

Notice

NOTICE OF PUBLIC OPEN HOUSE

PROPOSED MIXED USE DEVELOPMENT
130 Sandwich Street South, Amherstburg, Ontario

The purpose of the informal applicant-led public open house is to obtain feedback from area residents and property owners regarding the proposed development, on the lands shown in the area outlined in **blue** on the key map below.

DATE: Thursday, March 20, 2025

TIME: 5:00 pm to 7:00 pm

LOCATION: Libro Centre, 3295 Meloche Rd, Amherstburg, ON

The Site is made up of 1 parcel of land, which currently has the former General Amherst High School building, which is now vacant.

The Applicant is proposing a redevelopment of the Site for residential, institutional and commercial uses.



A new stand-alone commercial building is proposed to be constructed and includes a gym and retail space. A new mixed use building is proposed to be constructed with commercial on the main floor and a total of 144 residential units above. The proposed building will be constructed in 2 blocks (Towers). Sandwich Street Tower will be 8 storeys with 79 residential units. Park Side Tower will be 11 storeys with 65 residential units. The Applicant would also like the option to develop a hotel where a portion of the residential units are proposed (floors 2-3 of the Sandwich St Tower). Parking on-site and underground for a total of 262 vehicles is proposed for the commercial and residential, with access from Sandwich Street South and Laird Ave South. A new Town Hall is proposed and currently under negotiations and review of feasibility and costs. While no final decision has been made by Council for purposes of transparency on the potential redevelopment, it includes elements for the area of a Town Hall and Civic Theatre. Parking for 93 vehicles is proposed for the municipal office in the park. The proposed development will also incorporate connections to future parkland and public space into the design (see the concept plan on the **back** of this notice).

The applicant's representatives will be in attendance at the open house to answer questions with respect to the proposed development. Town of Amherstburg Staff will also be in attendance as observers.

If you wish to attend the open house, obtain additional information, or submit comments to the applicant, please contact Tracey Pillon-Abbs, RPP, Principal Planner, Pillon Abbs Inc., 23669 Prince Albert Road, Chatham, ON, N7M 5J7, 226-340-1232, tracey@pillonabbs.ca.



Display Items







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VALENTE
DEVELOPMENT

SANDWICH STREET



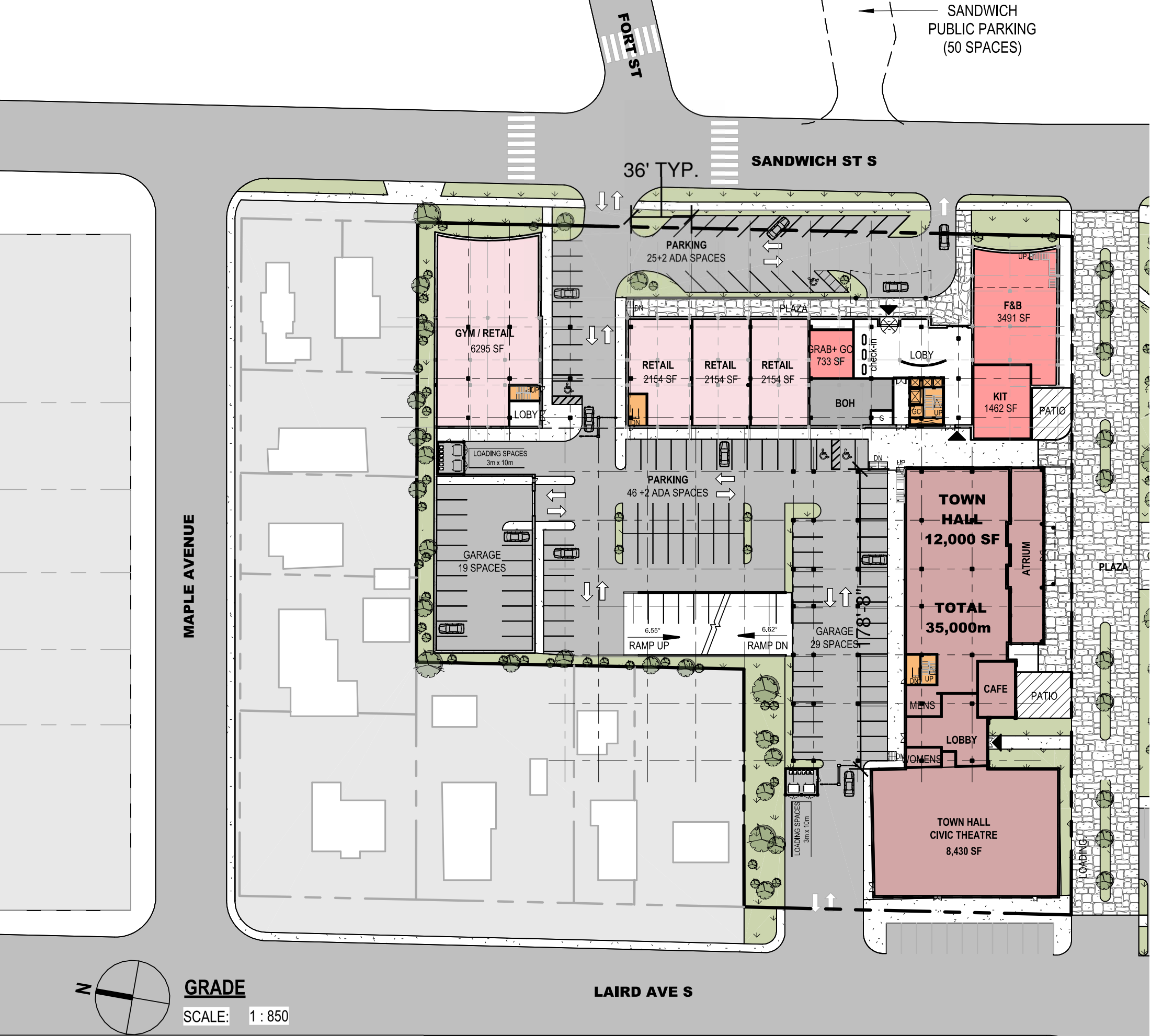
a architecttura
Architectural & Engineering Building Intelligence


VALENTE
DEVELOPMENT

SANDWICH STREET - PORTE COCHERE







FORT MALDEN NATIONAL HISTORIC SITE

Emails

From: [Tracey Pillon-Abbs](#)
To: [Bryan Atkins](#); [Michael Prue](#)
Cc: [Michael Prue](#); [dpouget@amherstburg.ca](#); [dinearthur@amherstburg.ca](#); [Chris Gibb](#); [councilmailgroup@amherstburg.ca](#)
Subject: RE: New development general amherst
Date: March 17, 2025 9:23:00 AM
Attachments: [Notice FINAL V2.pdf](#)

Good Morning Bryan

Please see attached the applicant-led notice of open house. The notice also has a concept plan.

