



## TOWN OF AMHERSTBURG SPECIAL COUNCIL MEETING

### AGENDA

View Livestream at the time of the proceedings at  
<https://www.amherstburg.ca/livestream>

Wednesday, March 9, 2022

6:00 PM

For information pertaining to this agenda or to arrange for any additional accessibility needs please contact the Clerk's Division at [clerk@amherstburg.ca](mailto:clerk@amherstburg.ca).

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Pages

1. CALL TO ORDER
2. ROLL CALL
3. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

#### 4. LAND ACKNOWLEDGEMENT

We will begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations (comprising the Ojibway, the Odawa, and the Potawatomie Peoples), and of the Huron-Wendat and Wyandot Peoples. We recognize the land as an expression of gratitude to those whose traditional territory we reside on, and a way of honouring the Indigenous people who have been living and thriving on the land since time immemorial. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island.

#### 5. PRESENTATION

3

##### 5.1. Riverview Apartments - Robert Piroli, Owner/President - Piroli Group

That the presentation **BE RECEIVED.**

#### 6. ADJOURNMENT

That Council rise and adjourn at     p.m.

# RIVERVIEW APARTMENTS AMHERSTBURG

FOR PIROLI CONSTRUCTION (1 603941 ONTARIO LTD.)



# RIVERVIEW APARTMENTS AMHERSTBURG

## 1.0 INTRODUCTION & WELCOME

- IN THIS PRESENTATION:
  - DESCRIPTION OF PROPOSAL
  - ANALYSIS REGARDING PLANNING APPROVALS
  - CONCLUSION REGARDING PLANNING MERITS
  - QUESTIONS
- OTHER SIMILAR PROJECTS
  - LEAMINGTON
  - WINDSOR
  - CHATHAM

# RIVERVIEW APARTMENTS AMHERSTBURG

Seacliff Heights 1 and 2

40 and 50 Seacliff Drive East, Leamington



Opened June 1<sup>st</sup>, 2016, and November 1<sup>st</sup>, 2018, respectively.

[seacliffheights.ca](http://seacliffheights.ca)

# RIVERVIEW APARTMENTS AMHERSTBURG

West Bridge Place

850 Wyandotte Street West, Windsor



**WB** West Bridge Place



Opened August 1<sup>st</sup>, 2020

[wbplace.ca](http://wbplace.ca)

# RIVERVIEW APARTMENTS AMHERSTBURG

Park Place Apartments 1  
Park Place 2 (Currently in Construction)  
550 Park Ave West, Chatham



Opened October 1<sup>st</sup>, 2021

[parkplacechatham.com](http://parkplacechatham.com)

# RIVERVIEW APARTMENTS AMHERSTBURG

## 2.0 SITE CHARACTERISTICS & PROPOSED DEVELOPMENT

### 2.1 SITE

- SITE IS 6.4 HECTARE FLAG-SHAPED PARCEL AT THE NORTHEAST CORNER OF INTERSECTION OF BRUNNER AVENUE AND SANDWICH STREET NORTH, ACQUIRED BY PIROLI IN 2021



# RIVERVIEW APARTMENTS AMHERSTBURG



# RIVERVIEW APARTMENTS AMHERSTBURG

## 2.2 PROPOSED DEVELOPMENT

- **TWO, SIX-STOREY APARTMENT BUILDINGS, 115 UNITS EACH ON 2.5 HA (6 AC.) PORTION FRONTING ON SANDWICH STREET NORTH**
- **THIS AREA IS DESIGNATED GENERAL COMMERCIAL IN THE OFFICIAL PLAN WHICH PERMITS STAND-ALONE APARTMENT TOWERS UP TO EIGHT STOREYS IN THE SANDWICH STREET CORRIDOR**
- **ZONED GC-5 (GENERAL COMMERCIAL EXCEPTION AREA 5) WHICH DOES NOT LIST RESIDENTIAL AS A PERMITTED USE. THUS A REZONING IS NECESSARY PIROLI IS PROCEEDING WITH THE APARTMENT BUILDINGS AS PHASES 1 & 2 IN ITS PRESENT APPLICATION TO THE TOWN**
- **PRESENT APPLICATIONS ARE AS FOLLOWS:**
  - **PHASE 1 – ZONING AND SITE PLAN APPROVAL FOR APARTMENT BUILDING AT THE CORNER OF BRUNNER AND SANDWICH STREET NORTH**
  - **PHASE 2 – ZONING FOR APARTMENT BUILDING NORTH OF PHASE 1 (SITE PLAN APPLICATION TO COME LATER)**

