



## THE CORPORATION OF THE TOWN OF AMHERSTBURG

### OFFICE OF DEVELOPMENT SERVICES

*MISSION STATEMENT: Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.*

<b>Author's Name: Adam Coates</b>	<b>Report Date: January 30, 2025</b>
<b>Author's Phone: 519 736-5408 ext. 2147</b>	<b>Date to Committee: February 13, 2025</b>
<b>Author's E-mail: ACoates@amherstburg.ca</b>	<b>Resolution #:</b>

**To: Members of Heritage Committee**

**Subject: 131 - 133 Park Street, Proposed Development**

---

#### **1. RECOMMENDATION:**

It is recommended that:

1. The proposed development design at 131-133 Park Street, legally described as PLAN 3 LOT 9 PT LOT 10 RP, 12R5848 PART 2 AND PT PART 1, **BE ENDORSED**, with the following conditions:
  - a. Administration confirm that the drawings submitted for building permits reflect the design attached as Appendix A;

#### **2. BACKGROUND:**

The subject property is within the proposed Heritage Conservation District. On July 8, 2024 Council adopted By-law 2024-050, a by-law to designate a Heritage Conservation District Study Area within a defined area in the Town of Amherstburg in accordance with the Ontario Heritage Act, section 40(1).

The study area by-law stabilizes this area of the Town with regards to the potential removal or demolition of built heritage assets until such time as an HCD Plan is adopted by Town Council or the lapsing of one year from the date of the adoption of the by-law.

The HCD Study Area By-law prohibits the erection, demolition, or removal of buildings or structures located within the HCD Study Area. The intent of an HCD is to protect existing areas that have cultural heritage value and to guide future development so that they do not have a negative impact on the identified character of the area.

It is important that the Town balance the need to protect the area being studied while still providing a way for developments to move forward. The by-law includes some exemptions in order to achieve these goals.

One exemption includes the endorsement of Heritage Committee to permit the erection, demolition or removal of buildings or structures within the heritage conservations district study area. This exemption would allow for proposed developments to work with the Heritage Committee to ensure that the proposed development is sympathetic to the character of the study area prior to the completion of the HCD Plan.

### 3. DISCUSSION:

#### PROPERTY DESCRIPTION

131-133 Park Street is currently a vacant lot. The subject property is designated Heritage Residential in the Town's Official Plan and zoned Residential Heritage (RH) Zone in the Town's Zoning By-law.