I confirm notices were sent to abutting neighbours 120 m radius of the subject property on February 14, 2025.

Please let me know if you require anything further at this time.

Thanks,

Tracey Pillon-Abbs, RPP
Principal Planner

Pillon Abbs Inc.
23669 Prince Albert Road,
Chatham, ON N7M 5J7
226-340-1232
tracey@pillonabbs.ca
www.pillonabbs.ca

Out of office alert: I will be away from the office, working remotely from April 4/25 to April 18/25. I will be checking emails, however my responses may be delayed.

From: Bryan Atkins <atkinsbw@hotmail.com>
Sent: March 16, 2025 4:43 PM
To: Tracey Pillon-Abbs <tracey@pillonabbs.ca>; Michael Prue <mprue@amherstburg.ca>
Cc: Michael Prue <mprue@amherstburg.ca>; dpouget@amherstburg.ca; dinearthur@amherstburg.ca; cgibb@amherstburg.ca; councilmailgroup@amherstburg.ca
Subject: New development general amherst

Hello Tracey, Mr Mayor, Molly, Diane, Chris

I am writing to show my disapproval for this development (old high school, general amherst).
The sandwich street cannot handle the increased traffic that this will cause.

I would like more details where the parking will be located and it's entrances. Could I also have the original public notice to review as well. With the sort notice I will not be able to meet in person as my work requires two weeks notice for time off
Thank you

Sent from my Bell Samsung device over Canada's largest network.

From: [Tracey Pillon-Abbs](#)
To: [garry trupp](#)
Subject: RE: NOTICE OF PUBLIC OPEN HOUSE
Date: March 4, 2025 11:43:00 AM

Good Morning Gary

Thank you for your email.

I confirm that there will NOT be any coffee or donuts.

As noted in the notice of open house, all emails will be included in the submission package to the Town of Amherstburg Council and may be part of the public record.

Thanks,

Tracey Pillon-Abbs, RPP
Principal Planner

Pillon Abbs Inc.
23669 Prince Albert Road,
Chatham, ON N7M 5J7
226-340-1232
tracey@pillonabbs.ca
www.pillonabbs.ca

From: garry trupp <gwtrupp@hotmail.com>
Sent: March 4, 2025 11:39 AM
To: Tracey Pillon-Abbs <tracey@pillonabbs.ca>
Subject: NOTICE OF PUBLIC OPEN HOUSE

Hey Tracey, I received your letter regarding the open house on March 20th.
I will attend, and was wondering if there will be coffee and donuts, preferably chocolate dip, and chocolate glaze?

Garry Trupp 117 Fort St. Amherstburg.

From: [Tracey Pillon-Abbs](#)
To: [fortmalden \(PC\)](#)
Subject: RE: Notice of Public Open House - this Thursday
Date: March 17, 2025 9:29:00 AM
Attachments: [Notice FINAL V2.pdf](#)

Good Morning Alex

I confirm the open house is scheduled for this Thursday. You are welcome to attend.

Please see attached the applicant-led notice of open house, which was mailed to abutting property owners 120 m radius of the subject property on February 14, 2025.

I do see that the notice was sent to:

PARKS CANADA
111 WATER STREET EAST
CORNWALL ON N6H6S3

The notice also has a concept plan.

Please let me know if you require anything further at this time.

Thanks,

Tracey Pillon-Abbs, RPP
Principal Planner

Pillon Abbs Inc.
23669 Prince Albert Road,
Chatham, ON N7M 5J7
226-340-1232
tracey@pillonabbs.ca
www.pillonabbs.ca

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From: fortmalden (PC) <~~fortmalden@pc.gc.ca~~>
Sent: March 17, 2025 8:48 AM
To: Tracey Pillon-Abbs <tracey@pillonabbs.ca>
Subject: Notice of Public Open House - this Thursday

Good Morning Tracey,

We learned that there was a letter sent out to neighbours surrounding the General Amherstburg High School development in Amherstburg, inviting them to attend a public open house this Thursday. Fort Malden National Historic Site is directly across the road and would very possibly be impacted in some way, yet we did not receive this letter.

Can you please confirm that there is indeed an open house this Thursday and if we are welcome to attend?

Thank you kindly.

Alex

Alex Dale

Interpretation Officer, Fort Malden National Historic Site

Parks Canada, Government of Canada

~~alexander.dale@pc.gc.ca | Tel: 519-736-5416 | Mobile: 226-245-9752~~

Agent d'Interprétation, Lieu Historique National du Fort-Malden

Parcs Canada, Gouvernement du Canada

~~alexander.dale@pc.gc.ca | Tel: 519-736-5416 | Mobile: 226-245-9752~~

From: [Tracey Pillon-Abbs](#)
To: ~~"mailto@river-towntimes.com"~~; [Pillon Abbs Inc.](#)
Subject: RE: A message from your Pillon Abbs Inc. contact form
Date: March 17, 2025 9:26:00 AM
Attachments: [Notice FINAL V2.pdf](#)

Good Morning Ron

I confirm the open house is scheduled for this Thursday.

Please see attached the applicant-led notice of open house, which was mailed to abutting property owners 120 m radius of the subject property on February 14, 2025.

The notice also has a concept plan.

Please let me know if you require anything further at this time.

Thanks,

Tracey Pillon-Abbs, RPP
Principal Planner

Pillon Abbs Inc.
23669 Prince Albert Road,
Chatham, ON N7M 5J7
226-340-1232
tracey@pillonabbs.ca
www.pillonabbs.ca

From: Pillon Abbs Inc. <notice@godaddy.com>
Sent: March 16, 2025 5:46 PM
To: Pillon Abbs Inc. <tpillonabbs@gmail.com>
Subject: A message from your Pillon Abbs Inc. contact form

Pillon Abbs Inc. has received a new message.

Name
Ron Giofu

Email

~~mail@rivertowntimes.com~~

Message

Is there a public open house this Thursday evening at the Libro Centre regarding the proposed development of the former General Amherst High School site?

I am seeing posts on social media with your firm's name in it that says eight and 11 storey towers are proposed.

Can you confirm if this is the case?

