaeological assessment on this property.
Please have the proponent reach out to us at their convenience.

Best,

Sasha Fernando

Resources and Infrastructure Coordinator
coordinator.ri@saugeenojibwaynation.ca
C: (705) 798-3312

Resources & Infrastructure Department



10129 Hwy 6 Georgian Bluffs, ON
N0H 2T0
saugeenojibwaynation.ca

I am grateful to live, work, and benefit from the Lands and Waters of the Saugeen Ojibway Nation.

On Fri, May 22, 2026 at 11:50 AM Staci Landry <slandry@owensound.ca> wrote:

Good morning,

Please find attached a Notice of Complete Application and Public Meeting for Zoning By-law Amendment (ZBA) No. 58 (1201 15th Avenue East).

Best,

Staci Landry
Deputy Clerk
Corporate Services Department

City of Owen Sound
808 2nd Avenue East, Owen Sound, ON N4K 2H4
519-376-4440 ext. 1235
slandry@owensound.ca
www.owensound.ca



Staff Report

Engineering Services Division

Date: July 6, 2026

Eng. File: 42T-19501 (SB0006) – East Court Residences

Roll No. 425904006008011

To: Sabine Robart, Manager of Planning & Heritage
Pam Coulter, Director of Community Services
Lara Widdifield, Director of Public Works & Engineering

From: Matthew Pierog, Engineering Technologist

Subject: Zoning By-law Amendment Engineering Review

Applicant: Baker Planning Group (Caroline Baker) on behalf of Andpet Realty Ltd. (Peter Van Dolder)

Planning File: ZBA No. 58

Legal Description: PLAN 16M75 BLK 6

Municipal Address: 1201 15th Avenue East (formerly 1111 15th Avenue East)

Recommendations:

Further to our review of the above-noted application, the Public Works & Engineering Department has no objection to this Zoning By-law Amendment application, however, comments and recommendations are included below, which are to be addressed at the time of the Site Plan Approval Application, unless otherwise noted.

Background:

The purpose of the application is to facilitate the development of an 8-storey residential apartment building containing 128 dwelling units and to permit community lifestyle facilities as an additional use so that site amenities can be made available to the general public.

The lands are currently zoned “General Residential” (R5) by Zoning By-law 2010-078, as amended. Upon amending By-law 2026-030 coming into effect, the lands will be zoned “Medium Density Residential” (R2). In both by-laws, the permitted uses for the subject lands include apartment dwellings.

The effect of the requested Zoning By-law Amendment is to apply a site-specific zoning provision to the lands to:

- Permit a “Community Lifestyle Facility” as an additional permitted use;
- Permit a reduced number of parking spaces for a Community Lifestyle Facility;
- Permit a maximum building height of 8 storeys or 28 metres, whichever is greater;
- Require a 20 m setback from the westerly side yard for any building greater than 6 storeys in height;
- Permit a maximum Floor Space Index of 1.4;
- Permit accessory structures in the front yard provided they maintain a 10 m setback from the front lot line;

Analysis:

This document incorporates comments from all Public Works & Engineering Department divisions. The Comments provided herein were based on the City’s most recent Engineering Standards and the records available at the time of preparation of this report. The comments provided to not preclude the applicant’s responsibility for meeting all applicable laws, regulations and standards, or provide any assurances.

The following comments reflect the results of this review:

Detailed Review: Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards, 1st Edition* https://www.owensound.ca/media/pw0gywsg/site-plan-eng-standards_full-2021-03-24-rev.pdf
- *City of Owen Sound Official Plan, as amended* <https://www.owensound.ca/media/sqkldpco/final-approved-official-plan-feb-15-2022.pdf>
- *Stormwater Management Planning and Design Manual, March 2003; Province of Ontario Ministry of the Environment – published by: Queen’s Printer for Ontario* <https://www.ontario.ca/document/stormwater-management-planning-and-design-manual-0>
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11* <https://www.ontario.ca/laws/statute/05a11>
- *Reference Drawing submitted as part of the application:*
 - o *Various authors for Architectural set, drawing No. A.003., dated May 8, 2026;*

- o *GEI Consultants Canada, LTD., drawing No.'s EX-01, SG-01, SS-01, DD-01, DD-02, dated April 8, 2026.*
- o *GEI Consultants Canada, LTD., Report titled 'East Court Residence Apartments 1111 15th Avenue East, Owen Sound', dated April 8, 2026.*
- o *Paradigm Transportation Solutions Limited, Report titled '1111 15th Avenue East, Owen Sound – Seniors Residential Building Traffic Opinion Letter', dated March 9, 2026.*
- o *Additional documents associated with the Subdivision and previous Planning Applications.*

Stormwater Management (SWM):

A SWM Report and design were provided as a part of the initial Draft Plan of Subdivision, in which the SWM system for the full buildout of the subdivision was constructed (Block 8).