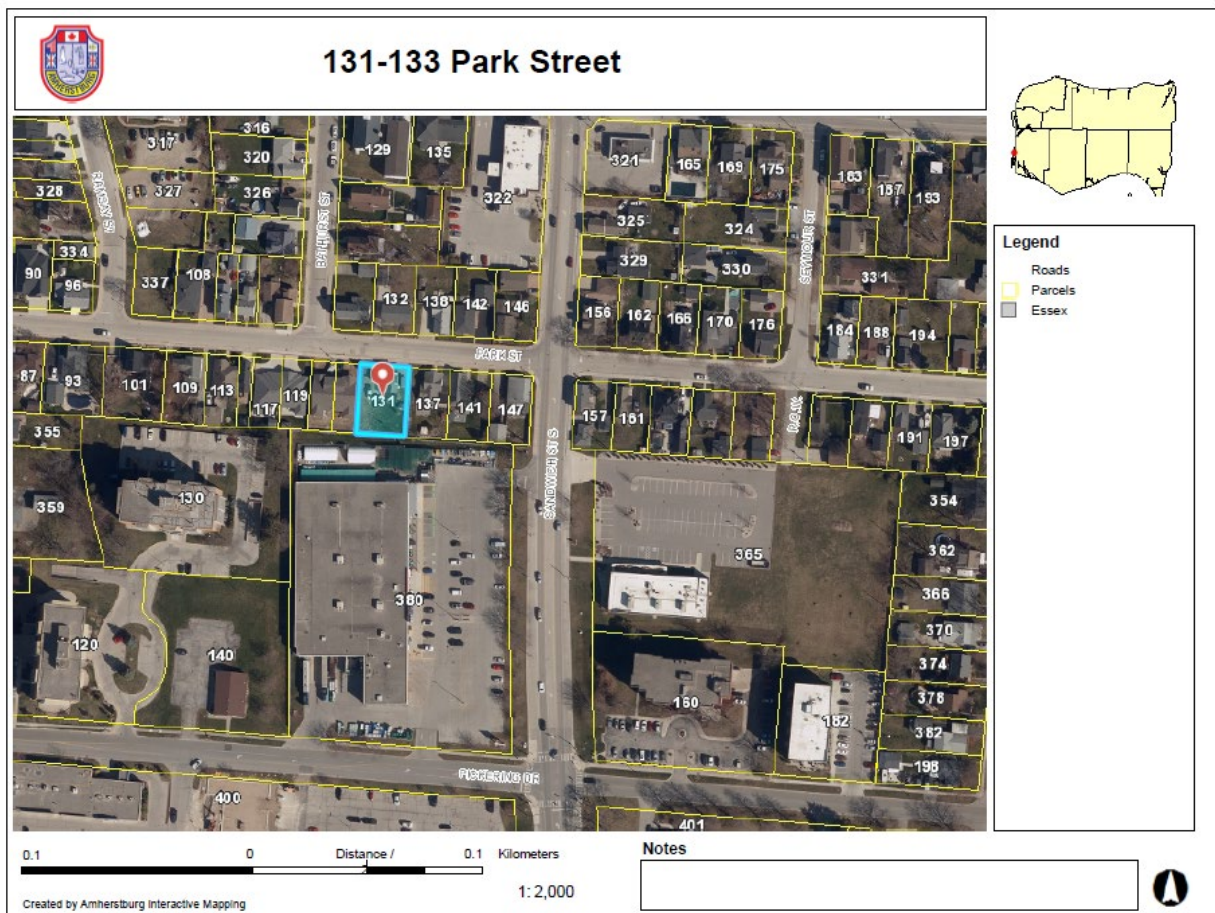


Figure 1- 131-133 Park Street Location Map

#### PROPOSED DEVELOPMENT

The owner of 131-133 Park Street is proposing to build a semi-detached residential structure with two (2) basement units.

On January 10<sup>th</sup> 2025 the designer met with the Heritage Planner to discuss how the existing design could be further refined to address the Heritage Planners recommendations while still meeting the owners objectives. On January 22<sup>th</sup> 2025 a final iteration of the design was submitted to the Planning Department.



*Figure 2 – 131-133 Park Street proposed front elevation*

The proposed design meets many of the recommendations and illustrates the owner's willingness to work with administration to present a design that considers the cultural heritage of the area while still meeting their goals for the project. Highlights of the design include:

- 2 story center mass with a high pitch gable roof,
- Usable porches that are closer to the road than the garages.
- Railings around to enclose the porches, with vinyl wraps and column details;
- Transom over front door with munitns.
- Double hung windows with muntins on the upper storey.
- Divided window on front elevation with upper sash muntins.
- Window surrounds.
- Windows in the front gables.
- Overhead garage doors with carriage design.
- Cladding that reflects the clapboard siding historically found in the neighbourhood.
- Use of gable roof over the main structure.

The owner and the design have taken steps to improve on the existing design and provided details and elements that will help differentiate the design from the adjacent development.

#### **TOWN OF AMHERSTBURG OFFICIAL PLAN:**

The subject property is designated Heritage Residential in Amherstburg's Official Plan.

Section 4.2.5 which states:

“Adjacent to the Central Business District of the old Town is a residential area where many of the homes date back to 1850. The small frame homes on narrow streets are a visible reminder of Canada's beginnings. The Heritage Residential area lies within a portion of the Town of Amherstburg that has been studied as a Heritage Conservation District.

The uses permitted within the Heritage Residential area shall include single detached, semi-detached, duplex, and converted dwellings as well as rooming and boarding houses, bed and breakfast establishments, existing churches, and public uses.

Due to the size of many of the lots and the location of the units almost on the front property line, there should be no minimum lot area or frontage, while front yard depth should be in keeping with adjacent properties in order to maintain a uniform streetscape.

