

PLANNING JUSTIFICATION REPORT

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS FOR PROPOSED MIXED USE DEVELOPMENT

**130 Sandwich Street South,
Town of Amherstburg**

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Prepared by:



Tracey Pillon-Abbs, RPP
Principal Planner
Chatham, ON
226-340-1232
tracey@pillonabbs.ca
www.pillonabbs.ca

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1.0 INTRODUCTION

I have been retained by Designatlier on behalf of Valente Development (herein the 'Applicant'), to provide a land use Planning Justification Report (PJR) in support of a proposed mixed use development for property located at 130 Sandwich Street South (herein the "Site") in the Town of Amherstburg, County of Essex, Province of Ontario.

The proposed development is called "Amherstburg Town Centre" to reflect the Site's past and future uses.

The Site currently has the former General Amherst High School building, which is now vacant.

It is proposed to retain a portion of the existing building. A set of mural panels painted on parts of the building along the west elevation is planned to be retained.

The Applicant is proposing a comprehensive redevelopment of the Site for residential, institutional and commercial uses.

The Applicant is committed to redeveloping the Site in a manner that respects the historical context, incorporates sustainable building features, and incorporates attainable and affordable housing opportunities and economic development.

The proposed development represents an opportunity for infilling and intensification within the existing built boundary to effectively and efficiently utilize the large Site that is no longer suited to its original institutional purpose.

The adaptive reuse of the existing structure will be a centerpiece of the sustainability goals of this project.

Office space is also proposed to be constructed and includes a theatre.

A new stand-alone commercial building is proposed to be constructed and includes a gym and retail space.

A new mixed use building is proposed to be constructed with commercial on the main floor and a total of 144 residential units above. The proposed building will be constructed in 2 blocks (Towers). Sandwich Street Tower will be 8 storeys with 79 residential units. Park Side Tower will be 11 storeys with 65 residential units. The tenure of the units will be rental (Sandwich St Tower) and individually owned (Park Tower).

The Applicant would also like the option to develop a hotel where a portion of the residential units are proposed (floors 2-3 of the Sandwich St Tower).

Parking on-site and underground for a total of 262 vehicles is proposed for the commercial and residential, with access from Sandwich Street South and Laird Ave South. Parking for 93 vehicles is proposed on abutting lands.

Pre-consultation with the Town Administration was completed by the Applicant (Town File PS/20/24). Applications and support studies were identified in the pre-consultation letter dated October 8, 2024. Also, comments on the proposed development were received and have been incorporated into the proposed development.

An application for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) are required in order to permit the proposed development.

Once the OPA and ZBA are considered, the proposed development will be subject to Site Plan Control (SPC) prior to any site alterations of building permits issued.

A Heritage Alteration Permit will be required along with the required support studies prior to any construction or renovations commencing.

Once a building permit is issued and construction has commenced, the Application will submit a Draft Plan of Condominium (CONDO) application in order to create individually owned units.

The purpose of this PJR is to review the relevant land use documents, including the Provincial Planning Statement (PPS) 2024, the County of Essex Official Plan (COP), the Town of Amherstburg Official Plan (OP) and the Town of Amherstburg Zoning By-law (ZBL) as it pertains to the OPA and ZBA applications.

This PJR will show that the proposed development is consistent with the PPS, conforms with the intent and purpose of the COP, OP and ZBL, and represents good planning.

2.0 SITE AND SURROUNDING LAND USES

2.1 Legal Description, Ownership and Previous Use

The Site has been owned by Valente Development Corporation, the Applicant, since March 2024.

The Site currently has the former General Amherst High School building, which was owned and operated by the Greater Essex County District School Board.

The building was originally constructed in 1922 (and building additions thereafter) and is currently vacant.

The Site is listed on the Town of Amherstburg Heritage Register. The building is not designated under Part IV of the Ontario Heritage Act.

The Site is located on the west side of Sandwich Street South and on the east side of Laird Avenue South (see the area in **green** in the Key Map on Figure 1a).



Figure 1a – Key Map (Source: ERCA GIS)

The Site is legally described and locally known as follows:

Address	ARN	Legal	PIN
130 Sandwich Street South, own of Amherstburg, County of Essex, Province of Ontario	37-29-240-000-070-000-0000	<p>First: Part of Lots 1, 2 and 3, Registered Plan 7, East side of Laird Avenue, designated as Part 1 on 12R-24659; Amherstburg</p> <p>Secondly: Part of Lot 1, Registered Plan 7, East side of Laird Avenue, designated as Part 2 on 12R-24659; s/t an Easement as in R1550856; Amherstburg</p> <p>Being the whole of the PIN as the previously described in Deed No. R1551560</p>	70552-0111 (R)

2.2 Physical Features of the Site

2.2.1 Size and Site Dimension

The Site consists of a total area of approximately 1.2032 ha in size.

The Site is an irregularly shaped lot with an approximate frontage of 60.52 m along the east side of Laird Ave South and an approximate depth of 125.57 m (see street view of Site on Figure 1b).



Figure 1b – Street View, from Sandwich St S (Source: Pilon Abbs Inc.)

2.2.2 Vegetation and Soil

The Site currently has a maintained lawn, landscaping and trees.

Soil is made up of Brookston Clay (Bc).

2.2.3 Topography and Drainage

The Site is flat and is outside the limit of the regulated area of the Essex Region Conservation Authority (ERCA).

The Site is part of the Amherstburg Area Drainage.

The Site is impacted by a source water protection Event Based Area (EBA).

2.2.4 Other Physical Features

There is an existing driveway access along Sandwich St S.

2.2.5 Municipal Services

The property has access to municipal water, storm and sanitary services.

There are existing fire hydrants located in the area.

Streetlights and sidewalks are located in the area of the Site.

Sandwich Street South (County Road 20) is an arterial road. Laird Avenue South is a local road.

The Site is close to major transportation networks, including Sandwich St S.

The Site has access to regional transit, with the nearest bus stops (160 m) located at the corner of Sandwich St S and Maple Ave (Stop ID: 2306, Bus #605).

2.2.6 Nearby Amenities

There are several schools close to the Site, including Amherstburg Public School.

There are many parks and recreation opportunities in proximity to the Site, including Bill Wigle Park and Austin "Toddy" Jones Park.

Fort Malden National Historic Site, Park House Museum and Amherstburg Navy Yard National Historic Site of Canada are located close by the Site.

There are nearby commercial uses, such as food service, personal service shops, and retail.

There are also nearby employment lands, places of worship, libraries and local/regional amenities.

2.3 Surrounding Land Uses

Overall, the Site is located in a built up area of the Town of Amherstburg.

A site visit was conducted on October 25, 2024.

North – The lands directly to the north of the Site are used for residential (see Photos 1 - North).





Photos 1 – North (Source: Pilon Abbs Inc.)

East – The lands directly to the east of the Site (past Sandwich St S) are used for residential and commercial (see Photos 2 – East).



Photos 2 – East (Source: Pillon Abbs Inc.)

South – The lands directly to the south of the Site are used for recreation (see Photo 3 - South).



Photo 3 – South (Source: Pillon Abbs Inc.)

West – The lands directly to the west of the Site (across Laird Ave S) are used for residential and open space (see Photos 4 – West).





Photos 4 – West (Source: Pilon Abbs Inc.)

3.0 PROPOSAL AND CONSULTATION

3.1 Development Proposal

The proposed development is called "Amherstburg Town Centre" to reflect the Site's past and future uses.

The Site currently has the former General Amherst High School building, which is now vacant.

It is proposed to retain a portion of the existing building. A set of mural panels painted on parts of the building along the west elevation is planned to be retained.

The Applicant is proposing a comprehensive redevelopment of the Site for residential, institutional and commercial uses.

A concept plan has been prepared (see Figure 2a – Concept Plan).

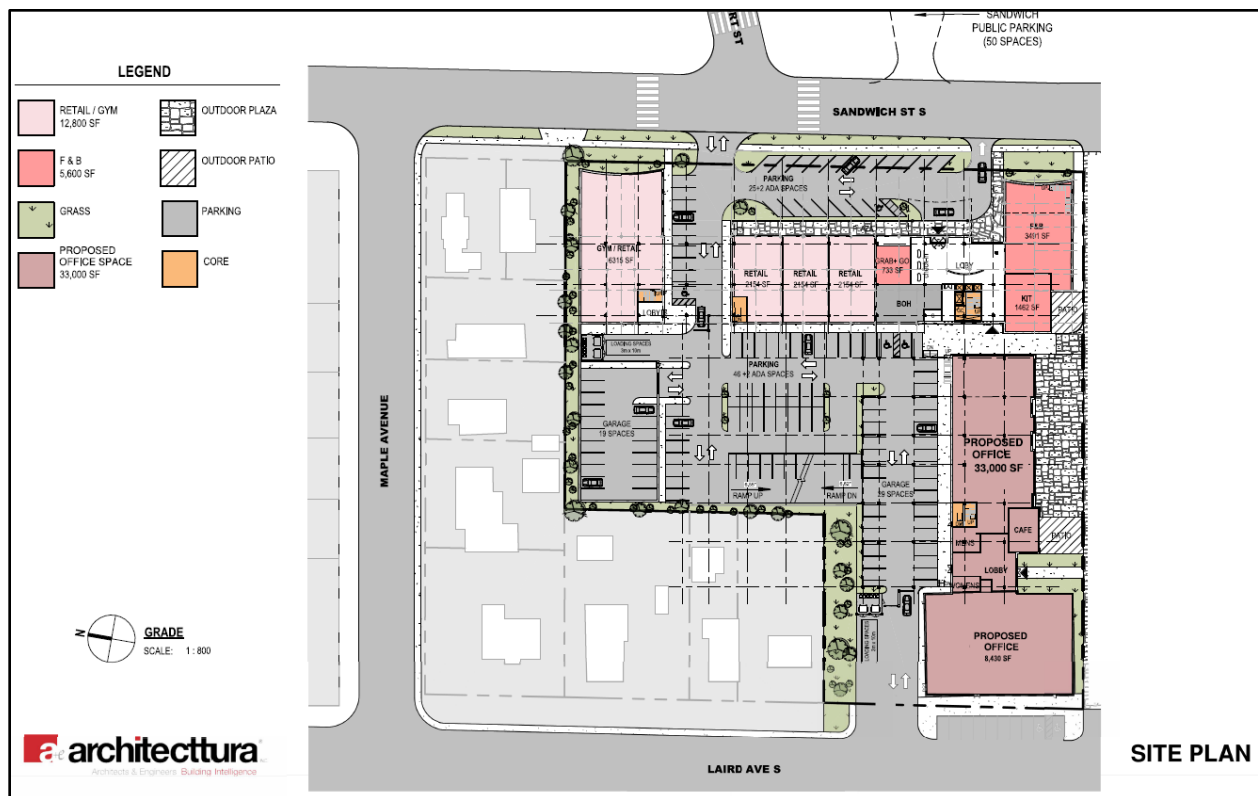


Figure 2a – Concept Plan

The concept plan illustrates a preliminary proposed layout of the proposed development.

The Applicant is committed to redeveloping the Site in a manner that respects the historical context, incorporates sustainable building features, and incorporates attainable and affordable housing opportunities and economic development.

The proposed development represents an opportunity for infilling and intensification within the existing built boundary to effectively and efficiently utilize the large Site that is no longer suited to its original institutional purpose.

The adaptive reuse of the existing structure will be a centerpiece of the sustainability goals of this project.

Elevations have been prepared (see Figure 2b – Renderings).





Figure 2b – Elevations

The elevation illustrates a preliminary proposed design of the proposed development.

A new 3,251.61 m² (35,000 ft²) office space is proposed to be constructed and includes an 836.13 m² (9,000 ft²) theatre.

A new stand-alone 584.82 m² (6,295 ft²) commercial building is proposed to be constructed and includes a gym and retail space.

A new mixed use building is proposed to be constructed. The building footprint will be a total of 4,645.15 m² (50,000 ft²) in size with 1,189.15 m² (12,800 ft²) of commercial retail space and 520.26 m² (5,600 ft²) restaurant on the main floor.

Residential units will be located above the commercial space. A total of 144 residential units are proposed. The proposed building will be constructed in 2 blocks (Towers). Sandwich Street Tower will be 8 storeys with 79 residential units. Park Side Tower will be 11 storeys with 65 residential units. The tenure of the units will be rental (Sandwich St Tower) and individually owned (Park Tower).

Based on the area of the Site (1.2032 ha) and the number of proposed units (144), the proposed development will result in a gross density of 119.6809 units per hectare (uph).

Residential unit sizes will vary. A mix of 1 bedroom, 2 bedroom and 3 bedroom units are proposed.

The proposed building will include common areas, lobby, elevators, mail room, amenity space, and refuse storage.

Balconies will be located on all sides of the proposed building as well as step-backs in the design.

The Applicant would also like the option to develop a hotel where a portion of the residential units are proposed (floors 2-3 of the Sandwich St Tower).

Parking on-site and underground for a total of 262 vehicles is proposed for the commercial and residential, with access from Sandwich Street South and Laird Ave South. Parking for 93 vehicles is proposed on abutting lands.

There is additional parking available in close proximity to the Site that can be utilized.

The Site will be professionally landscaped with an outdoor patio and plaza area.

The proposed development will be serviced by full municipal infrastructure, including water, storm and sanitary sewer.

3.2 Public Consultation Strategy

In addition to the statutory public meeting, the *Planning Act* requires that the Applicant submit a proposed strategy for public consultation with respect to an application as part of the complete application requirements.

As part of a public consultation strategy, in addition to the statutory public meeting, an informal in-person public open house was held with area residents and property owners on March 20, 2025, from 5:00 pm to 7:00 pm at Libro Centre, 3295 Meloche Rd, Amherstburg, ON.

The open house provided members of the public with opportunities to review and comment on the proposed development.

A total of **60** owners and tenants were notified, which represents a **120 m (plus)** radius from the Site.

In addition to the applicant representatives and Town Staff, 81 residents attended the open house.

Email and phone call comments were also received.

The following is a summary of the comments and questions received, along with the responses provided.

Topic Item	Comments and Questions	Response
Timing	When will this be constructed?	TBD
Design	<p>Overall, the design is great.</p> <p>Looks like a good project for the Town.</p> <p>Excited to see the 'flex' space as a theatre. Amherstburg is rich in culture and artistic talent.</p> <p>Building looks nice.</p> <p>It does not contribute to an 'old town' look.</p> <p>Love the design.</p> <p>Parking, historical preservation, mixed use space all seem to be well considered.</p>	Noted.
Heritage	<p>How much of the original school will be kept?</p> <p>Glass is nice.</p> <p>Glass is not nice.</p> <p>Do not make it look too modern.</p>	The final design of the proposed building will keep as much of the original school as possible.