No additional SWM reports are required for this ZBA.

Grading & Drainage:

A Preliminary Grading and Drainage Plan (GEI, 2026) has been submitted for review as part of the ZBA application. The detailed review of the plan will occur as a part of the Site Plan Approval Application.

It is noted that the retaining wall is to be designed by a qualified person and not negatively affect the adjacent 10th Street East road allowance to the south (i.e. based on the proposed grade cuts) - the proposed location and height of the retaining wall is to be refined and shown on the plans.

The standard maintenance notes included in Section 2.41 of the City's Site Development Engineering Standards are to be included on the revised grading and drainage drawings, as well as overland spill routes for the major storms.

The site grading and drainage is required to conform to Section 2.2.2 of the City's Property Standards By-law 1999-030.

Site Servicing:

A preliminary Servicing Plan (GEI, 2026) has been submitted for review as a part of the ZBA application.

The proposed construction entrance from 15th Avenue East over the existing watermain will require appropriate protection (i.e. steel plates); the exact location of the constructed watermain is to be located and revised on the drawings – it doesn't appear that the City has 'as-constructed' records for

the works in Block 6 (constructed as a part of Block 4); 'as-constructed' drawings will be required.

The watermain extending into the site is to have a valve on the lot line, and not pass back into the road allowance, once entering private property; the intended connection for this development is the stub, and not a cut-in-tee.

The Owner is to provide a 6.0 m wide easement over Block 6 in favour of the City for the 'existing' watermain located at the limits of 15th Avenue East (bulb), to Block 4 to the west; it does not appear that an easement was ever created (undertaking).

Servicing Feasibility Study (SFS):

A Servicing Feasibility Study (GEI, 2026) was submitted for review as a part of the ZBA application. It is noted that the Servicing (water, wastewater and stormwater) within the road allowance was constructed (stubbed to Block 6) as a part of the Subdivision Agreement – at the time of the Subdivision Agreement, 120-units were initially proposed in Block 6, 128-units are now proposed. The provided SFS report has designed the service lateral sizes for the on-site works; no off-site improvements were identified.

Site Access:

Access to the property is proposed from two (2) driveways connected to the City's 15th Avenue East cul-de-sac (bulb). A Traffic Opinion Letter (Paradigm, 2026) was provided to support the access from the cul-de-sac and provide comment on the 15th Avenue East and 14th Street East intersection (pedestrian crossing) – a revised signage plan for 14th Street East/15th Avenue East will be required.

Based on the provided letter, stop control (Ra-1 and solid white stop-bar) are to be provided at the two vehicle accesses to the bulb on the revised drawings for SPA. The eastern entrance to the bulb is to have the southern leg to the parking lot removed/revised, as this may interfere with the eastern access and sidewalk constructed adjacent to the property line (i.e. too close), as per the approved subdivision agreement alignment.

The concrete sidewalk at the bulb of 15th Avenue East, proposed as a part of the Subdivision Agreement, is to be included on the drawings (extend around the entire bulb, through the driveways, and located at the limits of the road allowance) – this has not been constructed at this time.

Fees and Charges:

The Engineering Review Fee will be \$680.00 for a Zoning By-law
Amendment Application.

Prepared By: Matthew Pierog, P.Eng.



Reviewed By: Mason Bellamy, C. Tech.

Reviewed via email

Staff Report

Fire Prevention



DATE: July 7, 2026

TO: Margaret Potter, Senior Planner

FROM: Matt Given, Fire Prevention Officer

SUBJECT: Zoning By-law Amendment – 1201 15th Avenue East

PLANNING FILE: ZBA 58

MUNICIPAL ADDRESS: 1201 15th Avenue East

APPLICANT: Baker Planning Group (Caroline Baker) on behalf of Andpet Realty Ltd. (Peter Van Dolder)

BACKGROUND:

A complete application for Zoning By-law Amendment (ZBA 58) has been submitted by applicant Baker Planning Group (Caroline Baker) on behalf of Andpet Realty Ltd. (Peter Van Dolder).

The property is located at 1201 15th Avenue East and is currently vacant. The purpose of the application is to facilitate the development of an 8-storey residential apartment building containing 128 dwelling units and to permit community lifestyle facilities as an additional use so that site amenities can be made available to the general public.

