



**TOWN OF AMHERSTBURG
SPECIAL COUNCIL MEETING – PLANNING
Thursday, July 31, 2014
6:00 PM**

Council Chambers, 271 Sandwich Street South, Amherstburg

MINUTES

PRESENT

Mayor Wayne Hurst
Deputy Mayor Ron Sutherland
Councillor Carolyn Davies
Councillor Bart DiPasquale
Councillor Robert (Bob) Pillon
Councillor Diane Pouget
Councillor John Sutton

Mike Phipps, Chief Administrative Officer
Paula Parker, Clerk

CALL TO ORDER

The Mayor called the meeting to order at 6:04 p.m.

DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest noted.

PRESENTATION BY ADMINISTRATION/PLANNING CONSULTANT

3.1 **Zoning By-law Amendment and Draft Plan of Condominium for 238 Dalhousie Street, Amherstburg**

The Manager of Planning Services gave an overview of the Zoning By-law Amendment before Council.

PRESENTATION BY THE APPLICANT

Jeff Baker, Legal Representative for the Applicant and Alex Toth were pleased to present the new and exciting development for the Town of Amherstburg and further stated that the development will maintain the legacy of the Town of Amherstburg.

PUBLIC INPUT

The Mayor invited members of the audience to speak regarding the application. The following residents were heard:

- Phil Kasurak
- Gord Freeman

RESPONSE FROM THE APPLICANT

Mr. Toth stated that the developers accept progressive forum and do not dismiss any constructive comments or criticism in regards to development.

COUNCIL DISCUSSION

Councillor Pouget congratulated the developer on the design of The Echo Riverside Condominiums and further stated that it was reassuring that they are willing to work with the residents of the Town of Amherstburg.

Councillor Pouget expressed concern regarding sufficient parking around the newly developed area. The Manager of Planning Services responded that a proactive parking study was currently being conducted and the results will be presented to Council.

Councillor Pouget asked what steps are being taken to preserve the Navy Yard Parkette. Mr. Toth replied that there will be protective barriers and that there are no intentions of disturbing it.

Councillor Pouget asked if there were any expected encroachments on Town property. Mr. Toth replied that everything is in compliance and has been addressed in the report presented by The Manager of Planning Services.

Councillor Pillon commented on the great design and also inquired about the square footage of the common room. Mr. Toth replied that the common room size is 1200 square foot and can accommodate up to 60 people.

Councillor Davies congratulated the applicants on the brilliant design idea that will add to the tax base. Councillor Davies also wanted to ensure that the drip line be protected to ensure trees on public property are protected and do not get damaged.

Councillor Davies stated she liked the design but would like to go further in the collective memory of the old building to make it Amherstburg specific in regards to architectural value.

Councillor Davies inquired as to whether the internal doors to each unit will be wheelchair accessible. Mr. Toth stated that all accessibility issues have been fully assessed, in addition to a double elevator.

Councillor Davies inquired about the possibility of external bistro sitting areas. Mr. Toth replied that the building is set back from the property line so the availability for outdoor sitting areas is possible, depending on occupancy of the business.

Councillor Davies asked the Manager of Planning Services whether a by-law adjustment would be required for an outdoor sitting area. The Manager of Planning Services stated that a form of agreement may be needed in regards to park land use for outdoor sitting areas.

Councillor Sutton stated he sees this project as an anchor project for the community in the downtown core. Councillor Sutton commented on the project's ability to increase the tax base and make downtown more pedestrian friendly.

ACTION BY COUNCIL

Deputy Mayor Sutherland moved, Councillor Davies seconded:

It is recommended that:

- 1. The report from the Manager of Planning Services dated July 13, 2014 regarding a proposed Zoning By-law Amendment and Draft Plan of Condominium for 238 Dalhousie Street, Amherstburg be received; and,**
- 2. Pending Council consideration of written and oral comments received at this public meeting, Zoning By-law 2014-79 be considered at the August 11, 2014 Regular Council meeting; and,**
- 3. Administration be directed to advise the approval authority, the County of Essex, that Council supports draft plan approval for 238 Dalhousie Street, File #37-CD-14001, subject to conditions that may be imposed by the municipality.**

The Mayor put the Motion.

Motion Carried

PRESENTATION BY ADMINISTRATION/PLANNING CONSULTANT

- 9.1 **Minor Modification to the draft Demolition Agreement, Temporary Use By-law, 5775 Concession 5 N, Amherstburg**

PRESENTATION BY THE APPLICANT

There were no presentations brought forward by the applicant.

PUBLIC INPUT

There was no input from the public.

RESPONSE FROM THE APPLICANT

None.

COUNCIL DISCUSSION

None.

ACTION BY COUNCIL

Councillor Sutton moved, Councillor Davies seconded:

It is recommended that:

- 1. The report from the Manager of Planning Services dated July 28, 2014 regarding the minor modification to the draft Demolition Agreement associated with the Temporary Use By-law for 5775 Concession 5N, be received; and,**
- 2. Council approve the minor modification proposed for the draft Demolition Agreement and direct administration to have the Agreement registered against the title of the property.**

The Mayor put the Motion.

Motion Carried Unanimously

ADJOURNMENT

Councillor Sutton moved, Deputy Mayor Sutherland seconded:

That Council rise and adjourn at 7:08 p.m.

The Mayor put the Motion.

Motion Carried

MAYOR – WAYNE HURST

CLERK – PAULA PARKER