Topic Item	Comments and Questions	Response
	Attempting to shroud it with a reflective, glassed-in portico will only obscure its visibility.	
Traffic	<p>Laird Ave and Sandwich are currently a concern.</p> <p>Traffic is not safe now.</p> <p>Traffic will increase.</p> <p>There needs to be a traffic light at Sandwich and Fort St.</p> <p>Sandwich St cannot handle any more traffic.</p> <p>More lanes and stoplights should be added.</p> <p>Add traffic calming measures to Laird which would further encourage people to use the Sandwich Street entrance.</p>	<p>A TIS has been completed.</p> <p>There are no concerns regarding traffic.</p>
Parking	<p>How deep is the underground parking garage?</p> <p>Where does overflow parking go?</p> <p>There needs to be more parking.</p> <p>Reverse the ramp direction so it's easier for people to get straight down to their parking from Sandwich than from Laird.</p>	<p>1 storey is underground.</p> <p>On-street parking is available.</p> <p>Parking has been evaluated and more than the minimum provided, as set out in the ZBL.</p> <p>The final design of the proposed building will be subject to SPC review.</p>
Access	<p>Should be somewhere else on the Site.</p> <p>Align it better.</p> <p>Make it a clean four way intersection.</p> <p>Encourage residents and users of the new facility to enter and leave via Sandwich Street,</p>	<p>The TIS has been completed and has evaluated sight-lines.</p> <p>There are no concerns regarding access.</p>

Topic Item	Comments and Questions	Response
Dust	This development will cause more dust in the area.	Dust can be controlled during construction.
Noise	This development will cause more dust in the area.	Noise can be controlled during construction. The Town also has a noise by-law.
Height	This will cast shadows. Height is too tall. There will be a loss of sunlight. Do not compromise on the height. 5-6 storeys max. Inappropriate and does not compliment the Town.	A shadow study will be provided as part of SPC review. It is anticipated that there will be the very minor impact on the abutting property. The final design of the proposed building will include architectural features that will assist in the transition.
Park	Want the park to stay. The ball diamonds are heritage features. Will the ball diamonds be re-located? There is 1 large tree in the park which is historical. What are the impacts?	The park is not part of the proposed development. There are no negative impacts.
Tenure and Affordability	Will the units be rentals? Will they be affordable? What if there are vacancies?	The tenure will be both rental and individually owned. Affordability is being addressed by providing smaller 1-2 bedroom units. Vacancies may occur.
Taxes and Property Value	This will increase taxes and decrease property values.	Taxes and property value may go up or may go down.
Parking	Do not want to lose the 21 parking spaces along Park Street.	The parking spaces are not part of the Site.
Buffering	More landscaping is required.	The final design of the Site will be reviewed as part of SPC approval.

Topic Item	Comments and Questions	Response
	Tall fences are preferred.	There is buffering on the east side of the Site. There is a 6ft fence with trees proposed and greenery as additional layering of privacy.
Uses and Location	Residential is needed. Residential is not needed. Hotel is a great idea. Build someplace else.	The proposed development has been selected due to its location. The Site is pedestrian friendly. There is a need for more housing.
Appeals	Are there appeal rights?	The OLT is the appeal body. Third-party appeals are not permitted.
Abutting Lands	Change is okay. No concerns with the proposed development.	Noted. The tower will be 100 ft away from the closest abutting residential dwelling.
Parades and Events	All streets are closed during parades and events. There will not be any access to the Site during this time.	The property owners will work with the Town during parades and events.
Environmental	There needs to be an environmental impact study.	The study is not warranted for the Site. There are no natural heritage features.
Infrastructure	Ensure that the fire department can service an emergency on the top floors. Ensure that the historically weak sewage and water system on Laird can handle the increased demand Ensure that Sandwich can handle the increased load (especially as an	A FSR has been completed. No concerns were raised. The final design of the Site will be subject to SPC review.

Topic Item	Comments and Questions	Response
	emergency egress passage in case of nuclear accident).	

4.0 PROPOSED APPLICATION AND STUDIES

Pre-consultation with the Town Administration was completed by the Applicant (Town File PS/20/24). Applications and support studies were identified in the pre-consultation letter dated October 8, 2024. Also, comments on the proposed development were received and have been incorporated into the proposed development.

The following is a summary of the purpose of the required applications and the support studies.

4.1 Official Plan Amendment

An application for an Official Plan Amendment (OPA) is required in order to permit the proposed development.

The Site is designated "Institutional" according to Schedule "B2 – Land Use" attached to the Town of Amherstburg Official Plan (OP).

It is proposed to change the designation to "General Commercial – Special Policy Area" in order to permit the proposed development.

Further analysis and additional information are provided in Section 5.1.3 of this PJR.

4.2 Zoning By-law Amendment

An application for a Zoning By-law Amendment (ZBA) is required in order to permit the proposed development.

The Site is currently zoned " Institutional (I)" on Map 37 attached to the Town of Amherstburg Zoning By-Law #1999-52.

It is proposed to change the zoning to a site specific "Commercial General (CG-XX)" to permit the proposed development.

All CG zone provisions shall comply with the exemption of height.

Further analysis and additional information are provided in Section 5.1.4 of this PJR.

4.3 Other Application

Once the OPA and ZBA are considered, the proposed development will be subject to Site Plan Control (SPC) prior to any site alterations of building permits issued.

SPC is a technical process which will review such details as landscaping, signage, lighting, servicing and drainage.

A Heritage Alteration Permit will be required along with the required support studies prior to any construction or renovations commencing.

Once a building permit is issued and construction has commenced, the Application will submit a Draft Plan of Condominium (CONDO) application in order to create individually owned units.

4.4 Supporting Studies

The following supporting studies have been completed in support of the OPA and ZBA applications.

4.4.1 Traffic

A Traffic Impact Study (TIS) was prepared by RC Spencer Associates Inc. Consulting Engineers.

The purpose of the report was to assess the potential impact on area traffic operations from the proposed development.

The assessment included such analysis as level of service, intersection capacity, sight lines, and queue lengths.

The following conclusions were provided:

- intersections are expected to operate at a good level of service,
- alternative routes are available to dilute potential impacts,
- signalization is not warranted, but could be implemented at the road authority's discretion, and
- there is sufficient sight distance.

It was the opinion of the engineer that the proposed development will not adversely impact area traffic operations.

4.4.2 Shadow

A Sun Path and Shadow Analysis was prepared by Architectura, Architects & Engineers.

The purpose of the analysis was to review the impact of the proposed development on abutting properties.

Images were provided, which included the conceptual elevation during different points in the day and time of year.

It was concluded that there would be minimal impact from the proposed development.

4.4.3 Façade

A Façade Analysis was prepared by John G. Cooke & Associates Ltd, Consulting Engineers, dated December 9, 2024.

The purpose of the report was to review the historic façade central to the south elevation of the former high school. The review included building conditions from grade level to the roof level.

Options and recommendations with respect to its conservation and incorporation into a proposed new development on the Site.

Overall, the façade is in good condition.

It was concluded that the façade could be incorporated into the proposed development. This could include building retention or salvage and reconstruction (all or portion).

4.4.4 Servicing

A Functional Servicing Report (FSR) was prepared by d.c. McCloskey Engineering Ltd.

The purpose of the report was to review the available capacity of municipal services in order to accommodate the proposed development.

Services included water, sanitary and storm sewers.

It was concluded that the proposed development would not have a measurable impact on services.

5.0 PLANNING ANALYSIS

5.1 Policy and Regulatory Overview

5.1.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development.

The PPS was issued under Section 3 of the *Planning Act* and came into effect on October 20, 2024.

The following provides a summary of the key policy considerations of the PPS as it relates to the proposed development.

PPS Policy #	Policy	Response
Chapter 1 - Vision	<p>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.</p> <p>A prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario's economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province.</p>	<p>The proposed development provides more housing and economic development opportunities for the Town of Amherstburg.</p> <p>Housing and employment will support the concept of a complete community where people can live, work and play.</p>

PPS Policy #	Policy	Response
Chapter 2.1.4 – Buildings Homes, Sustaining Strong and Competitive Communities	To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.	<p>The proposed development will help provide for a mix of housing options and densities to meet the needs of the Town.</p> <p>The proposed tenure will be a mix of rental and individually owned units.</p> <p>The proposed development will support the growth targets set by the County of Essex.</p> <p>Full municipal services are available in order for the proposed development to occur.</p> <p>The Site is no longer suited to its original institutional purpose.</p> <p>An OPA and ZBA are required in order to support the redevelopment.</p>
2.1.6	Planning authorities should support the achievement of complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;	<p>The proposed development is consistent with the policy to achieve complete communities.</p> <p>The proposed development represents an opportunity for infilling and intensification within the existing built boundary to effectively and efficiently utilize the large Site.</p> <p>The proposed development will provide for more housing.</p> <p>The Site has access to transportation options, public</p>