Thanks,

Ron Giofu

Device

mobile

Language

en-CA

Submitted from

Contact

From: [Wanda King](#)
To: [Tracey Pillon-Abbs](#)
Subject: Re: Proposed Mixed Use development at 130 Sandwich St S Amherstburg, On
Date: March 10, 2025 10:46:26 AM

Good morning Tracey.. Thank you for your response. I do know this is all in the planning stages and appreciate the opportunities to comment and voice concerns as it will have a great impact on my property.
Have a terrific day
Wanda King

On Mon, Mar 10, 2025 at 10:41 AM Tracey Pillon-Abbs <tracey@pillonabbs.ca> wrote:
Good Morning Wanda

I confirm receipt of your email.

Your questions and comments will be reviewed with the development team.

At this time, the site plan is conceptual. The application is for an amendment to the Town's official plan and zoning bylaw. The detailed design of the site will be part of a future site plan control application.

As noted in the open house notice, all emails will be included in the submission package to the Town of Amherstburg Council and may be part of the public record.

Thanks,

Tracey Pillon-Abbs, RPP
Principal Planner

Pillon Abbs Inc.
23669 Prince Albert Road,
Chatham, ON N7M 5J7
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-----Original Message-----

From: Wanda King <~~wandavkeith@gmail.com~~>
Sent: March 9, 2025 1:45 PM
To: Tracey Pillon-Abbs <tracey@pillonabbs.ca>
Subject: Proposed Mixed Use development at [130 Sandwich St S Amherstburg, On](#)

Dear Ms Pillon:

I am contacting you in regards to the Valente Property Development as I live at [123 Laird Av S](#) which is directly beside the building. I am aware that I will be impacted on the South and West sides. In viewing the original proposal at the first open house, I knew that there would be a laneway along side of me, as well as a parking lot at the rear of my property. The Architect assured me that there would be a type of sound barrier going the length and across the back. In the proposal it showed the building to go up several stories to accommodate condominiums. My impression of the original drawings were that having the higher areas back away from the rear of my property the idea of having the Amherstburg Town Hall, Civic Centre was positive. Unfortunately with this new development it will greatly impact the home that I have invested much time and money. I will totally lose my privacy in my backyard and will endure the traffic on both the rear and sides as well as my property value.

The new proposed drawing that you mailed does have some changes that causes concern.

1) Unaware of a Underground Parking Garage

- Looks like ramps are directly behind the back of my property
- What is the distance from my lot line to accommodate these ramps
- I have several trees outlining my property, concerned of root system damage with them digging down for the underground garage
- Have an issue with the noise traffic involved with the laneway on the side as well as vehicles going up and down into an underground garage
accommodating as many units as proposed
- There is chain link fencing as well as my wood fence surrounding my yard, will that be removed?
- There is a marked area on your drawing coming over onto the rear of my and my neighbours yard.. unsure of what that is indicating?

2) Height of two buildings

- In this proposal it states the one building on the Sandwich Street side be eight storeys and the Park Side be eleven storeys which will severely impact my backyard
privacy but also the sunlight affecting my plants and wildlife.
- There will also be many balconies and a roof top patios overlooking my yard as well
- In Amherstburg, the highest building is eight storeys
- I would ask that the Sandwich St Tower have a maximum of six storeys and the Park side have a max of eight storeys
- Having such tall buildings in a residential neighbourhood, across from the Heritage Fort Malden would impact the area both aesthetically and amount of traffic to
accommodate that amount of people living in the condos as well as parking for 262 vehicles.

I have conferred with Peter Valente and have been aware of the proposal from the start, which I am not opposed to, but given the impact it will have on my home I do have some concerns and reservations about this updated proposal.

I look forward to your response and can be contacted by email or my phone number is 226-975-3348 where you can leave a message as I don't answer any unfamiliar calls and I will call you in return.

Thanking you in advance

Wanda King

From: [Dan Soleski](#)
To: [Tracey Pillon-Abbs](#); [Wanda King](#)
Cc: [\[REDACTED\]](#)
Subject: Re: Proposed Mixed Use development at 130 Sandwich St S Amherstburg, On
Date: March 13, 2025 11:11:55 AM
Attachments: [Outlook-gdvar3ml.png](#)
[Outlook-LinkedIn](#)
[Outlook-Instagram](#)
[Outlook-Twitter](#)
[Outlook-Facebook](#)

Hi Wanda, i am just back from some vaca.

Wanted to acknowledge receipt of your comments.

I have responded below as comparative to prior version presented in first town hall.

-Originally east green buffer was 0' wide, now 30' wide. So substantially better.

There will be a solid 6' fence with trees and greenery as additional layering of privacy.

-The ramps where existent on original plan and much closer to your home and property than currently proposed.

There was always hidden parking of 1 partial floor of underground and on 2 nd level under tower to minimize impact of parking at grade.

-The tower is 100' away from your home approximately and that has not changed at 11 storeys proposed.

We have studied shadows and based on results there is very minor impact on you property. The current condition of the school walls actually create arguably more impact than proposed.

We could look at lower but denser trees along east side to keep as much sun on your property as possible.

New trees would provide more shade than building.

-As for height proposed, this is a maximum height at southern end and we are currently exploring moving building eastward slightly as much as possible.

So compared to prior, this will also be improved.

-I'm not sure what you mean by encroaching grey area on neighbour, as there is a continuous fence and green buffer for all residential adjacencies.

Overall we listened to your original comments and made many improvements in relation to impacts on your property.

I can talk thru each of your points on a call as needed. My cell number is below.

Thank You.

Daniel Soleski m.arch
Design Principal



180 Eugenie St. West
Windsor, Ontario, Canada N8X 2X6

[519-255-1360](tel:519-255-1360)

[519-848-8874](tel:519-848-8874)

Dsoleski@architectura.com



From: Tracey Pillon-Abbs <tracey@pillonabbs.ca>

Sent: Monday, March 10, 2025 10:40 AM

To: Wanda King <wanda@smith@gmail.com>

Cc: Dan Soleski <dsoleski@architectura.com>; pvalente@valentecorp.com <pvalente@valentecorp.com>

Subject: RE: Proposed Mixed Use development at 130 Sandwich St S Amherstburg, On

Good Morning Wanda

I confirm receipt of your email.

Your questions and comments will be reviewed with the development team.

At this time, the site plan is conceptual. The application is for an amendment to the Town's official plan and zoning bylaw. The detailed design of the site will be part of a future site plan control application.

