



## Summary of Correspondence Received on an Official Plan Amendment and a Zoning By-law Amendment Applications

Below is a summary of the comments received by the Planning Services Division on files OPA No. 16 and ZBA/09/22.

### Infrastructure Services Department:

Infrastructure services has been working with the proponent on site plan and terms of reference for the traffic study. Although General Amherst is closing in June, the fate of the crosswalk in front of this property is undetermined. The drive through exit may need to be restricted to right turn only depending on the crosswalk and the determination of the TIS. All other servicing issues will be addressed during site plan control.

### Windsor Police Services:

I have reviewed the documents you provided pertaining to this proposed amendment to both the Official Plan and the Zoning By-Law and would advise as follows:

- The Windsor Police Service has no objections to the proposed official plan and Zoning By-law amendment being requested to permit a drive through restaurant on the subject lands, in conjunctions with a multi-unit commercial building. The conceptual site plan (subject to being finalized) for this development reveals a design that will provide for effective emergency police incident response access and general police patrolling capability.
- The introduction of a drive through lane operation at this busy section of Sandwich Street will generate an increase of vehicular turning movements onto and off of the property, compared to the previous land use. This will place high importance on a final design that results in no sight line obstructions for drivers entering and exiting Sandwich Street, most notably at the exit of the drive through lane. The safety importance of this will also be impacted over the long term of what/how the former General Amherst Secondary School site, situated directly across Sandwich Street, gets redeveloped.
- To ensure all detailed facets of public safety and security get addressed for the development, we will provide more site-specific remarks during the site plan review phase for the project. This will include examining elements such as safe vehicular access and maneuverability, site lighting, signage and pavement markings, etc.