PPS Policy #	Policy	Response
	b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society;	<p>service facilities, other institutional uses, and parks.</p> <p>Accessibility will be addressed at the time of a building permit.</p>
2.2.1 - Housing	<p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new 	<p>The Applicant is committed to redeveloping the Site in a manner that respects the historical context, incorporates sustainable building features, and incorporates attainable and affordable housing opportunities and economic development.</p> <p>The proposed development is a new housing for the area.</p> <p>The proposed development supports the housing targets set by the County of Essex.</p> <p>The needs of the residents can be accommodated as the Site is located near local amenities.</p> <p>The Site offers an opportunity for intensification and infilling.</p> <p>The proposed density is appropriate for the Site.</p> <p>The tenure of the units will be rental and individually owned.</p> <p>Residents will have access to nearby transit.</p>

PPS Policy #	Policy	Response
	<p>housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;</p> <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.</p>	
2.3.1.1 – Settlement Area	<p>Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.</p>	<p>The Site is located in an existing settlement area of the Town of Amherstburg.</p> <p>The adaptive reuse of the existing structure will be a centerpiece of the sustainability goals of this project.</p>
2.3.1.2	<p>Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <p>a) efficiently use land and resources;</p> <p>b) optimize existing and planned infrastructure and public service facilities;</p> <p>c) support active transportation;</p> <p>d) are transit-supportive, as appropriate</p>	<p>The total density of the proposed development is considered appropriate.</p> <p>The Site offers an opportunity for infilling by creating new residential and commercial units.</p> <p>The buildings' mass, scale, and architectural elements have been designed to respect adjoining properties.</p> <p>Residents will have immediate access to shopping, employment,</p>

PPS Policy #	Policy	Response
		<p>transit, active transportation, recreational areas and institutional uses.</p> <p>Transit is available for the area.</p> <p>Active transportation is available in the area.</p>
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	<p>The proposed development provides an infill opportunity for the parcel of land.</p> <p>The adaptive reuse of the existing structure is a centerpiece of the sustainability goals of this project.</p> <p>The design of the proposed development has provided a compact form.</p>
2.3.1.4	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.	The County of Essex has established targets. The proposed development will assist in meeting those targets as the Site is located in an existing built-up area and will add new residential housing.
2.3.1.6	Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.	The Site has access to existing infrastructure and nearby public service facilities.
2.8.1 - Employment	Planning authorities shall promote economic development and competitiveness by: a)	The proposed development will support the Town's goal of supporting a modern economy.

PPS Policy #	Policy	Response
	<p>providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.</p>	<p>The proposed commercial units will provide for economic opportunities in the area.</p> <p>The site will be compact and will effectively and efficiently utilize a large property that is no longer suited to its original institutional purpose.</p>
2.8.2.1 – Employment Areas	<p>Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.</p>	<p>The proposed commercial uses will strengthen the nearby uses.</p>
Chapter 3.1.1 – Infrastructure and Facilities	<p>Infrastructure and public service facilities shall be provided in an efficient manner</p>	<p>The proposed development has access to full municipal services.</p>

PPS Policy #	Policy	Response
	while accommodating projected needs.	There are nearby public service facilities.
3.3.3 - Transportation	Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.	The proposed development will not have a negative impact on nearby transportation and infrastructure corridors.
3.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.	The proposed development will be serviced by municipal sewer, water and storm, which is the preferred form of servicing for settlement areas. An FSR have been provided.
4.1.1 – Natural Heritage	Natural features and areas shall be protected for the long term.	There are no natural heritage features that impact the Site.
4.2 - Water	Planning authorities shall protect, improve or restore the quality and quantity of water by: b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	An FSR has been provided.
4.6 Cultural Heritage and Archaeology	Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.	The Site is listed on the Town of Amherstburg Heritage Register. The building is not designated under Part IV of the Ontario Heritage Act. A Heritage Alteration Permit will be required along with the required support studies.

PPS Policy #	Policy	Response
		<p>A Façade assessment has been completed and is summarized in Section 4.4.3 of this PJR.</p> <p>The Applicant is committed to redeveloping the Site in a manner that respects the historical context and incorporates sustainable building features.</p> <p>An archaeological assessment will be completed for areas outside of the existing building envelope if required.</p>
Chapter 5.1.1 – Protecting Public Health and Safety	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	<p>There are no natural or human-made hazards that apply to this Site.</p> <p>There is no risk to the public.</p> <p>The Site is outside the ERCA regulated area.</p>

Therefore, the proposed development is consistent with the PPS.

5.1.2 County of Essex Official Plan

The County of Essex Official Plan (COP) was adopted by County Council on November 6, 2024, and is pending approval by the Ministry of Municipal Affairs and Housing (MMAH).

The COP implements the PPS and establishes a policy framework to guide land use planning decisions related to development and the provision of infrastructure and community services throughout the Town.

The Site is designated "Primary Settlement Area" according to Schedule "A2 – Settlement Structure Plan" attached to the COP (see Figure 4 – COP).



Figure 4 – COP

The Site is also subject to the following:

- Schedule 'C3' – Intake Protection Zones as "IPZ 2"
- Schedule 'C4' – Event-Based Areas
- Schedule 'E1' – Salt Deposits

The following provides a summary of the key policy considerations of the COP as it relates to the proposed development.

COP Policy #	Policy	Response
2.0 – Successful County	<p>Principle 1: Economic Resilience</p> <p>Growing Essex County includes planning for economic growth and job creation. The County of Essex has a diverse economy that includes traditional employment such as manufacturing, commercial and institutional growth, and growth in the agricultural economy.</p>	<p>The proposed development will support the County's vision of a resilient economy.</p> <p>New commercial opportunities are provided, which will create new employment.</p> <p>The proposed development will support the needs of the Town.</p>

COP Policy #	Policy	Response
	<p>Principle 2: Housing Supply, Housing Choice and Housing Affordability</p> <p>A wide range of housing options will be provided to meet the needs of the growing and increasingly diverse population in the County. Increasing housing supply and housing choices is important to support the growing economy, aging population, and to create housing that is affordable and equitable to County residents, to support Essex residents in staying in Essex and its communities throughout their lives, and to support the growing population.</p>	<p>The proposed development will support the County's vision for providing more housing.</p> <p>New housing is provided which will support the needs of residents in the region.</p> <p>Housing for those starting out and for those wanted to downsize will be an option.</p>
4.0 – Growth and Settlement Areas	a) Planning for the growth of population, housing and jobs in the County of Essex in keeping with the 30-year growth forecasts.	The proposed development will support the County's forecasts for more housing and jobs.
	c) Ensuring the efficient use of land and optimizing the supply of land in settlement areas, and minimizing the use and conversion of agricultural land for urban purposes;	The site will be compact and will effectively and efficiently utilize a large property that is no longer suited to its original institutional purpose.
	d) Planning for intensification with efficient use of existing land, infrastructure and services that supports the creation of: more affordable rental and ownership Housing; walkable, bikeable, and transit-ready main streets, districts and corridors; and mixed income neighbourhoods;	The Applicant is committed to redeveloping the Site in a manner that respects the historical context, incorporates sustainable building features, and incorporates attainable and affordable housing opportunities and economic development.

COP Policy #	Policy	Response
		<p>Infrastructure and community services are available within the settlement area.</p> <p>The Site is located in an existing built-up area, which makes it accessible to nearby amenities and pedestrian-friendly.</p>
	e) Planning for densities and housing types that achieve a broader range of housing options for all household sizes, including affordable and market-based housing; and,	<p>There is a market need for more housing, and it is set out as a priority in the PPS.</p> <p>Attainable and affordable housing opportunities will be provided.</p> <p>The tenure of the units will be rental and individually owned.</p>
	f) Ensuring that growth takes place in a sustainable manner that contributes to the long-term financial, social and environmental well-being of the County of Essex and its constituent Local Municipalities.	The proposed development represents an opportunity for infilling and intensification within the existing built boundary to effectively and efficiently utilize the large Site that is no longer suited to its original institutional purpose.
4.A.1.4 – Growth Management	Growth shall be accommodated within Settlement Areas, as shown in Schedule A-2.	The Site is located in an existing settlement area of the Town of Amherstburg.
4.A.2.1 – Primary Settlement Areas	Primary Settlement Areas are the largest communities and are the traditional centres of settlement and commerce in the County. It is a priority for the County to focus growth and investment in Primary Settlement Areas. The locations and boundaries of Primary Settlement Areas within the County have been identified on Schedule "A-2".	The Site is identified as being within a "Primary Settlement Area" in the COP where there is a focus on growth.