The height of any new development must also be sensitive to adjacent properties.

Several of the structures within the Heritage Residential area have been designated as “Heritage” buildings under the *Ontario Heritage Act*. Every effort should be made by both the owner and the Corporation to ensure the continued existence of that structure in its historically significant form.”

The applicant has identified that the proposed use are semi-detached units. The Town’s Official Plan Section 4.3.5 lists semi-detached dwellings as a permitted use in this designation.

It has been confirmed that the structure that is erected at 131-133 Park St is not designated or listed on the Town of Amherstburg’s Heritage Register.

**4. RISK ANALYSIS:**

There is low cultural risk with the proposed development. The design incorporates some elements of the historical neighbourhood while. This property is not identified as being a “Contributing” property in the HCD Study and

**5. FINANCIAL MATTERS:**

There are no financial matters associated with this report.

**6. CONSULTATIONS:**

NA

**7. CONCLUSION:**

The owner worked closely with the Heritage Planner to present a design that is acceptable with regards their project requirements.



---

Adam Coates

**Heritage Planner, Urban Design and Community Improvement**

**List of Figures:**

Figure 1 - 131-133 Park Street Location Map

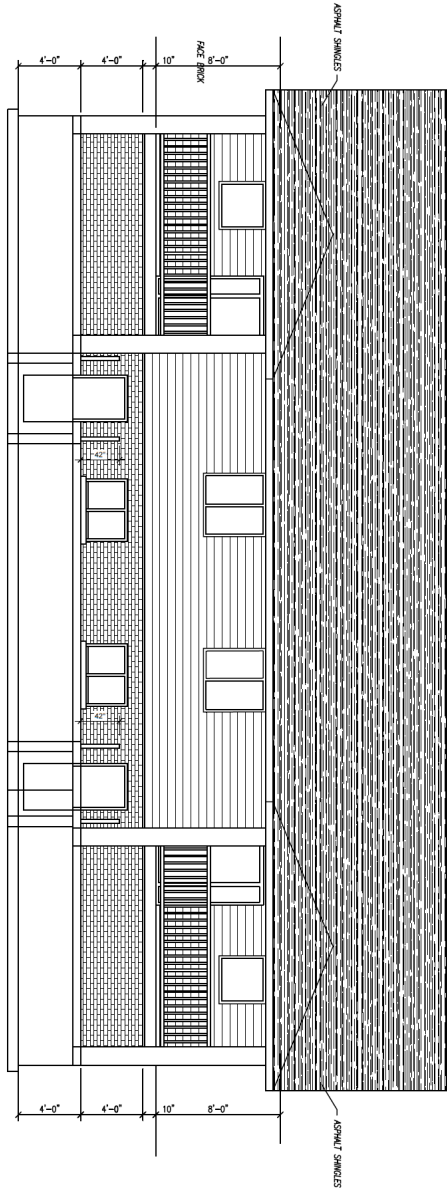
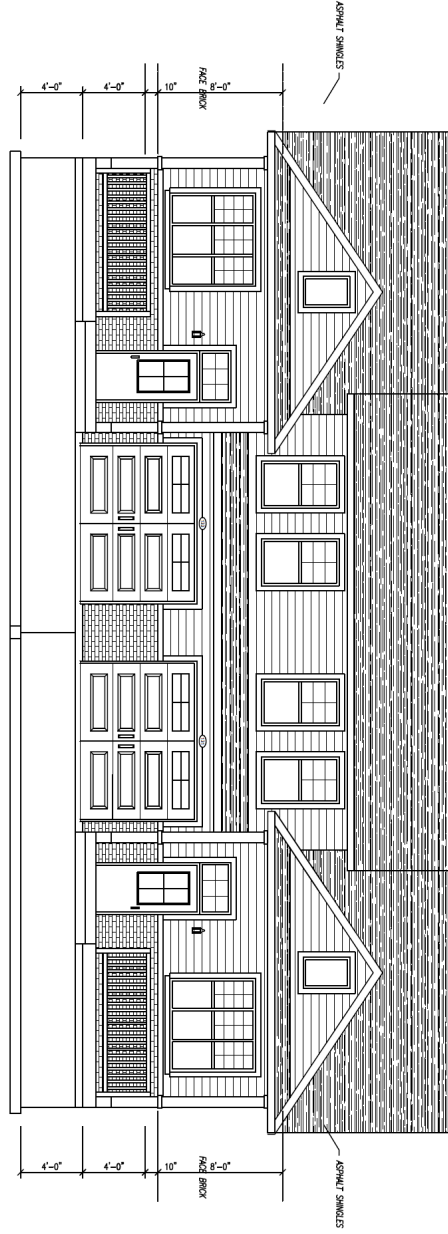
Figure 2 - 131-133 Park Street proposed front elevation

**Appendices:**

Appendix A - 131 Park St.pdf

# Appendix A 131 Park St.pdf

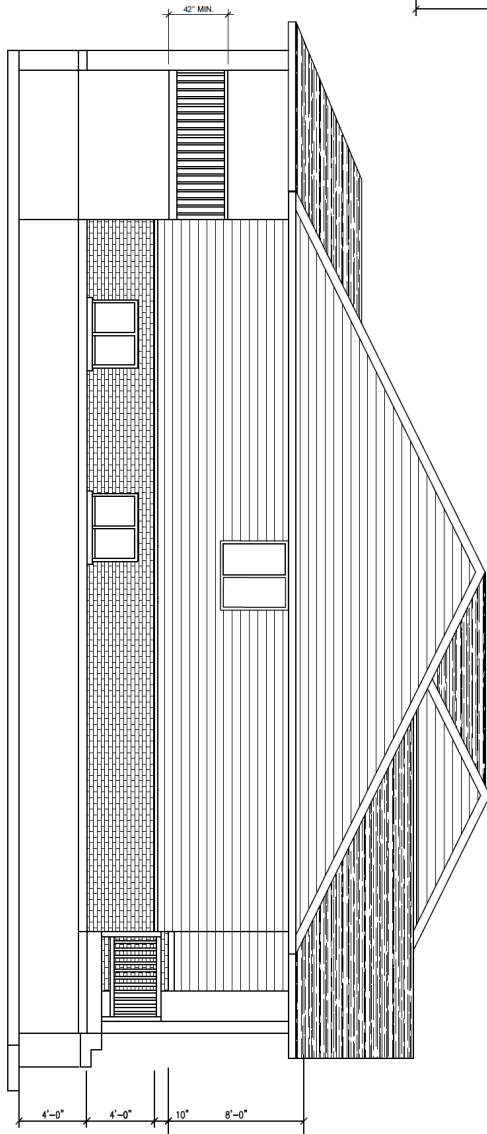
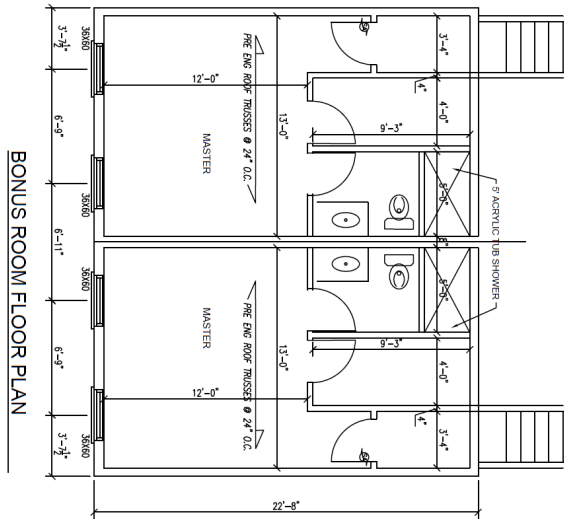
FRONT ELEVATION



REAR ELEVATION

4 Unit Residential  
2100 sqft 650 sqft BONUS  
DRAWING TITLE  
ELEVATIONS  
1050 PER UNIT  
NOVEMBER 2024

DRWG: AS OF AS



4 Unit Residential  
 2,100 sqft 650 sqft BONUS  
 DRAWING TITLE:  
 BONUS/ELEVATION  
 1059 PER UNIT  
 NOVEMBER 2024 DWG: A3 A5