



## 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 31, 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: 269 Ramsay Street, Proposed Development**

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

It is recommended that:

1. The proposed development design at 269 Ramsay Street, legally described as PLAN 1 LOT 9, **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 part 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

269 Ramsay Street is the former Duby's Home Centre. The subject property is designated General Commercial in the Town's Official Plan and zoned Commercial General (CG) Zone in the Town's Zoning By-law. This property is considered a "Non Contributing" property in the HCD Study and is not listed on the municipal Heritage Register.

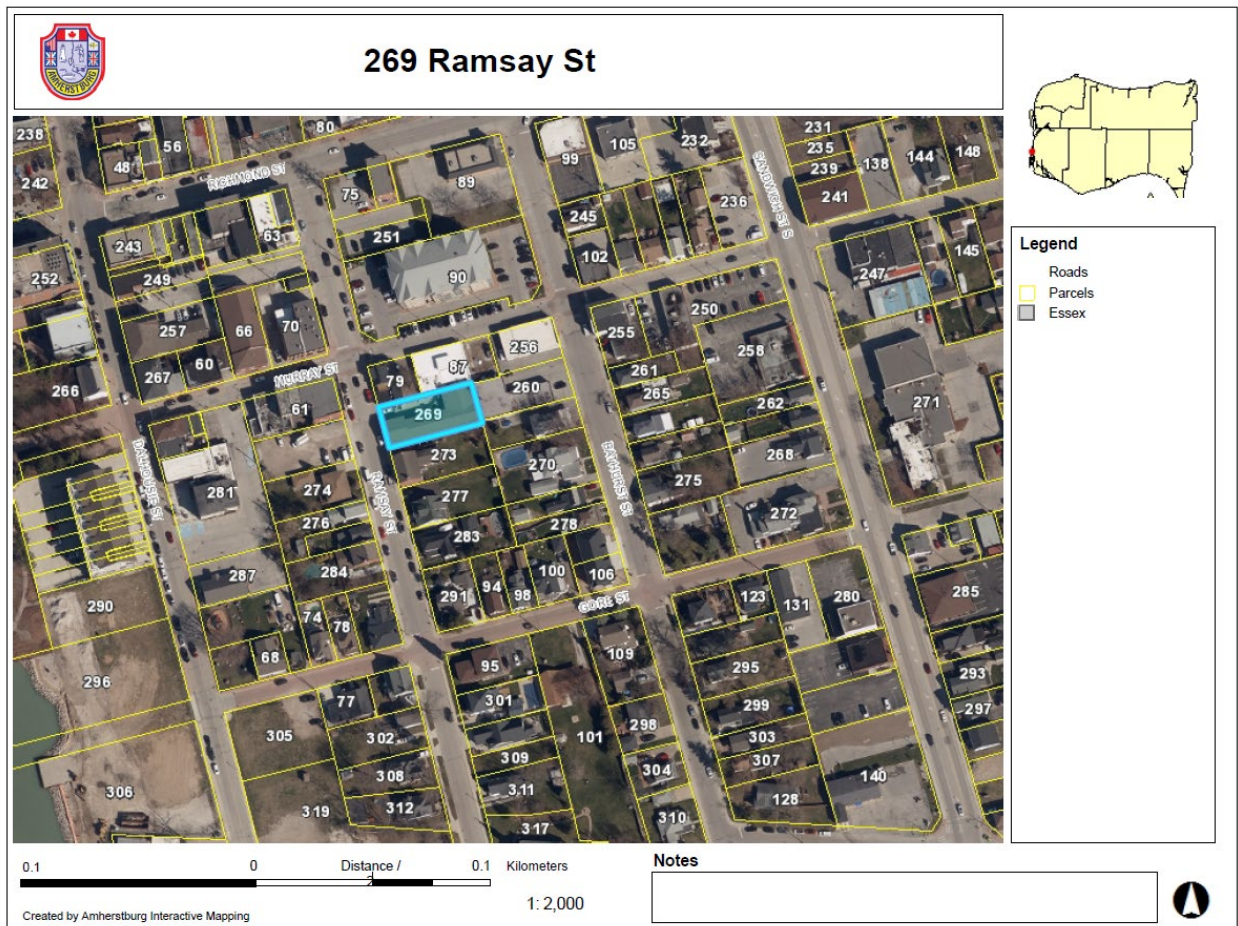


Figure 1- 269 Ramsay Street Location Map

#### PROPOSED DEVELOPMENT

The owner of 269 Ramsay Street is proposing to renovate the exterior of the building.



The 2 storey commercial building has a gable roof with punched windows with a centered public entrance onto Ramsay Street. It is currently sided in vinyl.



Figure 2 – 269 Ramsay Street Photo (Town of Amherstburg – Jan 30, 2025)

The owner plans to renovate the exterior to be contextually appropriate with regards to the build heritage properties on either side of 269 Ramsay. The owner has developed 2 similar exterior design options. The notable difference is the use of brick as the cladding on the ground level.







The proposed design illustrates the owner’s vision for the renovation. The design team has incorporated key design ques with regards to traditional commercial buildings and has taken into account the cultural heritage setting of the downtown core. Including:

- Adding a false front parapet along the commercial frontage;
- Utilizing large commercial windows with muntins;
- Demarcating the storeys with the use of cornice elements;
- Reimaging the pediment;
- Recladding the building;
- Increasing the size front entrance and presence from street level; and,
- Introduction of a canopy.

**4. RISK ANALYSIS:**

There is low cultural risk with the proposed development. The design incorporates is sympathetic to the built cultural heritage of area while not trying to mimic or copy specific details.

**5. FINANCIAL MATTERS:**

There are no financial matters associated with this report.

**6. CONSULTATIONS:**

NA

7. **CONCLUSION:**

Option 1 and Option 2 are both appropriate and well thought out.

A handwritten signature in black ink that reads "Adam Coates". The signature is written in a cursive, flowing style with a horizontal line underlining the name.

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Adam Coates

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

**List of Figures:**

Figure 1 – 269 Ramsay Street Location Map

Figure 2 – 269 Ramsay Street – Option 1 Rendering

Figure 3 - 269 Ramsay Street - Option 2 Rendering

**Appendices:**

Appendix A – 269 Park Street - Proposal.pdf

**Appendix A**  
269 Park Street – Proposal



 **PHILLIP FERNANDES**  
CUSTOM RESIDENTIAL DESIGN

RENDER - OPTION 1

CLIENT:	RAMSAY RENOVATION
PROJECT:	24-1259
DATE:	2024 12 09





RENDER - OPTION 2

CLIENT: RAMSAY RENOVATION  
PROJECT: 24-1259  
DATE: 2024 12 09