COP Policy #	Policy	Response
	Primary Settlement Areas are Strategic Growth Areas.	
4.A.2.5	All new development within Primary Settlement Areas shall only occur on full municipal water services and municipal sewage services, unless there are interim servicing policies in the local municipal Official Plan that are in effect at the time of approval of this Plan.	The Site has access to full municipal services, which is the preferred servicing option. An FSR has been provided.
4.A.2.9	All types of land use are permitted within the "Primary Settlement Areas" designation subject to the specific land use policies of the local municipal Official Plans.	Housing opportunities, economic development, and institutional are proposed uses for the Site, which is supported by this policy.
4.A.2.12	Development in Primary Settlement Areas will integrate land use planning, fiscal planning, and infrastructure planning to responsibly manage forecasted growth and to support: a) A diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market bases and affordable housing needs. b) Opportunities for the integration of gentle density, and a mix and range of housing options that considers the evolving character of residential neighbourhoods.	The proposed development will provide for more housing. Housing is intended to be attainable and affordable. Residential unit sizes will vary. A mix of 1 bedroom, 2 bedroom and 3 bedroom units are proposed. The proposed development will blend well with its surroundings.
4.A.5.2 - Intensification	Residential intensification shall be provided in every Primary Settlement Area. Residential intensification is to be provided in Secondary Settlement Areas where full servicing is available.	The proposed development represents an opportunity for infilling and intensification within the existing built boundary.

COP Policy #	Policy	Response
4.B.2.1 - Housing	The County in collaboration with Local Municipalities, senior levels of government, the development industry, community partners and other stakeholders shall ensure a mix and range of housing options suitable for all ages, household sizes and abilities including: a) Affordable housing to address need throughout the income spectrum, including market and community housing; b) Emergency and transitional housing; c) Co-housing, group rooming and senior housing, special needs housing; and, d) Purpose-built rental housing.	<p>The Town of Amherstburg OP does have policies which support collaboration.</p> <p>The proposed housing is suitable for the large Site.</p>
4.B.2.3	New residential development and residential intensification should incorporate universal design standards to meet housing needs at all stages of life.	<p>The design of the proposed development will respect the historical context of the Site.</p> <p>The adaptive reuse of the existing structure will be a centerpiece of the sustainability goals of this project.</p>
4.B.2.4	New residential development and residential intensification are to be planned and designed to mitigate and adapt to the impacts of climate change by: a) facilitating compact built form; b) ensuring that infrastructure is available to promote safe and convenient mobility for walking, cycling and other forms of non-motorized transportation; and c) incorporating sustainable housing construction materials or practices, green infrastructure, energy	<p>The proposed development will be designed to be compact.</p> <p>Existing infrastructure will be used.</p> <p>The final construction of the building will be subject to the Ontario Building Code (OBC) requirements and will include energy efficiencies.</p> <p>An OPA and ZBA are required in order to permit the proposed residential use.</p>

COP Policy #	Policy	Response
	conservation standards, water efficient technologies, and low impact development.	
4.C.2.1 - Employment	Planning for jobs shall be undertaken jointly with Local Municipalities. It is the policy of the County that: a) Sensitive land uses that are not ancillary to primary employment uses shall be limited in size; b) Minimum density targets for employment lands shall be achieved in accordance with the policies of this plan and through local municipal Official Plans and Zoning By-laws; c) Development and redevelopment will be utilized to achieve the jobs and job density targets; and, d) Local Municipalities shall ensure compatibility between employment lands and non-employment lands.	<p>The proposed commercial uses will be limited to retail and restaurants.</p> <p>A hotel may be proposed as an option.</p> <p>An OPA and ZBA are required in order to permit the proposed employment uses.</p>
5.B - Aggregates	In accordance with the Provincial Planning Statement, it is the policy of this Plan that mineral resources, including mineral aggregates, minerals, and petroleum resources, as generally depicted on Schedule "E1" of this Plan, will be protected for long-term use. In that regard, it is the policy of this Plan that local Official Plans shall include policies that ensure the following policy direction is realized.	<p>The Site is within Schedule 'E1' – Salt Deposits.</p> <p>There are no anticipated concerns as the Site currently has buildings and parking areas.</p>
6.A.1 – Cultural Heritage And Archaeological Resources	It is the policy of this Plan that the County will identify, recognize, and conserve archaeological resources and	There is no requirement to undertake any archaeological assessment as the Site currently has buildings and parking areas.

COP Policy #	Policy	Response
	built heritage resources, and cultural heritage landscapes.	<p>The Site is listed on the Town of Amherstburg Heritage Register.</p> <p>The building is not designated under Part IV of the Ontario Heritage Act.</p> <p>A Heritage Alteration Permit will be required along with the required support studies prior to any construction or renovations commencing.</p> <p>An archaeological assessment will be completed for areas outside of the existing building envelope if required.</p>
6.A.6	Development and site alteration on protected heritage property or adjacent lands shall not be permitted, except where the proposed development and site alteration has been evaluated through a heritage impact assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.	<p>The Applicant is committed to redeveloping the Site in a manner that respects the historical context, incorporates sustainable building features, and incorporates attainable and affordable housing opportunities and economic development.</p> <p>A Heritage Alteration Permit will be required along with the required support studies prior to any construction or renovations commencing.</p> <p>A Facade report has been prepared and summarized in Section 4.4.3 of this PJR.</p>
7.B.2.2 –IPZ and EBA	Intake Protection Zones are areas of land and water, where run-off from streams or	The Site is located within Schedule' C3' – Intake Protection Zones as "IPZ 2"

COP Policy #	Policy	Response
	drainage systems, in conjunction with currents in lakes and rivers, could directly impact on the source water at the municipal drinking water intakes. Schedule "C3" maps the three Intake Protection Zones within and surrounding the County.	and Schedule 'C4' – Event-Based Areas. Permits will be obtained if required.
9.0 - Infrastructure	The County promotes efficient and environmentally responsible development and encourages new development and redevelopment to proceed on the basis of full municipal sewage services and municipal water services, as per the Provincial Planning Statement.	The Site has access to full municipal services.
10.0 – Energy, Air Quality and Climate Change	Energy efficiency and energy conservation are important elements of sustainable communities. Reduced energy demand allows for a more sustainable approach to the management of energy use and improved housing affordability.	Energy efficiency and energy conservation will be addressed at the time of a building permit.
11.0 - Transportation	The County supports the integration of land-use planning and transportation planning, recognizing that communities that move people and goods primarily by truck and automobiles lead to a sprawling and auto-centric urban form, whereas a human-centric and multi-modal approach creates vibrant, compact, and pedestrian-oriented communities.	The Site is located near major transportation networks, including Sandwich St S. The Site is also pedestrian friendly and has access to regional transit.

Therefore, the proposed development conforms to the purpose and intent of the COP, and no amendment is required.

5.1.3 Town of Amherstburg Official Plan

The Town of Amherstburg Official Plan (OP) was adopted by Council on April 14, 2009.

The OP implements the COP and the PPS and establishes a policy framework to guide land use planning decisions related to development and the provision of infrastructure and community services throughout the Town.

The Site is designated "Institutional" according to Schedule "B2 – Land Use" attached to the OP for the Town of Amherstburg (see Figure 5 –OP).

