

THE NEW 256 DALHOUSIE



BLACK DOG ENTERTAINMENT

100% OWNED BY COLLEEN & RICHARD PEDDIE

## OUR VISION

TO INCREASE THE ECONOMIC, CULTURAL & SOCIAL HEALTH  
OF AMHERSTBURG

## OUR THREE STRATEGIES



INTRODUCE UNIQUE RETAIL THAT INCREASES TOURISM  
AND ENCOURAGES RESIDENTS TO SUPPORT LOCAL



SUPPORT THE ARTS | LITERATURE | MUSIC | ART

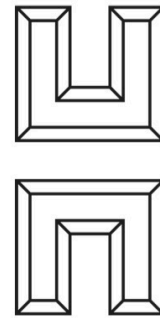


CHAMPION HERITAGE RESTORATION & PROTECTION



LIVING OUR VISION

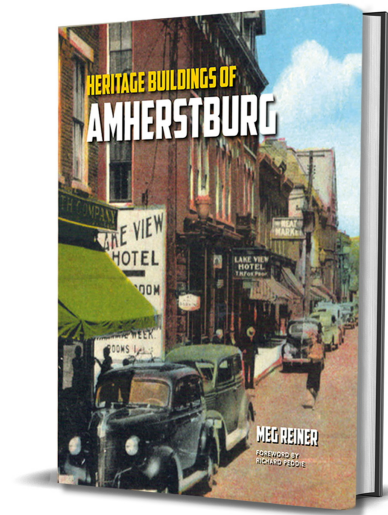
## LIVING OUR VISION | RETAIL



# LIVING OUR VISION | ARTS



# LIVING OUR VISION | HERITAGE



## LOT 8 HISTORY

IN 1799 LOT 8 WAS RESERVED FOR THE OCCUPATION OF JOHN SPARKMAN, THE BARRACK MASTER OF THE GARRISON.

THERE ARE MANY CONFLICTING RECORDS OF WHAT WAS HOUSED ON LOT 8. ORAL HISTORY MAINTAINS THAT THERE WAS FROM AN EARLY DATE A FRAME STRUCTURE WHICH HOUSED FIREFIGHTING EQUIPMENT.

IN 1907 A ONE-STORY CEMENT BLOCK STRUCTURE WAS BUILT ON THE LOT TO STORE COAL. THAT CEMENT BLOCK STRUCTURE IS WHAT IS NOW KNOWN AS 256 DALHOUSIE. UNFORTUNATELY, TODAY NO PHOTOGRAPHS EXIST IN THE MARSH COLLECTION TO SHOW WHAT THE STRUCTURE LOOKED LIKE OVER THE YEARS.

# LOT 8 HISTORY



# LOT 8 TODAY





# OUR INSPIRATION

INDUSTRIAL ARCHITECTURE OF THE VICTORIAN ERA THIS PERIOD REFLECTS THE HISTORIC TIMELINE OF THE TOWN. WE INTEND TO RESPECT THE SCALE OF THE DOWNTOWN'S BUILT FORM AND COMPLIMENT THE AESTHETIC OF ITS HERITAGE.





# CONCEPT

A HERITAGE DESIGNED PREMIUM BOUTIQUE HOTEL WITH A RIVER FACING RESTAURANT AND A UNIQUE RETAIL SHOP FRONTING ON TO DALHOUSIE.

THE HOTEL WILL HAVE TWELVE SUITES EACH WITH BALCONIES.

THE ENTIRE BUILDING WILL BE FULLY ACCESSIBLE.

BEST-IN-CLASS HOTELS WILL BE OUR INSPIRATION INCLUDING:

**SHINOLA**  
HOTEL

THE  
**ROYAL**

DETROIT  
FOUNDATION  
HOTEL

# THE WHY

IN 1866 AMHERSTBURG HAD NINE (9!!) HOTELS

IN 2022:

AMHERSTBURG = 0 HOTELS

LEAMINGTON = 9 HOTELS | MOTELS

# THE WHAT

A PREMIUM HOTEL BOTH IN DESIGN & EXECUTION | UNIQUE TO THE COUNTY

AN ADDITIONAL REASON TO VISIT AND A NEW WAY TO STAY AND ENJOY AMHERSTBURG

A PLAN TO COLLABORATE WITH LOCAL BUSINESS AND ATTRACTIONS

YEAR-ROUND | ALL-SEASON EVENTS AND MARKETING

A POSITIVE IMPACT ON THE TOWN'S WALKABILITY + DENSITY (WITH BIKE RENTALS!)

A DESIGN THAT RESPECTS & REINFORCES AMHERSTBURG'S HERITAGE REPUTATION

# THE HARD TRUTH

THE CURRENT STRUCTURE AT 256 DALHOUSIE DOES NOT HAVE REMNANTS OF ITS HISTORY NOR DOES IT REFLECT THE HERITAGE BUILD FORM OF THE TOWN.

CONSTRUCTION OF OUR HOTEL CONCEPT NECESSITATES THE DEMOLITION OF THE PRESENT STRUCTURE. HOWEVER, WE BELIEVE THAT OUR DESIGN IS IN KEEPING WITH THE SCALE AND DESIGN OF THE DOWNTOWN'S HERITAGE PROPERTIES.

WE KNOW THAT AMHERSTBURG IS A HERITAGE TOWN, AND WE ARE COMMITTED TO WORKING WITH YOU TO PRESERVE ITS HISTORY.

SPECIFICALLY, WE WILL FUND AND INSTALL A PLAQUE TO RECOGNIZE THAT IN 1799 THE LOT WAS RESERVED FOR THE OCCUPATION OF JOHN SPARKMAN, THE BARRACK MASTER OF FORT MALDEN.

# THE PLAN

WE HAVE HIRED ARCHITECTURAL DESIGN ASSOCIATES (ADA) WHO ARE KNOWN FOR SHAPING SPACE. THEY BELIEVE ARCHITECTURE SHOULD CHARM AND INSPIRE COMMUNITIES TO CONSIDER THE POSSIBILITIES FOR POSITIVE DEVELOPMENT IN OUR CITIES AND TOWNS.

THEY HAVE PROVEN THEY CAN DELIVER.



# THE PLAN

ADA HAS ALSO RESTORED AN INDUSTRIAL ARCHITECTURAL BUILDING IN WINDSOR,  
THE QUICKEN LOANS BUILDING.





# THE REVEAL











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THANK YOU.

WE ARE HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE.