



## THE CORPORATION OF THE TOWN OF AMHERSTBURG

### OFFICE OF DEVELOPMENT SERVICES

***Mission Statement:*** As stewards of the Town of Amherstburg, we strive to improve the quality of life of all residents through the delivery of effective, efficient, and affordable services.

<b>Author's Name: Nicholas Bogaert</b>	<b>Report Date: March 31, 2025</b>
<b>Author's Phone: 519 576 3650 (ext. 805)</b>	<b>Date to Committee: April 10, 2025</b>
<b>Author's E-mail: nbogaert@mhbcplan.com</b>	<b>Resolution #:</b>

**To: Members of Heritage Committee**

**Subject: 259 Richmond Street, Proposed Development**

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

It is recommended that:

1. The proposed development design at 259 Richmond Street (Roll No. 3729-140-000-06400), legally described as PLAN 1 LOT 7 PT LOTS 5 6 & 8, S/S RICHMOND **BE ENDORSED**, with the following conditions:
  - a. Administration confirm that the drawings submitted for Building Permits reflect the design depicted in **Figure 2**.

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

The subject property is within the proposed Heritage Conservation District. On July 8<sup>th</sup>, 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 it does 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

259 Richmond Street currently contains a single-detached dwelling, known as the Wallace Smith Residence. The existing building was constructed in 1850 and used as boarding house for nuns in association with St. John the Baptist Roman Catholic Church. The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential First Density (R1) Zone in the Town's Zoning By-law. This zone permits the existing use.



Figure 1 – 259 Richmond Location Map

#### PROPOSED DEVELOPMENT

The owner of 259 Richmond Street is proposing to build two single-detached residential dwellings on newly-created lots from the larger parcel of land. The existing historic home

on the property (constructed in 1850) will be retained, with new dwellings being constructed adjacent. The following render of the new dwellings has been provided for Town staff review.



*Figure 2 – 259 Richmond Street proposed elevation*

The proposed design of the new dwellings meets many of the design recommendations approved for previous projects and also contained within the proposed Heritage Conservation District Plan. The proposed design considers the cultural heritage of the area while still meeting the owners' goals for the project. Highlights of the design include:

- 2 story mass with a high pitch gable roof;
- Porch and entrance which face the street;
- Front door with glass sidelights and windows;
- Divided light windows on front elevation with upper sash muntins.
- Window surrounds.
- Overhead garage door with carriage-style design.
- Lighting which reflects the historic style found in the area.
- Cladding that reflects the clapboard siding historically found in the neighbourhood.

The owner and the design team have taken steps to help ensure the proposed design will help differentiate the proposed new dwellings from the adjacent historic home, with a massing and cladding that is similar to others found within the proposed District.

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

The subject property is designated Low Density Residential in Amherstburg's Official Plan. The applicant has identified that the proposed use is two single-detached units, on the lots as approved previously by the Committee of Adjustment. The Town's Official Plan lists single-detached dwellings as a permitted use in this designation.

#### **4. RISK ANALYSIS:**

There is low cultural risk with the proposed development. The proposed development will retain the existing home on the property while allowing for

#### **5. FINANCIAL MATTERS:**

There are no financial impacts associated with this report.

#### **6. ASSET MANAGEMENT IMPACTS:**

There are no asset management impacts associated with this project.

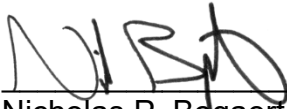
#### **7. CONSULTATIONS:**

The information in this report did not require consultation outside the Development Services Department.

#### **8. CONCLUSION:**

The owner has worked to present a design that is acceptable with regards to their project requirements. Accordingly, it is recommended that that the Committee endorse the proposed design for the new dwellings located at 259 Richmond Street.

*Prepared by:*



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Nicholas P. Bogaert, BES, MCIP, RPP, CAHP  
**Associate (MHBC)**

#### **List of Figures**

Figure 1 – 259 Richmond Street Location Map

Figure 2 – 259 Richmond Street proposed elevation