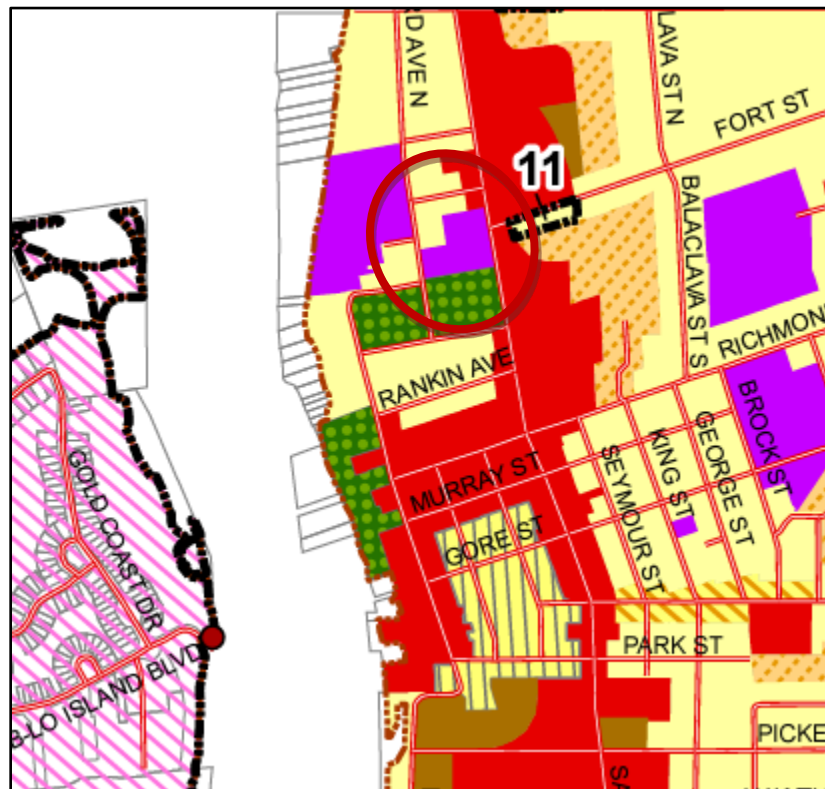


Figure 5 –OP

The Site is also subject to the following:

- Schedule 'D' – Road Classification, Sandwich Street South (County Road 20) is an Arterial Road

The following provides a summary of the key policy considerations of the OP as it relates to the proposed development.

OP Policy #	Policy	Response
1.7.4 – Growth and Development	The areas selected for new growth have been those areas that are currently or can be serviced with municipal sanitary sewer service and water supplies. For the most part areas selected for new development are extensions of established areas in order to efficiently provide (hard and soft) services to the residents of the community.	<p>The proposed development will support the need for growth on full municipal services.</p> <p>There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal development opportunity.</p>
1.7.8 - Servicing	It is a goal of the Town that the provision and extension of municipal services shall occur in an orderly sequence.	<p>There will be no negative impacts on the municipal system as the residential development will not add to the capacity in a significant way.</p> <p>An FSR has been provided.</p>
2.2 – Location of Development	In order to minimize the cost of services provided by all public agencies, no new development in the Town will be permitted in any location where it would contribute to a demand for public services that are not economically feasible to provide, improve, or maintain. Instead, development will be permitted only in locations where demands on public services will be minimized, or where it can most effectively utilize existing services, or where new services can be economically provided and maintained either by the Town or by the developer.	<p>Residential and commercial uses on the Site represent an efficient development pattern that optimizes the use of land in an existing built-up area that has residential uses surrounding the Site.</p> <p>The Site is located within an existing built up area of the Town where there are existing municipal services and community amenities.</p>
2.3 – Site Suitability	Prior to the approval of any development or amendment to this Plan or the Zoning By-Law, it shall be established to the satisfaction of Council and	The adaptive reuse of the existing building for the proposed residential and commercial units will not put any additional stress on

OP Policy #	Policy	Response
	<p>all other bodies having jurisdiction that: soil and drainage conditions are suitable to permit the proper siting of buildings; the services and utilities, whether they be municipal or private, can adequately accommodate the proposed development; the road system is adequate to accommodate projected increases in traffic; the land fronts on a public road (unless specifically noted as an approved private road) which is of a reasonable standard of construction; lot frontage and area is suitable for the proposed use and conforms to the standard required by the implementing By-Law; and, adequate measures will be taken to alleviate or prevent any adverse effects that the proposed use may possibly have upon any proposed or existing adjacent use or on the natural environmental features and functions.</p>	<p>municipal infrastructure or the current Site.</p> <p>The Site is flat, which is conducive to easy vehicular movement.</p> <p>A TIS has been prepared and is summarized in Section 4.4.1 of this PJR.</p> <p>There are no environmental concerns.</p>
2.5 – Industrial and Commercial Services	<p>The Town of Amherstburg wishes to encourage businesses and industries to locate within the community to provide employment opportunities and to increase the assessment base.</p> <p>The Town may also identify an area suitable for new format retail or service commercial opportunities while having regard for the existing commercial development. In doing so, the Town shall have</p>	<p>The proposed commercial portion of the development will provide for more jobs.</p> <p>An OPA and ZBA are required in order to permit the proposed uses.</p> <p>The Site is located in an area that will support commercial uses.</p>

OP Policy #	Policy	Response
	regard to the relevant policies of this Plan.	
2.6 – Water and Sewage	Urban development or redevelopment in the Town of Amherstburg shall be directed to established Settlement Areas and developed on the basis of public piped water and sanitary sewer systems.	The Site is located in the settlement area and has access to full municipal services.
2.7 – Stormwater Management	<p>Stormwater management shall be required to ensure that runoff is controlled such that development does not increase peak flows to any greater extent than pre-development runoff in watercourses that impact on downstream flooding, to institute runoff control to prevent accelerated enrichment of watercourses from pollutants, and to enhance water quality and aquatic habitat.</p> <p>Prior to any development being allowed to proceed, and if required by the Town of Amherstburg and/or the Essex Region Conservation Authority, the developer shall undertake an Engineering Study to determine the effect of increased run-off due to development of the site, and to identify stormwater management measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, and to control the quality of the stormwater discharge from the site.</p>	The required FSR report has been provided.

OP Policy #	Policy	Response
2.11 - Buffering	<p>The proposed development and redevelopment of all land in the Town must generally be compatible with adjacent land uses.</p> <p>The Town may use Site Plan Control in accordance with Section 7.5 of this Plan to require buffering between uses of land where there may be conflicts such that one use may detract from the enjoyment and functioning of the adjoining use</p>	<p>Buffering will be addressed as part of SPC review.</p> <p>Buffering will include building design, such as step backs and specific construction material.</p> <p>Professional landscaping and fencing can be provided as well.</p>
2.12 – Heritage Conservation	<p>It is the policy of this Plan to encourage the restoration, protection, conservation, and maintenance of the Town's archaeological and heritage resources, which include buildings and structures of historical and/or architectural value, as well as the natural heritage landscape. All new development or redevelopment permitted by the policies and designations of this Plan shall have regard for the conservation of heritage resources.</p>	<p>The Applicant is committed to redeveloping the Site in a manner that respects the historical context and incorporates sustainable building features.</p> <p>A Heritage Alteration Permit will be required along with the required support studies prior to any construction or renovations commencing.</p> <p>An archaeological assessment will be completed for areas outside of the existing building envelope if required.</p>
2.19 – Smart Growth	<p>The Town of Amherstburg will continue to encourage development and redevelopment that addresses the principles of "Smart Growth".</p>	<p>The proposed development will support the Town policies on smart growth.</p> <p>The Site is within an existing built up area, pedestrian friendly and has access to nearby amenities.</p> <p>The proposed development represents an opportunity for</p>

OP Policy #	Policy	Response
		infilling and intensification within the existing built boundary to effectively and efficiently utilize the large Site that is no longer suited to its original institutional purpose.
4.1 – Settlement Areas, General	The land use designations and policies are intended to accommodate the anticipated population increases in a variety of locations, densities, and housing types as well as provide for employment opportunities, economic growth, recreational needs and institutional needs. T	The Site is located within the settlement area.
4.4.2 – General Commercial Areas	The uses permitted in the General Commercial designation shall include those commercial establishments offering goods and services which primarily serve the whole of the municipality's market area and shall include such uses as retail commercial establishments, places of entertainment, assembly halls , eating establishments, hotels , motels, community facilities , public uses, recreational uses , convenience stores whether in the form of individual stores or in a shopping centre form of construction and/or ownership, and residential uses above the first floor.	<p>The Site is designated "Institutional" according to Schedule "B2 – Land Use" attached to the Town of Amherstburg Official Plan (OP).</p> <p>It is proposed to change the designation to "General Commercial – Special Policy Area" in order to permit the proposed development.</p> <p>The Site is no longer suited to its original institutional purpose.</p>
	Multi-family residential development will be considered as an alternative form of land use on lands designated General Commercial. Unless	<p>Residential uses are permitted in the proposed new designation.</p> <p>A new mixed use building is proposed to be constructed</p>