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tracey@pillonabbs.ca
[https://linkprotect.cudasvc.com/url?
a=https%3a%2f%2fwww.pillonabbs.ca&c=E,1,9bZZkxxXQwUNR7AFMJZxQBmxP8YoCYoVaPvlg9L4cXofOG1YwQ4VYxystzloo8E-8LzDjbe4tV5eD9CyxQ5EQF2TR99nZzR5lcP1dPcFufLZ8O2W25_D&typo=1](https://linkprotect.cudasvc.com/url?u=https%3a%2f%2fwww.pillonabbs.ca&c=E,1,9bZZkxxXQwUNR7AFMJZxQBmxP8YoCYoVaPvlg9L4cXofOG1YwQ4VYxystzloo8E-8LzDjbe4tV5eD9CyxQ5EQF2TR99nZzR5lcP1dPcFufLZ8O2W25_D&typo=1)

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-----Original Message-----

From: Wanda King <~~wanda.king@gmail.com~~>
Sent: March 9, 2025 1:45 PM
To: Tracey Pillon-Abbs <tracey@pillonabbs.ca>
Subject: Proposed Mixed Use development at 130 Sandwich St S Amherstburg, On

Dear Ms Pillon:

I am contacting you in regards to the Valente Property Development as I live at 123 Laird Av S which is directly beside the building. I am aware that I will be impacted on the South and West sides. In viewing the original proposal at the first open house, I knew that there would be a laneway along side of me, as well as a parking lot at the rear of my property. The Architect assured me that there would be a type of sound barrier going the length and across the back. In the proposal it showed the building to go up several stories to accommodate condominiums. My impression of the original drawings were that having the higher areas back away from the rear of my property the idea of having the Amherstburg Town Hall, Civic Centre was positive. Unfortunately with this new development it will greatly impact the home that I have invested much time and money. I will totally lose my privacy in my backyard and will endure the traffic on both the rear and sides as well as my property value.

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underground garage

- accommodating as many units as proposed
- There is chain link fencing as well as my wood fence surrounding my yard, will that be removed?
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2) Height of two buildings

- In this proposal it states the one building on the Sandwich Street side be eight storeys and the Park Side be eleven storeys which will severely impact my backyard privacy but also the sunlight affecting my plants and wildlife.
- There will also be many balconies and a roof top patios overlooking my yard as well
- In Amherstburg, the highest building is eight storeys
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I have conferred with Peter Valente and have been aware of the proposal from the start, which I am not opposed to, but given the impact it will have on my home I do have some concerns and reservations about this updated proposal.

I look forward to your response and can be contacted by email or my phone number is 226-975-3348 where you can leave a message as I do not answer any unfamiliar calls and I will call you in return.

Thanking you in advance
Wanda King

From: [Tracey Pillon-Abbs](#)
To: [Wanda King](#)
Cc: [Dan Soleski](#); dvalente@valentacorp.com
Subject: RE: Proposed Mixed Use development at 130 Sandwich St S Amherstburg, On
Date: March 10, 2025 10:40:00 AM

Good Morning Wanda

I confirm receipt of your email.

Your questions and comments will be reviewed with the development team.

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Principal Planner

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From: Wanda King <wanda.keith@gmail.com>
Sent: March 9, 2025 1:45 PM
To: Tracey Pillon-Abbs <tracey@pillonabbs.ca>
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Thanking you in advance
Wanda King

From: [Daryll Fogal](#)
To: [Tracey Pillon-Abbs](#)
Subject: General Amherst High School Redevelopment Plans
Date: March 20, 2025 7:00:48 PM

Hi Tracey:

Thank you for running the information event. Here's a few thoughts and suggestions - worked up in part with your Architect Dan.

Managing Traffic on Laird.


- 40(ish) homes currently are on Laird. When it becomes 215 homes could make a traffic problem on Laird (5x increase)
- Encourage residents and users of the new facility to enter and leave via Sandwich Street
 - Align the porte-cochere with the light to Fort street making it easy to go left and right onto Sandwich. Make it a clean four way intersection. One store might have to be relocated to abut the health club.
 - Reverse the ramp direction so it's easier for people to get straight down to their parking from Sandwich than from Laird. This has no incremental cost.
 - Add traffic calming measures to Laird which would further encourage people to use the Sandwich Street entrance.

Infrastructure

- Ensure that the fire department can service an emergency on the top floors
- Ensure that the historically weak sewage and water system on Laird can handle the increased demand
- Ensure that Sandwich can handle the increased load (especially as an emergency egress passage in case of nuclear accident)

I think it's great you spent time talking to us about your project. Parking, historical preservation, mixed use space all seem to be well considered.

Daryll Fogal
28 Laird Avenue South
Amherstburg, ON



From: [RV Petras](#)
To: [Tracey Pillon-Abbs](#)
Cc: [REDACTED]
Subject: Re: Former General Amherst H S site development proposal
Date: March 21, 2025 9:19:48 AM

Ms. Pillon-Abbs,

I offer my concerns wrt this development proposal:

As owner of a commercial property fronting on Sandwich St. S at the foot of North Street (boundary streets of the proposal site), I foresee the additional traffic generated by the occupants and patrons of the proposed structure as exacerbating an already untenable situation. My tenants and their patients have been complaining of severe ingress and egress issues the result of recent main street commercial development wherein the incorporation of traffic control measures has been sorely neglected. This section of Sandwich Street S. will become non-navigable during business hours and rush hour periods unless the developer and the town planners and administration address the inevitable worsened problem and put practical mitigation measures in place.

This town has necessarily had to re-invent itself economically as a heritage tourist destination -- the downtown core being its focus. Placing a modern-looking structure of unprecedented height on the threshold of this heritage zone draws attention from this important area and makes this tower the focus. It does not contribute to an 'old towne' look. Which brings me to my third concern:

Preserving the heritage facing of the original General Amherst High School structure is laudable and necessary to the historic nature of this tourist destination town. However, attempting to shroud it with a reflective, glassed-in portico will only obscure its visibility (I think this being deliberate in intent as it is in conflict architecturally with the modern look of the residential tower). This is an affront to the town's history.

Thank you in advance for any consideration given to my input.

Sincerely,

V. Petras

March 24, 2025

Tracy Pillon-Abbs
Pillon Abbs Inc.

Re: Development proposal 130 Sandwich St. S. Amherstburg
(Former General Amherst High School)

Hi Tracey,

I live a short distance from the subject property and attended the developer's open house at the Libro Centre. While I'm supportive of a mixture of commercial, office and residential redevelopment on the property I'm very concerned about the density, the building height and the impact of traffic on Laird Ave.

