

OPEN HOUSE REPORT

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

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

March 25, 2025

Prepared by:



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Open House Report

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 (see attached notice).

In addition to the applicant representatives and Town Staff, 81 residents attended the open house (see attached sign-in sheet).

Email (see attached emails), phone calls and comment sheets (see attached comments) were also received.

The following is a summary of the comments and questions received, along with the responses provided (see attached copy display items).

Topic Item	Comments and Questions	Response
Timing	When will this be constructed?	TBD
Design	Overall, the design is great. Looks like a good project for the Town. Excited to see the 'flex' space as a civic theatre. Amherstburg is rich in culture and artistic talent. Building looks nice. It does not contribute to an 'old town' look. Love the design. Parking, historical preservation, mixed use space all seem to be well considered.	Noted.

Topic Item	Comments and Questions	Response
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> <p>Attempting to shroud it with a reflective, glassed-in portico will only obscure its visibility.</p>	<p>The final design of the proposed building will keep as much of the original school as possible.</p>
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>The TIS has been completed and has evaluated sight-lines.</p>

Topic Item	Comments and Questions	Response
	<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>There are no concerns regarding access.</p>
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.	<p>Noise can be controlled during construction.</p> <p>The Town also has a noise by-law.</p>
Height	<p>This will cast shadows.</p> <p>Height is too tall.</p> <p>There will be a loss of sunlight.</p> <p>Do not compromise on the height.</p> <p>5-6 storeys max.</p> <p>Inappropriate and does not compliment the Town.</p>	<p>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.</p> <p>The final design of the proposed building will include architectural features that will assist in the transition.</p>
Park	<p>Want the park to stay.</p> <p>The ball diamonds are heritage features.</p> <p>Will the ball diamonds be re-located?</p> <p>There is 1 large tree in the park which is historical.</p> <p>What are the impacts?</p>	<p>The park is not part of the Site.</p> <p>There are no negative impacts.</p>
Tenure and Affordability	<p>Will the units be rentals?</p> <p>Will they be affordable?</p> <p>What if there are vacancies?</p>	<p>The tenure will be both rental and individually owned.</p> <p>Affordability is being addressed by providing smaller 1-2 bedroom units.</p>

Topic Item	Comments and Questions	Response
		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. Tall fences are preferred.	The final design of the Site will be reviewed as part of SPC approval. 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.	A FSR has been completed. No concerns were raised.

Topic Item	Comments and Questions	Response
	<p>Ensure that the historically weak sewage and water system on Laird can handle the increased demand</p> <p>Ensure that Sandwich can handle the increased load (especially as an emergency egress passage in case of nuclear accident).</p>	<p>The final design of the Site will be subject to SPC review.</p>