OP Policy #	Policy	Response
	otherwise specified, the height of multi-family residential development within the General Commercial designation shall be limited to 5 storeys and unless a site specific zoning by-law states otherwise, residential units will not occupy the first floor abutting Richmond Street or Dalhousie Street.	<p>with commercial on the main floor and 144 residential units above.</p> <p>A ZBA is also required in order to permit the proposed development.</p> <p>All CG zone provisions shall comply with the exemption of height.</p>
	Hotels and multi-family residential development within the Sandwich Street corridor (County Road 20) of the General Commercial designation may have heights of up to eight storeys.	All CG zone provisions shall comply with the exemption of height.
	Retail uses requiring large enclosed or open storage areas such as, but not limited to, building supplies, warehouse outlets, food stores, and catalogue stores servicing domestic customers, may locate within the General Commercial designation located on Sandwich Street north of Alma Street or south of Park Street.	No open storage is required.
	Adequate buffer planting shall be provided between the commercial use and any adjacent residential areas and such buffer planting may include provisions for grass strips, berms, screening and appropriate planting of trees and shrubs, or distance, and all development will be subject to Site Plan Control and any lighting or signs shall be	<p>Buffering will be addressed as part of SPC review.</p> <p>Landscaping, fencing and specific building design can be provided.</p>

OP Policy #	Policy	Response
	designed and arranged so as to be as least distracting as possible to adjoining residential uses.	
	Adequate parking facilities shall be provided for all permitted uses and access to such parking shall be designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.	<p>Parking on-site and underground for a total of 262 vehicles is proposed for the commercial and residential, with access from Sandwich Street South and Laird Ave South. Parking for 93 vehicles is proposed on abutting lands.</p> <p>A TIS has been prepared, which includes sightline analysis and is summarized in Section 4.4.1 of this PJR.</p>
5.2.1 – Arterial Roads	<p>New industrial, commercial, institutional, and multiple family residential uses may have access to arterial roads but in each instance an attempt shall be made to group developments, in order to reduce the number of access points which could hinder the movement of traffic.</p> <p>Strip or linear development shall be discouraged. Where such conditions exist, the number of access points shall be reduced wherever possible.</p> <p>It is not the intention of this Plan that arterial roads existing in a built-up area will necessarily be widened, or that direct access will be eliminated or restricted, except where redevelopment is taking place.</p>	<p>Access to the Site is proposed to be from Sandwich Street South and Laird Ave South.</p> <p>A TIS has been prepared which includes sightline analysis and is summarized in Section 4.4.1 of this PJR.</p>
5.4 – Off Street Parking	This Plan proposes that sufficient off-street parking	Parking on-site and underground for a total of 262

OP Policy #	Policy	Response
	facilities be established as are required to serve the needs of the central business area. W	vehicles is proposed for the commercial and residential. Parking for 93 vehicles is proposed on abutting lands. Parking requirements will be addressed as part of the proposed ZBA.
6.5 – Economic Development	It is the intent of this Plan to develop the Town to its fullest economic potential, while maintaining the quality of life existing residents have come to expect.	The proposed new employment opportunities will support the concept of a complete community where people can live, work and play.
6.6 – Housing, General	The Town of Amherstburg is concerned about the availability, affordability and appropriateness of the existing and future housing stock of the Town.	The proposed development provides more housing and economic development opportunities for the Town of Amherstburg.
6.6.2 – Housing, Objectives	To this end the Town of Amherstburg shall attempt to achieve the following objectives: (1) To encourage a broad range of housing types which are suitable for the different age groups, lifestyles, and household structure of existing and future residents. (2) To encourage an adequate supply of affordable housing as required by the provincial policy statement on housing. (3) To encourage the rehabilitation and maintenance of the existing housing stock. (4) To provide housing opportunities for those people in need of specialized care.	The proposed development will provide for new attainable and affordable housing. The proposed tenure will be a mix of rental and individually owned units. Residential unit sizes will vary. A mix of 1 bedroom, 2 bedroom and 3 bedroom units are proposed.
6.7 – Planning Impact Analysis	Proposals for changes in the use of land which require the application of a Planning Impact Analysis will be evaluated on the basis of: (1)	The Site is compatible with the surrounding area in terms of scale, massing, height and siting.

OP Policy #	Policy	Response
	<p>Compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area on the character and stability of the surrounding neighbourhood; (2) The height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses; (3) The extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contributes to the visual character of the surrounding area; (4) The proximity of any proposal for medium density residential development to public open space and recreational facilities, community facilities, municipal services, transit services, and the adequacy of these facilities and services to accommodate the development proposed; (5) The size and shape of the parcel of land on which a proposed development is to be located, and the ability of the site to accommodate the intensity of the proposed use; (6) The location of vehicular access points and the likely impact of traffic generated by the proposal on streets, on pedestrian and vehicular safety, including impact on the primary to secondary evacuation routes identified in the Amherstburg Emergency</p>	<p>The proposed height is appropriate for the Site and does not cause any shadow or privacy issues concerns.</p> <p>Step-backs will be located on all sides of the proposed building to assist in the transition of the building.</p> <p>All CG zone provisions shall comply with the exemption of height.</p> <p>There are nearby community facilities and services to accommodate the proposed development.</p> <p>The proposed development represents an opportunity for infilling and intensification within the existing built boundary to effectively and efficiently utilize the large Site that is no longer suited to its original institutional purpose.</p> <p>A TIS has been prepared which includes sightline analysis and is summarized in Section 4.4.1 of this PJR.</p> <p>The Applicant is committed to redeveloping the Site in a manner that respects the exterior historical context and incorporates sustainable building features.</p> <p>Lighting and screening will be addressed as part of SPC review.</p>

OP Policy #	Policy	Response
	Plan, and on surrounding properties; (7) The exterior design and layout of buildings and the integration of these uses with present and future land uses in the area; (8) The location of lighting and screening, and the adequacy of parking areas; (9) The provisions for landscaping and fencing; (10) The location of outside storage, garbage and loading facilities; (11) Conformity with the provisions of the Site Plan Control By-Law; (12) The design and location of signs, and the compliance of signs with the Sign Control By-Law; (13) Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.	<p>Landscaping will be professionally incorporated into the proposed development and will be addressed as part of SPC review.</p> <p>There will be no outside store. Refuse and loading spaces are to be addressed as part of SPC review.</p> <p>The Site will be subject to SPC review.</p> <p>The design and location of signs will be in compliance and subject to SPC review.</p> <p>The proposed development will blend well with its surroundings. No negative impacts are anticipated.</p>

Therefore, the proposed development conforms to the purpose and intent of the OP, with the proposed amendment.

5.1.4 Town of Amherstburg Zoning By-law

The Town of Amherstburg Zoning By-law (ZBL) #1999-52 was passed by Council on May 2023.

A ZBL implements the PPS, the COP and the OP by regulating the specific use of property and providing for its day-to-day administration.

The Site is currently zoned "Institutional (I)" on Map 37 attached to the ZBL for the Town of Amherstburg (see Figure 6 – ZBL).



Figure 6 – ZBL

It is proposed to change the zoning to a site specific "Commercial General (CG-XX)" to permit the proposed development.

The following is proposed:

- A new office space is proposed to be constructed and includes a theatre.
- A new stand-alone commercial building is proposed to be constructed and includes a gym and retail space.
- A new mixed use building is proposed to be constructed with commercial on the main floor and residential units above.

The Applicant would also like the option to develop a hotel where a portion of the residential units are proposed.