The lands are currently zoned “General Residential” (R5) by Zoning By-law 2010-078, as amended. Upon amending By-law 2026-030 coming into effect, the lands will be zoned “Medium Density Residential” (R2). In both by-laws, the permitted uses for the subject lands include apartment dwellings.

The effect of the requested Zoning By-law Amendment is to apply a site-specific zoning provision to the lands to:

- Permit a “Community Lifestyle Facility” as an additional permitted use;
- Permit a reduced number of parking spaces for a Community Lifestyle Facility;
- Permit a maximum building height of 8 storeys or 28 metres, whichever is greater;

- Require a 20 m setback from the westerly side yard for any building greater than 6 storeys in height;
- Permit a maximum Floor Space Index of 1.4;
- Permit accessory structures in the front yard provided they maintain a 10 m setback from the front lot line;

ASSUMPTIONS:

The recommendations below are based on the following assumptions:

- The comments are from the site drawings included in the email dated May 15th, 2026.

DETAILED REVIEW:

Documents reviewed in conjunction with this application are:

- Ontario Fire Code (OFC)
- Ontario Building Code (OBC)
- City of Owen Sound Fire Route By-Law 2009-086

REQUIREMENTS:

The Following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:

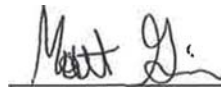
- None

RECOMMENDATIONS:

The following should be considered by the proponent as they finalize their plans to enhance the fire prevention on site:

- None

SUBMITTED BY: Matt Given, Fire Prevention Officer



From: [Andrii Zvorygin](#)
To: [OS Planning](#); [Mayor & Council](#)
Subject: Opposition to ZBA No. 58, 1201 15th Avenue East
Date: Friday, June 12, 2026 10:25:38 AM

Dear Mayor Boddy, Members of Council, and Planning Staff,

I am writing to submit my opposition to ZBA No. 58 for 1201 15th Avenue East, the proposed eight-storey, 128-unit apartment building.

Housing is much more than a storage problem for human bodies. A home should help people raise families, stay mentally well, grow their own food, know their neighbours, and become more resilient over time. This proposal moves in the opposite direction: more height, more mechanical dependency, more landlessness, more debt-backed construction, and less household resilience.

The City's own notice describes the application as an eight-storey residential apartment building containing 128 dwelling units. That is a major change in scale for this area, and Council should treat it as a serious long-term decision, rather than simply a unit-count exercise.

In a systematic review of high-rise housing, 11 out of 13 statistically significant findings, about 85 percent, linked high-rise housing with worse mental health outcomes than other housing types. One study cited in that review found that residents on the fifth floor or higher had twice the ratio of mental health symptoms compared with residents on lower floors. This eight-storey proposal uses a building form already associated with social disconnection and worse mental health.

The food-security evidence also points away from landless rental housing. Statistics Canada found that among families below the poverty line, food insecurity was 22 percent for mortgage-free homeowners, 37 percent for non-subsidized renters, and 62 percent for subsidized renters. Apartment living gives people very limited access to land, gardens, food storage, and productive household space. As grocery prices rise and supply chains become less reliable, cutting people off from land is reckless housing policy.

An eight-storey building also creates a long-term maintenance and demolition liability. Ontario's elevator study found residential and institutional elevators unavailable about 3 percent of the year, around 10 days annually, and Ontario now requires long elevator outages to be reported because availability remains a serious concern. Owen Sound has already seen a demolition wall hit the 10th Street bridge. If that can happen now, how much harder will it be to remove an eight-storey behemoth decades from now, under tighter fuel, equipment, labour, and material constraints? This is how buildings become civic liabilities: systems age, costs rise, maintenance gets deferred, and the burden falls on everyone around them.

The affordability argument also fails the construction math. Canadian construction cost data shows concrete apartment buildings commonly costing around 40 to 60 percent more per square metre than low-rise wood-frame apartments, with costs generally rising as buildings get taller. That cost has to appear somewhere: higher rents, public subsidy, smaller units, lower quality, or deferred maintenance. More units on paper can still leave people with expensive, fragile, landless housing.

Owen Sound needs housing, but we need to stop pretending that housing means forcing everyone into half-million-dollar construction, debt, rent, and landlessness. The real alternative is community land trusts: land where families and vulnerable people can grow food, produce firewood, raise children, operate small businesses, and build lives worth staying sober and responsible for.

Council should open lawful paths for yurt and cabin hamlets, garden homes, and land-based village development, instead of approving expensive vertical warehouses for human bodies. Homes should reconnect people to land, food, work, family, and neighbourly responsibility.

