



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.*

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Author's Phone: 519 736-5408 ext. 2137	Date to Council: June 13, 2022
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To: Mayor and Members of Town Council

Subject: Zoning By-law Amendment- 247 Brock Street

1. **RECOMMENDATION:**

It is recommended that:

1. **By-law 2022-057** being a by-law to amend Zoning By-law No. 1999-52, to amend the zoning for the subject lands known as 247 Brock Street be taken as having been read three times and finally passed and the Mayor and Clerk **BE AUTHORIZED** to sign same.

EXECUTIVE SUMMARY:

N/A

2. **BACKGROUND:**

An application has been received from Jones Realty Inc. to amend both the Official Plan and Zoning by-law for lands known as 247 Brock St (refer to Figure 1). This Official Plan and Rezoning, will amend the existing official plan designation on this property from an "Institutional" to a "Medium Density Residential" designation, and will change the zoning from an "Institutional" zone to a new site-specific Residential Multiple Second Density (RM2-8) zone. This will allow an existing institutional building to be converted and used for 16 new residential condominium style dwelling units and will permit a new 4 storey 34-unit residential condominium style apartment building to be built. The applicant has indicated that the development will proceed in 2 phases. The first phase will include the conversion of the existing institutional building. Phase 2 will include the construction of the new 4 storey 34-unit building.

3. DISCUSSION:

At its meeting of May 24th, 2022 Council adopted Official Plan Amendment (OPA) Number 14 to provide for the development of the lands described in section 2 above. At the time the OPA was adopted the final details of the corresponding implementing zoning by-law amendment (ZBA) had not been finalized. Since that time administration, in consultation with the applicant's consultant has completed the ZBA for the subject lands. The contents of the amending by-law take into account all of the required regulations to allow the lands to be developed in accordance with the proposed site plan (refer to figure 2).

4. RISK ANALYSIS:

The recommendation presents little to no risk to the municipality.

5. FINANCIAL MATTERS:

All other costs associated with the application and planning processes are the responsibility of the developer.

6. CONSULTATIONS:

The Zoning By-law Amendment has been reviewed with the applicant.

7. CONCLUSION:

It is the opinion of administration that the zoning by-law amendment allows for the appropriate development of the subject lands, conforms with the policies of the Official Plan, and is in accordance with the attached site plan. Therefore, it is recommended that Council adopt Zoning By-law Amendment Number 2022-057.



Melissa Osborne
Director, Development Services

JM

Report Approval Details

Document Title:	Zoning By-law Amendment- 247 Brock.docx
Attachments:	- 2022 06 13- Zoning By-law Amendment at 247 Brock Street- ATTACHMENTS.pdf
Final Approval Date:	Jun 7, 2022

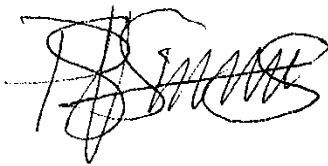
This report and all of its attachments were approved and signed as outlined below:



Melissa Osborne



Tracy Prince



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Valerie Critchley