

February 9, 2022

City of Sarnia
Planning Department
255 Christina Street North
Sarnia, ON
N0M 2N0

Attention: Eric Hyatt, Manager of Planning

Our File #: 21-1000

Reference: 2858053 Ontario Inc.
**Proposed Conversion and Adaptive Re-Use of the Former
Sarnia Collegiate Institute and Technical School
Official Plan & Zoning By-law Amendment Applications
275 Wellington Street, Sarnia Ontario**

Monteith Brown Planning Consultants (“MBPC”), on behalf of our client, 2858053 Ontario Inc. (c/o Rakesh Gupta) is pleased to submit applications for site-specific amendments to the City of Sarnia Official Plan and Zoning By-law No. 85 of 2002 to permit the conversion and adaptive re-use of the historic Sarnia Collegiate Institute and Technical School (‘SCITS’) at 275 Wellington Street in the City of Sarnia (“the subject lands”) as a private high school, student residence, and daycare, with opportunities for limited small-scale commercial development and stand-alone residential uses. The proposed mix of uses will be accommodated within the existing building, and no new buildings are proposed to be constructed at this time. The subject lands are under our client’s ownership. **Planning application fees will be submitted directly to the City by our client.**

The subject lands are located within Mitton Village, a predominately lower-rise residential neighbourhood east of downtown Sarnia although there are also numerous examples of higher-rise buildings dispersed throughout the community. With an area of approximately 3.82 Ha (9.44 acres), the subject lands form a prominent feature within the neighbourhood and the Wellington Road streetscape. The property directly abuts and has considerable frontage on all four surrounding streets (Wellington, Talfourd, Crawford, and Stuart). The school building is currently vacant, as SCITS closed in 2019.

The purpose of these applications is to establish a policy framework permitting residential re-development on the property through the proposed Official Plan Amendment, and to specifically permit the conversion of the existing school building for the above-mentioned uses through the proposed Zoning By-law Amendment. The proposed private high school will offer high-quality education to the local community and international students who wish to study in Canada, with residence rooms provided for international students attending the school and Lambton College. A portion of the first floor of the historic three-storey building is proposed to be redeveloped to accommodate the daycare use and a small office/commercial area, to open the building up to the community. The proposed planning approvals will permit the adaptive re-use and revitalization of the SCITS building, while preserving and protecting the heritage attributes that make the property a landmark within the Mitton Village neighbourhood and Sarnia as a whole. No new buildings, structures, or additions are proposed as part of the proposed development, and the existing three-storey building will be preserved in its entirety.

Our client has corresponded and met with City staff several times to discuss the development proposal for the site, as the proposal has continued to evolve since the initial Request for Pre-Application Consultation was submitted to the City on March 31, 2021. In a Pre-Application Report dated April 26, 2021, staff identified that an Official Plan Amendment application would be required to re-designate the subject lands from 'Institutional' to 'Apartment Residential' to permit residential development on-site. Staff also identified that a Zoning By-law Amendment would also be required, although they did not offer a recommendation as to what specific zoning should be applied for. A virtual meeting was held on November 29, 2021 with City staff to discuss the proposed shift to accommodate a private high school with student housing for international high school and Lambton College students in the existing building, at which time staff advised that additional consultation with the Building Department would be required to ensure that the renovation proposals conform to the Building Code and servicing requirements are met. Our client's architect (Bayview Design) and engineer (BM Ross) have discussed the proposal with the City of Sarnia Building Department, and a Servicing Brief is enclosed with this application.

Our client recognizes the importance of the SCITS building and property to the surrounding community and the City of Sarnia as a whole, and has made a considerable effort to engage with neighbours in one-on-one conversations about the site and the proposed development since purchasing the property, with a particular emphasis on making sure the site does not become a magnet for undesirable activity while the building sits vacant. Our client also hosted a privately-initiated community meeting in November 2021, prior to filing any planning applications for the property, so all neighbours (as well as key members of City staff, elected officials, and members of the Mitton Village Community Development Advisory Committee) could learn about the development proposal. A detailed summary of our client's consultation efforts are included in the attached Planning Justification Report, and the presentation and meeting minutes are enclosed in Appendix 4.

For your review and consideration, please find enclosed the following:

- One (1) copy of an Official Plan Amendment application form;
- One (1) copy of an Official Plan Amendment sketch;
- One (1) copy of a Zoning By-law Amendment application form;
- One (1) copy of a Zoning By-law Amendment sketch;
- One (1) copy of an Authorization of Agent form;
- One (1) copy of a Planning Justification Report (MBPC, 2022);
- One (1) copy of a Cultural Heritage Evaluation Report (MHBC, 2019);
- One (1) copy of a Traffic Generation & Peak Parking Demand Study (RC Spencer & Associates, 2021); and
- One (1) copy of a Site Servicing Review (BM Ross and Associates, 2022).

Planning application fees for a combined Official Plan and Zoning By-law Amendment in the amount of \$5,450.00 will be submitted directly to the City by our client under separate cover.

We trust that the enclosed information is satisfactory to address the submission requirements and look forward to working with staff to advance the applications. If you have any questions regarding this matter or require any additional information, please do not hesitate to contact me.

Respectfully Submitted,

MONTEITH BROWN PLANNING CONSULTANTS



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