I ask Council to reject this eight-storey proposal and direct growth toward land-based housing that serves the long-term survival and wellbeing of the people of Owen Sound.

Sincerely,

Andrii Zvorygin
Owen Sound

Sources and notes

1. City of Owen Sound, ZBA No. 58, 1201 15th Avenue East. The City's notice says the purpose of the application is to facilitate an eight-storey residential apartment building containing 128 dwelling units.

<https://www.owensound.ca/news-and-public-notice/posts/zba-no-58-notice-of-complete-application-and-public-meeting/>

2. Barros et al., "Social consequences and mental health outcomes of living in high-rise residential buildings and the influence of planning, urban design and architectural decisions: a systematic review." This is the source for the 11 out of 13 statistically significant mental health findings and the fifth-floor mental-health comparison.

https://discovery.ucl.ac.uk/id/eprint/10076456/1/Cities_v3_Accepted.pdf

3. Larcombe et al., "High-Rise Apartments and Urban Mental Health." This review discusses evidence linking higher floor levels and high-rise living with poorer mental health outcomes, including that six out of eight studies reported poorer mental health for residents of higher floor levels.

<https://www.mdpi.com/2078-1547/10/2/34>

4. Statistics Canada, "Food insecurity among Canadian families." Statistics Canada reports that among families below the poverty line, food insecurity was 22 percent for mortgage-free homeowners, 37 percent for renters of non-subsidized housing, and 62 percent for families in subsidized rental housing.

<https://www150.statcan.gc.ca/n1/pub/75-006-x/2023001/article/00013-eng.htm>

5. Technical Standards and Safety Authority, Elevator Availability. Owners and licensees of elevators in residential buildings and long-term care homes must report elevator outages lasting more than 48 hours to TSSA.

<https://www.tssa.org/elevator-availability>

6. Government of Ontario, “Ontario’s Action Plan on Elevator Availability.” Ontario requested an independent TSSA-commissioned report to define and assess elevator availability and key drivers of non-availability.

<https://news.ontario.ca/mgs/en/2018/01/ontarios-action-plan-on-elevator-availability.html>

7. Altus Group, Canadian Cost Guide. Provides Canadian construction-cost ranges by building type and market.

<https://www.altusgroup.com/featured-insights/canadian-cost-guide/>

8. Altus Group, 2025 Canadian Cost Guide commentary. Notes cost ranges for apartments and condominiums up to 12 storeys and broader cost pressures.

<https://www.altusgroup.com/insights/canadian-cost-guide-2025-costs-are-stabilizing-despite-looming-threats/>

From: [Kyle Trusler](#)
To: [Public Notices](#)
Subject: Comments regarding site amendment proposal at 1201 15th Ave E
Date: Friday, June 12, 2026 9:13:50 PM

Good evening,

I wanted to write in response to a petition for comments regarding the site amendment at 1201 15th Ave East in Owen Sound.

I'm in overall agreement with the current proposal put forth for the amendment to R5 to R2 zoning, but would like to see an expansion on the FSI index to include a minimum to ensure that potential future adjustments doesn't allow a substantial reduction in floor space and units.

Given the higher number of parking spots proposed for this building (169 for 128 units), the community lifestyle facility shouldn't necessitate additional parking beyond this and on street parking.

This proposal is a good step towards more flexible, medium density housing for Owen Sound. Hopefully future mid rise proposals will cater to lower and working class residents.

Sincerely,

Kyle Trusler

From: [Christine Hempel](#)
To: [Public Notices](#)
Subject: Zoning By-law Amendment No. 58 - 1201 15th Avenue East (East Court Residences Apartment)
Date: Friday, June 19, 2026 9:39:31 AM

You don't usually receive emails from this address.
Make sure you trust this sender before taking any actions.

Hello Council:

I hope this application succeeds with minimal fuss. The reality of new construction methods is that modular concrete construction is more practical above 5 or 6 stories...The cost of elevators, sprinkler systems - shared spaces - can be very expensive at 4 stories. The extra height in this particular location does not appear to impact the existing community significantly. More purpose-built rental is very welcome here!