A review of the CG zone provisions, as set out in Sections 15 of the ZBL, are as follows:

Zone Regulations	Required CG Zone	Proposed CG-XX Zone	Compliance and/or Relief Requested with Justification
Permitted Uses	amusement game establishment; animal hospital; art gallery; assembly hall; bakery shop; catalogue store; cinema; clinic; commercial recreation establishment; commercial school; continuum of care facility; data processing establishment; day care; department store; drive through facility; dry cleaning or laundry establishment or distribution centre; dwelling units restricted to above the first floor; existing place of worship; financial establishment; florist shop; food store; funeral home; hardware store; home and auto supply store; home appliance store; home decorating store; home for the	Retail Restaurants Institutional use (office space, theatre, etc) Hotel (optional) Residential above commercial	CG zone will permit the proposed commercial and institutional uses. Residential above the commercial uses is required to be added as an additional permitted use. The ZBL does not have a definition for mixed use building.

Zone Regulations	Required CG Zone	Proposed CG-XX Zone	Compliance and/or Relief Requested with Justification
	aged; home furnishing store; home improvement store; hotel or motel; institutional use; laboratory; laundromat; library; medical/dental office; merchandise service shop; marina; nursing home; office; parking lot; personal service shop; pharmacy; place of entertainment; printing shop; public use; recreational establishment; repair and rental establishment; restaurant; restaurant, fast- food; retail store; retirement lodge; studio supermarket; tavern; theatre; taxi establishment; vehicle repair shop; veterinarian clinic; video rental establishment;		

Zone Regulations	Required CG Zone	Proposed CG-XX Zone	Compliance and/or Relief Requested with Justification
	wholesale use accessory to a permitted CG use; any existing automotive use.		
Minimum Lot Area	No minimum	N/A	N/A
Minimum Lot Frontage	No minimum	N/A	N/A
Minimum Front Yard Depth	No Minimum except as provided in Section 3(23) thereof	N/A	N/A
Minimum Side Yard Width	No minimum provided that where the interior side lot line abuts land in a zone other than a Commercial or Institutional Zone, the minimum interior side yard width shall be 7 m.	TBD	Shall comply Site abuts I, R1-8 and RO zones.
Minimum Exterior Side Yard Width	No minimum	N/A	N/A
Minimum Rear Yard Depth	7.5 m	TBD – East Side/Sandwich St S	Shall comply
Minimum Dwelling Unit Area	55 m2	Dwelling Unit Area Vary	Complies

Zone Regulations	Required CG Zone	Proposed CG-XX Zone	Compliance and/or Relief Requested with Justification
		1 bedroom – 79.89 m ² (860 ft ²) 2 bedroom – 100.35 m ² (1080 ft ²) 3 bedroom – 139.35 m ² (1500 ft ²)	
Maximum Main Building Height	10 m	36.58 m (120 ft)	<p>Relief Required.</p> <p>A total of 11 storeys and 9 storeys are proposed.</p> <p>There is no anticipated shadow or privacy issues.</p> <p>All CG zone provisions shall comply with the exemption of height.</p> <p>Step-backs will be located on all sides of the proposed building to assist with the transition of abutting uses.</p> <p><i>HEIGHT" or "BUILDING HEIGHT", when used in reference to a building or structure, means the vertical distance between the horizontal plane through the average finished grade and a horizontal plane through: (i) (ii) (iii) (iv) (v) the highest point of the roof assembly in the case of a building with a</i></p>

Zone Regulations	Required CG Zone	Proposed CG-XX Zone	Compliance and/or Relief Requested with Justification
			<i>flat roof or deck roof, or in the case of an accessory structure; the average level of a one (1) slope roof, provided that a roof having a slope of less than twenty (20) degrees with the horizontal shall be considered a flat roof; the roof deck line, in the case of a mansard roof; the average level between eaves and ridges in the case of a roof type not mentioned in Subsections (a), (b) and (c) immediately preceding; where an exterior wall extends above the top of the roof of a building, the topmost part of such exterior wall.</i>
Accessible Spaces Section 3(23)(iv)d	Two parking spaces for the use of persons with disabilities and an additional two per cent of parking spaces for the use of persons with disabilities, where there are between 201 and 1,000 parking spaces must be parking spaces for the use of persons with	TBD	Shall Comply

Zone Regulations	Required CG Zone	Proposed CG-XX Zone	Compliance and/or Relief Requested with Justification
	disabilities in accordance with the ratio in subparagraphs b(i) and b(ii), rounding up to the nearest whole number.		
Minimum Parking Regulations Section 3(23)(b) - Residential	Apartment Building (144 x 1) 144	180 provided	Complies Additional parking of 36 spaces at the rate of 1.25 parking spaces per residential unit is proposed.
	-Hotel (optional) - 1.25 per unit = TBD	TBD	Shall comply. The parking rate is the same as the proposed apartment building of 1.25 parking spaces per unit.
Minimum Parking Regulations Section 3(23)(c) – Non Residential	- Retail Area (12,800 SF ÷ 269 SF) 47 - Restaurant (5,600 SF ÷ 161 SF) 35 Total Required = 82	82 provided	Complies
	- office space (35,000 SF ÷ 376 SF) 93	93	Complies

Zone Regulations	Required CG Zone	Proposed CG-XX Zone	Compliance and/or Relief Requested with Justification
			Additional parking is available on abutting lands.

Therefore, all CG zone provisions shall comply in order to permit the proposed development, with the following requested relief:

- increase the maximum main building height from 10 m to 36.58 m.

6.0 SUMMARY AND CONCLUSION

6.1 Context and Site Suitability Summary

6.1.1 Site Suitability

The Site is ideally suited for residential development for the following reasons:

- The land area is sufficient to accommodate the proposed development,
- The Site is flat, which is conducive to easy vehicular movement,
- The Site has access to full municipal water, storm and sewer systems,
- There are no anticipated traffic or parking concerns,
- There are no environmental concerns,
- Heritage will be respected, and
- There are no hazards.

6.1.2 Compatibility of Design

The Site is compatible with the surrounding area in terms of scale, massing, height and siting.

Step-backs will be located on all sides of the proposed building to assist in the transition of the building.

All CG zone provisions shall comply with the exemption of height.

The proposed building will be designed to ensure there are no shadow or privacy concerns.

The development is proposed to be an efficient use of the large Site, which is no longer needed as a high school.

6.1.3 Good Planning

The proposal represents good planning as it addresses the need for the Town to provide housing and commercial uses, which will contribute toward a complete community where people can live, work and play.

The proposed development will contribute toward infilling requirements while respecting the heritage context of the former high school.

Residential and commercial uses on the Site represent an efficient development pattern that optimizes the use of land in an existing built-up area that has residential uses surrounding the Site.

The adaptive reuse of the existing building for the proposed residential and commercial units will not put any additional stress on municipal infrastructure or the current Site.

6.1.4 Natural Environment Impacts

The proposal does not have any negative natural environmental impacts, as there are no natural heritage features on the Site.

6.1.5 Municipal Services Impacts

There will be no negative impacts on the municipal system as the residential development will not add to the capacity in a significant way.

6.1.6 Social, Cultural and/or Economic Conditions

The proposed development does not negatively affect the social environment as the Site is in close proximity to major transportation networks, transit, parks, places of worship and community amenities.

The proposed development does not cause any public health and safety concerns.

The proposal represents a cost-effective development pattern that minimizes land consumption and servicing costs.

There will be no urban sprawl as the proposed development is within the existing settlement area and is an ideal development opportunity.

The Applicant is committed to redeveloping the Site in a manner that respects the historical context and incorporates sustainable building features.

6.2 Conclusion

The proposed development on the Site is appropriate and the OPA and ZBA should be approved by the Town of Amherstburg.

This PJR has shown that the proposed development is consistent with the PPS, conforms with the intent and purpose of the COP, OP and ZBL, and represents good planning.

Planner's Certificate:

I hereby certify that this report was prepared by Tracey Pillon-Abbs, a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.


Tracey Pillon-Abbs, RPP
Principal Planner