# RIVERVIEW APARTMENTS AMHERSTBURG

## OPTION 3



# RIVERVIEW APARTMENTS AMHERSTBURG

## OPTION 4



# RIVERVIEW APARTMENTS AMHERSTBURG

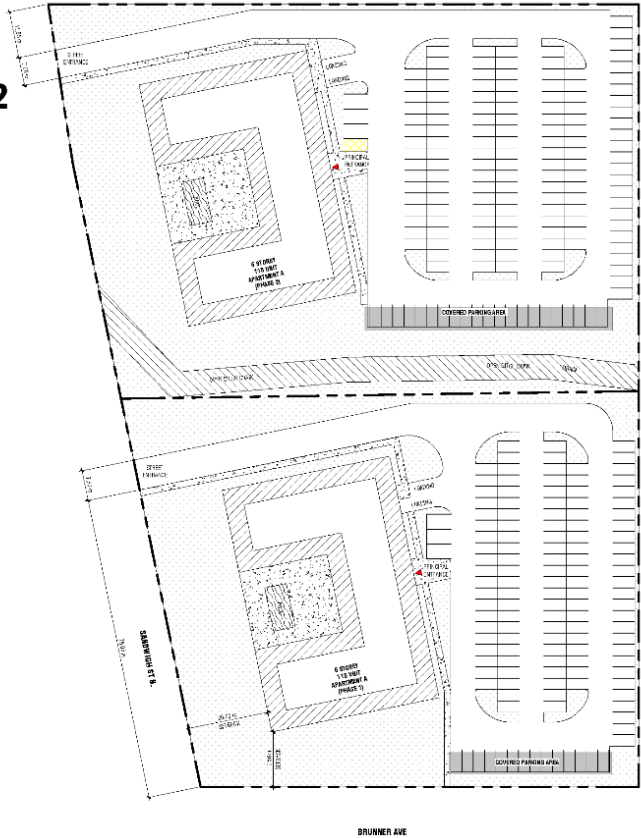


102 - 27 Prince Street, Leamington, Ontario N8H 2K9  
705 - 555 Provincial Road, Windsor, Ontario N9W 3M1

**21-108 RIVERVIEW APARTMENTS - PHASE 1 & 2**  
**AMHERSTBURG, ONTARIO**

RESIDENTIAL SITE PLAN

SANDWICH ST. N & BRUNNER AVE DEVELOPMENT  
AMHERSTBURG, ON



PHASE 2

PHASE 1

**SANDWICH ST N & BRUNNER AVE - PHASE 1 & 2**  
SCALE: 1" = 40'-0"



## 3.0 PLANNING ANALYSIS

### 3.1 PLANNING HISTORY

- 2004 APPLICATION FOR SUBSTANTIAL COMMERCIAL REDEVELOPMENT
- APPEALED TO ONTARIO MUNICIPAL BOARD
- THREE PARTY SETTLEMENT IN 2006 – TOWN, DEVELOPER & HONEYWELL RESULTING IN OPA 6 TO THE FORMER OP AND REZONING WHICH HAS BEEN CARRIED FORWARD IN PRESENT OFFICIAL PLAN
- TOWN PLANNER EVIDENCE THAT FULL MUNICIPAL SERVICES WERE AVAILABLE AND THERE WERE NO ENVIRONMENTAL OR HERITAGE ISSUES ACCEPTED BY OMB

# RIVERVIEW APARTMENTS AMHERSTBURG

## 3.2 PROVINCIAL POLICY STATEMENT AND COUNTY OFFICIAL PLAN

- DEVELOPMENT OCCURING IN PRIMARY SETTLEMENT AREA
- IMPLEMENTING IMPORTANT POLICIES REGARDING HOUSING INTENSIFICATION AND BROWNFIELD REDEVELOPMENT

## 3.3 AMHERSTBURG OFFICIAL PLAN

- APPROVED IN 2010
- INCORPORATED PREVIOUS OPA 6 (NOW SPA 10)
- GENERAL COMMERCIAL PERMITS UP TO EIGHT-STOREY APT.BUILDINGS
- OPA 1 – DEALS WITH HONEYWELL LANDS
  - BASICALLY BASED ON AGREEMENT WITH MINISTRY OF THE ENVIRONMENT NO DEVELOPMENT UNTIL ALL BUILDINGS REMOVED (2018) AND SITE REMEDIATED.