Christy Hempel

Schedule 'G' - Zoning Summary Table

This Zoning Summary Table outlines the effects of the requested zoning amendment and staff recommended standards in relation to specific requirements of both the Zoning By-law 2010-078, as amended up to ZBA 57 and the 2026 update ZBA 57 and the detailed request from the applicant. *Matters specific to ZBA 57 have a backdrop of grey.*

Effect	Zoning By-law Version	Required	Applicant's Request	Staff Recommendation
Permit a "Community Lifestyle Facility" as an additional permitted use	Zoning By-law 2010-078, as amended to ZBA 57	Community Lifestyle Facility is not permitted in the R5 Zone	Add a "Community Lifestyle Facility" as a permitted use.	Add a "Community Lifestyle Facility only where in combination with a permitted Apartment Dwelling" as a permitted use.
	By-law No. 2026-030 Update <i><not yet in force and effect></i>	Community Lifestyle Facility is not permitted in the R2 Zone		
Permit a reduced number of parking spaces for a Community Lifestyle Facility	Zoning By-law 2010-078, as amended to ZBA 57	Separate parking requirements apply for enclosed community lifestyle facilities and unenclosed facilities such as racquet courts. Based on the concept plan provided, 7 parking spaces would be required.	Off-Street Parking shall not be required for a permitted "Community Lifestyle Facility", provided the total gross floor area of said use does not exceed 200 square metres. The required off-street parking for a "Community Lifestyle Facility" shall be required for any gross floor over 200 square metres in size.	a) Off-Street Parking shall be required for the Community Lifestyle Facility only where the Community Lifestyle Facility exceeds 200 square metres of gross floor area. b) Off-Street Parking shall not be required for any Community Lifestyle Facility that is comprised of an outdoor racquet court or bowling green.
	By-law No. 2026-030 Update <i><not yet in force and effect></i>	Separate parking requirements apply for enclosed community lifestyle facilities and unenclosed facilities such as racquet courts. Based on the concept plan provided, 7 parking spaces would be required.		

Schedule 'G' - Zoning Summary Table

Effect	Zoning By-law Version	Required	Applicant's Request	Staff Recommendation
Permit a maximum building height of 8 storeys or 28 metres, whichever is greater	Zoning By-law 2010-078, as amended to ZBA 57	Maximum Building Height for Apartment Dwelling in the R5 Zone: 12 m	The maximum permitted building height is 8 storeys or 28 metres, whichever is greater.	for any Apartment Dwelling or Community Lifestyle Facility in combination with a permitted Apartment Dwelling, maximum building height: 28 m.
	By-law No. 2026-030 Update <i><not yet in force and effect></i>	Maximum Building Height for Apartment Dwelling in the R2 Zone: 14 m		
Require a 20 m setback from the westerly side yard for any building greater than 6 storeys in height	Zoning By-law 2010-078, as amended to ZBA 57	Minimum Interior Side Yard Setback in the R5 Zone: 1.2 m on one side and 4.0 m on the other side.	Where a building with a building height greater than six (6) storeys is proposed, a westerly side yard setback of 20.0 metres is required.	b) Westerly Side Yard Setback (min): 20 m for any building that exceeds six (6) storeys in height. c) Westerly Side Yard Setback (min): 4 m for any building six (6) storeys in height or less.
	By-law No. 2026-030 Update <i><not yet in force and effect></i>	Minimum Interior Side Yard Setback in the R2 Zone: 1.2 m on one side and 4.0 m on the other side.		
Permit a maximum Floor Space Index of 1.4	Zoning By-law 2010-078, as amended to ZBA 57	Maximum Density in the R5 Zone: 1.0 FSI	Maximum Floor Space Index proposed is 1.4.	Maximum Density: 1.4 FSI
	By-law No. 2026-030 Update <i><not yet in force and effect></i>	Maximum Density in the R2 Zone: 1.0 FSI		
Additional Clarifications				Any racquet court or bowling green shall be setback from any lot line a minimum of 7.5 m.

Schedule 'G' - Zoning Summary Table

Effect	Zoning By-law Version	Required	Applicant's Request	Staff Recommendation
Permit accessory structures in the front yard provided they maintain a 10 m setback from the front lot line	Zoning By-law 2010-078, as amended to ZBA 57	No accessory building or structure shall be located in a front yard except in accordance with Sec. 5.9 (d).	Accessory structures, limited to landscape structures and amenities, shall be permitted in the front yard, provided the structures have a minimum setback of 10.0 metres from the front lot line.	For accessory buildings and to any Apartment Dwelling a) Minimum Front Yard Setback: 10 metres b) Minimum Rear Yard Setback: as required by the applicable zone for the main building c) Minimum Interior Side Yard Setback: as required by the applicable zone for the main building d) Minimum Exterior Side Yard Setback: as required by the applicable zone for the main building e) All other requirements of Table 5.9 shall apply.
	By-law No. 2026-030 Update <i><not yet in force and effect></i>	No accessory building or structure shall be located in a front yard except in accordance with Sec. 5.9 (d).		