The neighbourhoods that surround the site are Low Density Residential and Commercial General. The maximum height in the abutting R-1 Zones are 8.5 metres and the CG Zone is 10 metres. The maximum height in a Residential Multiple Zone is 16.7 metres. The building being proposed is likely well over 30 metres high and is incompatible with its surroundings.

The former High School is listed on the Heritage Properties Of Interest, although not designated. If demolished, a designated property would be required to adhere to the same "mass" as the original structure. While it's not designated, the spirit of the heritage element should be considered. In addition, the proposed development is within a few metres of the Fort Malden National Historic site and a new Heritage District.

There was no indication of any plans for traffic calming on Laird Ave or the surrounding streets.

In short, I encourage a reuse and redevelopment of the site but am strongly opposed to the monolithic structure being proposed and the effect it will undoubtedly have on Laird Ave.

Regards,

Phil Kasurak
59 Laird Ave S
Amherstburg On.
N9V-1X6

tel. 519-977-3402

email 

From: [Greg Precop](#)
To: [Tracey Pillon-Abbs](#)
Subject: Amherst High School
Date: March 25, 2025 3:21:27 PM

Hi Tracey, not sure if this is too late, but wanted to share thoughts on the proposed changes to the old high school location.

First impression was the height of the structure. In this location, it is too high. It becomes the line of sight in the town and takes away from the atmosphere the town now has. If this were on the outskirts of the downtown area, it would be an acceptable height. To keep it closer to the tree line, 6 stories would be more acceptable. There were comments about having a line of sight to the river. Given there are only 2 storey structures between the school and the water, the view is there and not as invasive to the neighbourhood as the current design.

The outer color scheme and materials do not blend with the area. There is a national historic site meters away from this location. The exterior should align with the surrounding environment

While not a direct concern for the site, the traffic load to the core will obviously have an impact on everyone trying to move about the town. A smaller structure would help manage this impact.

I applaud the opportunity to provide new business opportunities and much needed hotel capacity to the town but this should not take away from this being a historic town and vicinity.

regrads

Greg Precop

From: [G Bowerman](#)
To: [Tracey Pillon-Abbs](#); [Valerie Critchley](#); [CouncilEmailGroup](#)
Subject: General Amherst
Date: March 26, 2025 1:07:49 PM

Your Worship, Councillors and CAO , Corporation of The Town of Amherstburg.

Cc: Tracey Pillon-Abbs, Pillon Abbs Inc

Good Day

Amherstburg is at a crossroads between having a Lowrise Historical Downtown Area or a Highrise Downtown Area.

The choice will ultimately be up to The Board of Directors to decide which direction the Corporation takes. Rest assured whichever direction you choose, your decision will likely be challenged by residents/groups/organizations to the OLT, Provincial and Federal Government, courts and of course at the voting booth in 2026.

However there are many home owners living within the Historical Downtown would see the value of their properties increase, highrise waterfront condos. Others will simply sell their properties or their heirs will liquidate their assets. The fair value residential tax system isn't so wonderful on a fixed income!

Along Sandwich Street, traditional lowrise commercial replaced with commercial general /highrise residential. Great for some, not so great for others. Yes, quite the balancing act between high density and historical heritage.

The following attached is an unabridged and most likely incomplete list of Zoning By-Laws that will need amending to make this project compliant with the current Zoning By-Laws.

The presentation at the Libro Centre was well attended for Amherstburg. (75 +) Tracey Pillon - Abbs answered questions and made notes of residents concerns, this was much appreciated. However, it should be noted what was shared by the developer is still a artist rendition . At 11 stories with 9 foot ceilings as an average plus rooftop elevator enclosure the total height of the one tower will be in the 130ft range.

This brings up the next concern. The current aerial ladder truck has a 75 foot reach. The cost of a 100 foot as per the recent purchase by our neighbours in LaSalle was \$2.7 million.

Amherstburg does not have by-laws to cover the aspects of Highrise development. CG-8 allows for building at Sandwich/Crownridge at a height of 29 metres (96 ft) . Again the proposed is in the 39 metre range. Another note our neighbours just North of us in Windsor are having to rewrite their by-laws due to social issues, building shadows, and many other issues. Something about Due Diligence etc . I'm sure your Urban Development Specialists will inform you of all the surrounding issues, OMB / OLT recommendations and Municipal responsibilities.

The last issue of course is parking, parking for the proposed town hall, parking for

Auditorium, parking for staff etc etc. The apartments will have one parking spot. Now where do you think resident's will park their second vehicle. We are a commuter community. Glad, I don't live close by as street parking will be at a premium.

This proposed project is not a minor variance, you can find the reference in the OMA and the New 2025 Building Code, as I am sure your Urban Development Specialist have advised you.

Once more details of this project are released, I will take the time to review the heritage and related standards for this area. The actual province perimeters for proximity to Environmental Protection Areas, again interesting reads.

Kindly

Gary Bowerman
269 Fryer St
Amherstburg

N9V3G7

Disclaimer: Old man with calculator, half blind, half deaf, dogs, gardening and working on my old boat. Spelling, grammar etc. Something for everyone!

References: only the wording

(8) HEIGHT RESTRICTIONS

Unless otherwise specifically provided elsewhere herein, no building or structure anywhere within the zoned area shall exceed 10 metres in height, except that neither this provision nor any other provision of this By-law shall apply to restrict the height of any of the following structures:

- (i) an antenna;
 - (ii) a barn;
 - (iii) grain elevators;
 - (iv) grain dryers;
 - (v) a belfry;
 - (vi) a chimney;
 - (vii) a church spire;
 - (viii) a clock tower;
 - (ix) an elevator or stairway penthouse;
 - (x) a flag pole;
 - (xi) a hydro-electric transmission tower;
 - (xii) an ornamental structure;
 - (xiii) a radio or television antenna;
 - (xiv) a silo;
 - (xv) a steeple or cupola;
 - (xvi) a structure containing heating, cooling, or other mechanized equipment attached to such building;
- 21) PARKING REGULATIONS
- (a) PARKING SPACES REQUIRED

Except as otherwise provided herein, the owner or occupant of any lot, building or structure used or erected for any of the purposes set forth in Clause (b) and Clause (c) of this Subsection, shall provide and maintain, for the sole use of the owner, occupant or other persons entering upon or making use of the said lot, building or structure from time to time, one or more parking spaces in accordance with the provisions of this Subsection. In addition to the parking spaces required by Section 3(21)(b) and 3(21)(c) where the parking requirement for any use is in excess of twenty (20) spaces, one (1) space out of the first twenty (20) spaces required and one additional space out of each additional one hundred (100) spaces or portion thereof, shall be provided near and accessible to the building and clearly marked for the parking of vehicles used by the physically handicapped person or persons. Parking spaces for the physically handicapped shall have a minimum width of 3.7 metres and a minimum length of 6.0 metres.