## 3.4 AMHERSTBURG ZONING BY-LAW

- NEED TO AMEND SITE-SPECIFIC ZONE SO AS TO PERMIT RESIDENTIAL USE
- REGULATIONS FOR RESIDENTIAL USE SHOULD REFLECT SETBACKS SHOWN ON SITE PLAN

# RIVERVIEW APARTMENTS AMHERSTBURG

## 4.0 SUPPORTING STUDIES / DOCUMENTS

- **PLANNING JUSTIFICATION REPORT**
- **TRAFFIC IMPACT STUDY**
- **FUNCTIONAL ENGINEERING REPORT**
- **ARCHAEOLOGICAL ASSESSMENT**
- **SPECIES-AT-RISK INFORMATION**
- **PHASE 2 ENVIRONMENTAL ASSESSMENT**
- **MARKET STUDY**
- **ACOUSTICS STUDY**
- **PETITION FROM NEIGHBOURING RESIDENTS SUPPORTING PROJECT (11 SIGNATURES) FOLLOWING NOVEMBER 16, 2021 PRESENTATION OF PROJECT BY PIROLI**

# RIVERVIEW APARTMENTS AMHERSTBURG

## 5.0 CONCLUSION

- IT IS AN EFFICIENT USE OF LAND WITH LITTLE TO NO INFRASTRUCTURE IMPROVEMENTS REQUIRED
- IT WILL ADD SUBSTANTIAL ASSESSMENT TO THE MUNICIPAL TAX BASE
- IT WILL IMPLEMENT IMPORTANT POLICIES REGARDING INTENSIFICATION AND REDEVELOPMENT ON A BROWNFIELD SITE
- IT WILL ASSIST THE TOWN IN PROVISION FOR A HOUSING OPTION FOR WHICH THERE IS A DEMONSTRATED PROJECTED MARKET
- PLANNING CONTROLS PRESENTLY IN PLACE ON NEIGHBOURING FORMER INDUSTRIAL LANDS IN NEED OF REMEDIATION WILL REDUCE, MITIGATE OR ELIMINATE A POTENTIAL LAND USE COMPATIBILITY ISSUE BETWEEN A FUTURE INDUSTRIAL LAND USE AND SENSITIVE LAND USE (RIVERVIEW APARTMENTS)

## 5.0 CONCLUSION (CONTINUED)

- ORIGINAL TOWN GOALS ACHIEVED IN 2006 SETTLEMENT ARE MAINTAINED:
  - NO IMPACT ON PLANNED FUNCTION OF COMMERCIAL CORE
  - NO ADVERSE IMPACT ON NEIGHBOURING RESIDENTIAL USE
  - THE DEVELOPMENT WILL IMPLEMENT THE “NORTHERN GATEWAY” POLICY ROLE
- THE PROJECT COULD ACT AS A TRIGGER FOR REDEVELOPMENT OF THE HONEYWELL LANDS

# RIVERVIEW APARTMENTS AMHERSTBURG

## 6.0 STATUTORY PUBLIC MEETING

- IT IS NOTED THAT THIS MARCH 9, 2022 MEETING IS FOR INFORMATION PURPOSES ONLY, AND FURTHER, THE PUBLIC IS INVITED TO SUBMIT COMMENTS TO THE MUNICIPAL CLERK PRIOR TO THE MARCH 28, 2022 STATUTORY PUBLIC MEETING

### **STATUTORY PUBLIC MEETING:**

**TAKE NOTICE** that the Council of the Corporation of the Town of Amherstburg will hold a public meeting, by electronic means, on **Monday, March 28, 2022 commencing at 4:00 p.m.** in the Town of Amherstburg Council Chambers, 271 Sandwich Street South, Amherstburg, Ontario. The purpose of this meeting is to consider a proposed amendment to the Town of Amherstburg Zoning By-law 1999-52, under Section 34 of the Planning Act.

**ANY PERSON** who wishes to attend and address Council by electronic means, must register with the Clerk's Office no later than 4:00 pm on Thursday, March 24, 2022. To register for electronic participation please email the Deputy Clerk at [tfowkes@amherstburg.ca](mailto:tfowkes@amherstburg.ca) . Once you register, you will be given information on how to make your submission at the electronic meeting by electronic participation. To participate, you will need access to a computer or tablet with internet service or a telephone.

**ANY PERSON** who wishes watch the meeting proceedings only, please visit <http://video.islive.ca/amherstburg/live.html>

## 7.0 QUESTIONS