(b) PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES (MINIMA)

- (i) Apartment Building 1 per unit
- (ii) Boarding Dwelling 0.33 per unit
- (iii) Boarding House See Lodging House
- (iv) Converted Dwelling

(c) PARKING SPACE REQUIREMENTS FOR NON-RESIDENTIAL USES (MINIMA)

Agricultural Service Establishment 1 per 30 m² (323 sq. ft.)
Agricultural Supply Establishment 1 per 30 m² (323 sq. ft.) for retail showroom, plus 1 per 200 m² (2,153 sq. ft.) for warehousing/wholesaling
Amusement Game Establishment 1 per 25 m² (269 sq. ft.)
Animal Hospital 1 per 45 m² (484 sq. ft.)
Arena (No Seats) 1 per 35 m² (376 sq. ft.)
Arena (With Seats) 1 per 8 seats
Art Gallery 1 per 50² (538 sq. ft.)
Assembly Hall 1 per 8 seats or 1 per 35 m² (376 sq. ft.) whichever is greater
Auction Establishment 1 per 30 m² (323 sq. ft.)
Auditorium 1 per 8 seats
Automobile Rental Establishment 1 per 25 m² (269 sq. ft.)
Automobile Sales & Service Establishment See Vehicle Sales and Rental Establishment
Automobile Service Station 6 per bay
Automobile Supply Store 1 per 25 m² (269 sq. ft.)
Bak...

(d) CALCULATION OF PARKING REQUIREMENTS

- (i) Where a part of a parking space is required in accordance with this By law for a use listed in Clause (b) or Clause (c) of this Subsection, such part shall be considered 1 parking space for the purpose of calculating the total parking requirements for the said use.
- (ii) Where a building, structure or lot accommodates more than one type of use as set out in Clause (b) or Clause (c) of this Subsection, the total parking space requirement for such building, structure or lot shall be the

sum of the requirements for the separate uses thereof.

(iii) Parking spaces required in accordance with this By-law shall not include any parking space used or intended to be used primarily for the storage or parking of vehicles for hire or gain, display or sale.

(e) DIMENSIONS OF PARKING SPACES

A parking space required hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres (9 ft. X 18 ft.), except that:

(i) the minimum width of a parking space accessory to a single dwelling shall be 2.5 metres; and

(ii) where the principal access to a parking space is provided on the longest dimension of such parking space, the minimum dimensions of the said parking space shall be 2.5 metres by 6.7 metres.

4) SIGHT TRIANGLES/DAYLIGHT CORNERS

(a) PROHIBITION OF OBSTRUCTIONS

Notwithstanding any other provisions hereof to the contrary, within any area defined herein as a sight triangle, no building or structure shall be erected, no vehicle shall be parked, no land shall be graded and no landscaping materials shall be permitted to grow above the height of 0.6 metres above the elevation of the centreline of the said street, in such manner as to impede or obstruct the vision of persons driving vehicles on an abutting street.

(b) EXTENT OF SIGHT TRIANGLES

For the purpose of calculating the extent of a sight triangle, the distance between the point of intersection of the two lot lines and their respective points of intersection with the line constituting the third side of the triangle shall be 6 metres and 23 metres where a street intersects a railway right-of-way at grade in an area with speed limits of 50 kilometres per hour or less and 50 metres where a street intersects a railway right of way at grade in an area with speed limits greater than 50 kilometres per hour, or such greater distance as may be required from time to time by the Canadian Transportation Commission.

Purpose : To ensure that development and redevelopment will not take place until the necessary mitigating measures have been undertaken to the Town and to the Ministry of the Environment's satisfaction including the demolition of the existing factory structures. In addition, prior to the finalization of any site plan for development the Town is satisfied that a drainage study has been completed by a qualified hydrologist, that archeological reports have been completed, and that any necessary traffic studies

(x) Compound Zone

Notwithstanding the regulations of Section 3(15), 4(7)(a) or 4(7)(b) to the contrary, lands zoned as "CH-8/RM2-4" on Schedule "A" to this By-law shall only be used in accordance with one of the permitted zones and the

selected zone regulations shall apply.

(xi) Site Plan Agreement

Approval of the site plan shall be to Council's satisfaction and shall include details on fencing, landscaping and building materials to be used adjacent to the abutting apartment building and adjacent to Pickering Street as well as all other matters contained in Section 41 of the Planning Act.

(xii) All other appropriate regulation for the use of land and the character, location and use of buildings and structures shall conform to the regulations of Highway Commercial Zone and all other general provisions or regulations of By-law 1999-52, as amended, from time to time.

(By-law 2005-90)

(i) CH-9 (HOLD FOR FUTURE USE)

(j) CH-10 (HOLD FOR FUTURE USE)

(k) CH-11 (SPECIALT

CN-10

Notwithstanding the provisions of this By-law to the contrary, within any area zoned CN-10 on Schedule "A" hereto, the following special provisions shall apply:

(i) Uses Permitted

1. Fitness Centre

2. Any use permitted in the CN Zone.

SECTION 17 COMMERCIAL NEIGHBOURHOOD (CN) ZONE

155

(ii) Regulation

1. Commercial Gross Floor Area may exceed the 140 square meters per use restriction of Section 17(3)(j) for the fitness centre.

No mention in Zoning By-Laws

When a structure is built in a town or city, it has to be approved by a 'zoning board'. Certain areas are zoned for commercial or residential buildings only and so forth. They also dictate what can be built, to what dimensions and so on. If your neighbor wants to put an extension on their house, for instance, they have to obtain zoning or planning permission from the relevant office in City or Town Hall.

The first thing that happens is that a notice is put up outside the property advising the neighbors of the planned build. If there are any objections, people can lodge them with the Zoning Board at that time. Since your issue involves a residential area, issues such as blocking sun are deemed very serious since it affects your enjoyment of your own home and may even affect its value. If it is too close, that is an issue you should raise with the zoning board asap, since they will have given your neighbor strict directions on how far they can build.

You should look up and contact your local Zoning Board (or Planning Board depending on where you are) and inform them of this situation. Were you aware that a house was being built next to yours? Either way, even if you did not object prior to the build, they are violating general zoning laws if they are detrimentally impacting your property (blocking the light and

being too close). Privacy is another common cause of complaint where someone wishes to build on top of their house, extending it. Neighbors can successfully bar them from doing this if it would impair their privacy, such as looking over their back yard or into the next house.

ii) Zone Requirements

1. Assembly Hall

For the purposes of this Zone, an assembly hall shall mean a building in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a private club or fraternal organizations.

2. Interior Side Yard Width (Minimum)

3 m or half the height of the building, whichever is the greater.

3. Landscaped Open Space (Minimum) 15%

(b) RM2-2

Notwithstanding any provisions of this By-law to the contrary, within any area design

Heritage

j) Height

Parapet line for buildings located on a corner: The top of the highest projection along the facade may be no more than 50 cm higher than the highest parapet line along the block in which the building is situated. Any new building replacing a damaged building should be built to the height of the original building.

Parapet line for buildings located between two other buildings: The top of the highest projection along the facade may be no more than 50 cm higher than the higher parapet line of the two adjacent buildings.

Roof line: If a roof is flat, it shall be located lower than the parapet. If a roof is sloped, its ridge shall be parallel to the street and shall be no higher than the highest ridge or parapet on the block on which the building is situated.

Chimneys are not included in these height restrictions.

(k) Additions

No additions shall be constructed in the front yard or exterior side yard but shall be restricted to the rear and interior side yards.

(l) Replacement

If a building or structure that is designated as a Heritage Building is demolished, removed, or destroyed, the new building or structure to occupy the lot must be of the same height, volume, floor area, general form, mass, and external design as the original building or structure.

(m) Accessory Use, Parking, Home Occupation, etc. in accordance with the provisions of Section 3 thereof.

(4) SPECIAL PROVI

Commercial Heritage

) Heritage Buildings

If a building or structure that is designated as a Heritage Building is demolished, removed or destroyed, any new building or structure to occupy the lot must be of the same height, volume, floor area, general form, mass, and external design as the original building or structure.

(j) Ope

-8 (Sandwich at Crownridge)

(i) The following special provisions shall apply to lands zoned (CG-8):

Height (Maximum) 29 metres (96 ft)

Maximum residential density 50 units

Maximum hotel units 70 bedroom units

All other provisions under Subsection 15(3) Zone Regulations shall apply to lands zoned (CG-8).

(By-law 20

Comment Sheets

COMMENT FORM

NAME Anne McMurdie

ADDRESS 422 Dalhousie St

PHONE NUMBER [REDACTED]

EMAIL [REDACTED]

COMMENTS 1) poor presentation - 3 & depiction would have been helpful - a presentation w/ question period would have been helpful -

2) height of towers inappropriate for complementing the town.
3) handling of traffic - there will be a study but no details to us.

4) other studies (shadow study, environmental impact?)
5) what happens to space if town doesn't rest space.

Please return to: 6) impact on park south side of school?

Tracey Pillon-Abbs, RPP, Principal Planner

Pillon Abbs Inc.

23669 Prince Albert Road

Chatham, ON, N7M 5J7

226-340-1232

tracey@pillonabbs.ca

COMMENT SHEET

NAME Catherine Cristofaro Rivertown Dance Academy

ADDRESS 364 Texas Rd | 258 Sandwich St. S.

PHONE NUMBER 519 544 9734 | 519 330 1811

EMAIL d.cristofaro@gmail.com / l.dufour@rivertowndance.ca

COMMENTS As a patron of the arts and the Director
of Rivertown Dance Academy with my sister Laura Dufour,
we are excited to see the "FLEX" space as a Civic
theater included in the plans. We have been part
of the Amherstburg Community for 20 yrs and
we have contributed hundreds of thousands of
dollars to other municipalities in order to
give our dancers the opportunity to perform.

Please return to:

Tracey Pillon-Abbs, RPP, Principal Planner
Pillon Abbs Inc.
23669 Prince Albert Road
Chatham, ON, N7M 5J7
226-340-1232
tracey@pillonabbs.ca

Amherstburg is rich in
culture and artistic talent!

Musicians, actors, dancers
etc. We should have a place

to call home. Amherstburg has potential
to become the next Stratford! Let's Go!

As a professional and proud member of
the Arts Community in Amherstburg, I would be happy
to get involved in the planning & facilitating!

COMMENT SHEET

NAME Dane Weaver

ADDRESS 13 Atlantic Court

PHONE NUMBER [REDACTED]

EMAIL [REDACTED]

COMMENTS _____

open house lacks significant detail and
info. However, building looks nice.
Please don't compromise on height.
Build! Build! Build!

Please return to:

Tracey Pillon-Abbs, RPP, Principal Planner
Pillon Abbs Inc.
23669 Prince Albert Road
Chatham, ON, N7M 5J7
226-340-1232
tracey@pillonabbs.ca

COMMENT FORM

NAME ED DEBEVC

ADDRESS 30 LAIRD AVE N

PHONE NUMBER _____

EMAIL [REDACTED]

COMMENTS - TOO HIGH 5-6 STORY MAX.

- TRAFFIC ON SANDWICH IS VERY POOR NOW.

- TRAFFIC ON LAIRD WILL INCREASE SIGNIFIKANT
REQUIRE TRAFFIC CALMING KIT FOR THE AREA

- TOWN SHOULD BUY IT OWN BUILDING ELSEWHERE
(LIBRO)

- EXCESSIVE PARKING ALL AROUND THE AREA

Please return to:

Tracey Pillon-Abbs, RPP, Principal Planner
Pillon Abbs Inc.
23669 Prince Albert Road
Chatham, ON, N7M 5J7
226-340-1232
tracey@pillonabbs.ca

COMMENT FORM

NAME E.P. Chant

ADDRESS 323 Brian Ridge Ave

PHONE NUMBER [REDACTED]

EMAIL [REDACTED]

COMMENTS ① None of the artist's conceptions clearly depicted the height of the towers - a 3-D model would have been helpful ② Park/baseball diamonds are Crown/public land and should not be rolled into this project ③ 8 and especially 11 storeys are simply too high for this area of town. ④ Traffic will be a nightmare unless lanes and stoplights are added.

Please return to:

Tracey Pillon-Abbs, RPP, Principal Planner
Pillon Abbs Inc.
23669 Prince Albert Road
Chatham, ON, N7M 5J7
226-340-1232
tracey@pillonabbs.ca

COMMENT SHEET

NAME Gina De Santis

ADDRESS 724 Second Concession North

PHONE NUMBER [REDACTED]

EMAIL [REDACTED]

COMMENTS I'm quite pleased that the people of Amherstburg were given the opportunity to see the proposed development and ask questions. I feel all my questions were answered by the knowledgeable people running the event.

Thank you

Please return to:

Tracey Pilon-Abbs, RPP, Principal Planner
Pilon Abbs Inc.
23669 Prince Albert Road
Chatham, ON, N7M 5J7
226-340-1232
tracey@pilonabbs.ca

COMMENT FORM

NAME Jim Thacker

ADDRESS 227 Crystal Bay

PHONE NUMBER [REDACTED]

EMAIL [REDACTED]

COMMENTS Love the design - the investment
please consider traffic - collect with
the bus to get one way streets
and angled parking aimed Fort McCloud drive
flow of traffic - love Amherst
development

Please return to:

Tracey Pillon-Abbs, RPP, Principal Planner
Pillon Abbs Inc.
23669 Prince Albert Road
Chatham, ON, N7M 5J7
226-340-1232
tracey@pillonabbs.ca

Sign-in Sheet

OPEN HOUSE

SIGN IN SHEET

Date: March 20, 2025 Time: 5-7 pm

Location: Libro Centre Topic: 130 Sandwich St S.
Amherstburg

NAME

ADDRESS

EMAIL

Ben + Marilee Agostinis 9341 County Rd. 18
Amherstburg [REDACTED]

Jack + Randi Zirkler 51 Elm [REDACTED]
Amherstburg

Gina DeSantis 724 2nd Con. N [REDACTED]

Sue + Rodney Hudson 646 Dalhousie St.

Pam Bondy Holmes 79 North St [REDACTED]

Maggie Newlove 416 Gold Coast Dr [REDACTED]

Val Henderson 237 Crystal Bay Dr.

Anne McMurdie 422 Dalhousie St [REDACTED]

Trish Shenker 50 Almost Amherstburg

Fred Kehl 7 Laird Av N Amherstburg

Nancy Tynski 354 Cedar Ridge

John Tynski Amherstburg

OPEN HOUSE

SIGN IN SHEET

Date: March 20 / 25 Time: 5-7 pm

Location: _____ Topic: _____

NAME

ADDRESS

EMAIL

MIKE CHARE 131 MOUNTAIN DRICA, NUAL [REDACTED]

D Fogel 28 Laird Ave S [REDACTED]

Matt & Michele Bodde - 3973 Conc 3 N, [REDACTED] com

SHARON COLMAN 1426 FRONT RDS. [REDACTED]

ALEX DALC FORT MALDEN NHS [REDACTED]

CORRINE ROSS Fort Malden NHS [REDACTED]

ED DEBEVC 30 LAIRD AVEN [REDACTED]

PHIL KABURAK 39 LAIRD AVE S [REDACTED]

DIANE DOUGET [REDACTED]

Chris Gibb 299 Stone Ridge [REDACTED]

Phyllis Chant 323 Briar Ridge [REDACTED]

PAUL GUILMETTE 83 NORTH ST [REDACTED]

JAMES MARCOW 57 NORTH ST [REDACTED]

Greg Precop 84 off Clemire Crt [REDACTED]

Susan Garrett " " " [REDACTED]

OPEN HOUSE

SIGN IN SHEET

Date: March 20/05 Time: 5-7pm

Location: _____ Topic: _____

NAME

ADDRESS

EMAIL

Pam BADIUK 33 LAIRD AVE N. [REDACTED]

Heather Deberc 30 LAIRD AVE N. [REDACTED]

Mally Allaire 606 Richmond St. [REDACTED]

KAREN GYORGY 51 NORTH ST. [REDACTED]

CAROL ASPILA TOWN OF ANNEBURG [REDACTED]

Yvonne & Marie Greeman 718 Grant Rd. N. [REDACTED]

Bill O'Neil 1131 Fraser Rd S [REDACTED]

M & J. Buchanan 600 Bastien [REDACTED]

Cathy McGuire 694 Richmond St [REDACTED]

E.P. Chant 323 Briar Ridge Ave. [REDACTED]

Vicki Petras 6027 CONC & N [REDACTED]

MARLENE BRISEBOIS 93 NORTH [REDACTED]

Kent Wagle 57 North [REDACTED]

Catherine Cristofaro 364 Texas rd [REDACTED]

Maria & Mary Mary Munier [REDACTED]

pg 4
contd

OPEN HOUSE

SIGN IN SHEET

Date: March 20 / 25 Time: 5-7pm

Location: _____ Topic: _____

NAME	ADDRESS	EMAIL
RENÉE THAKSHER	227 CRYSTAL BAY	[REDACTED]
Bill Petroniak	140 Duff Ave	billpetroniak@rogers.com
Denise Adam	" "	[REDACTED]
Sheeley Kottan		[REDACTED]
John Hall	120 PARKERING A'BURG	[REDACTED]
Jen + Justin DeLuca	105 Laird Ave S.	[REDACTED]
Tim Ackerson	39 North ST	[REDACTED]
Rob Trought	437 Pearson St.	[REDACTED]
GARY BOVERMAN	269 KAYIN	
John McEwen		[REDACTED]
M. Weaver		[REDACTED]
Jeremy Warnock	45 North	[REDACTED]
Valerie Barnett		
David Cozens	480 Dalhousie St	[REDACTED]
M. PRUE	386 CRISTAL BAY DR	[REDACTED]
Grace Yu	56 hairo Avenue	[REDACTED]
	A-Burg Ent	

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
LARRY AMLIN	531 GOLFVIEW	[REDACTED]
Christina Giles	345 Stone Ridge	[REDACTED]
BETTY FEDERICO	12 TEXAS RD	
Lia Federico	"	
Kristine Friars	11 WILKINSON	
Wanda King	123 Laird Ave S.	[REDACTED]
GINO GIUDICE	2160 SUZANNE	[REDACTED]
Dan Hansen	521 Welsh Ave	
Mel Mancini	501 Alma	[REDACTED]
Anthony Leardi	124 Links Drive NAV 323	anthonyleardi [REDACTED]
PETER LEARDI	164 GOLFWOODS	[REDACTED]
SUZANNE MC MURPHY	39 NORTH ST	[REDACTED]@com
Michelle Dupuis	27 Laird N	[REDACTED]
Mackenzie James	115 Laird S	[REDACTED]
TINO RIEGO	816 FRYER	[REDACTED]