



**TOWN OF AMHERSTBURG
SPECIAL COUNCIL MEETING
AGENDA**

Monday, March 5, 2018

4:00 PM

Libro Credit Union Centre

3295 Meloche Road

Amherstburg, ON, N9V 2Y8

519-736-7111

For information pertaining to this agenda or to arrange for any additional accessibility needs please contact Tammy Fowkes, Deputy Clerk at tfowkes@amherstburg.ca

Information will be gathered in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). All comments and communications received will become part of the public record unless you expressly request the Town to remove it. If you want to learn more about why and how the Town collects your information, write to the Town Clerk's Office, 271 Sandwich Street South, Amherstburg, ON N9V 2A5 or call 519-736-0012.

	Pages
1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF	
3. SPECIAL COUNCIL WORKSHOP	
3.1 Community Improvement Plan & Urban Design Guidelines	2
4. ADJOURNMENT	
That Council rise and adjourn at p.m.	

COMMUNITY IMPROVEMENT PLAN & URBAN DESIGN GUIDELINES

Community Open House: October 30, 2017

The **purpose** of the community open house is to gather input and feedback on needs preferences, and ideas for community improvement and urban design in Amherstburg.

The planning process is just beginning and recommendations have not yet been developed.



Community Improvement Plan & Urban Design Guidelines Purpose

To encourage and guide investment, revitalization, and business attraction and expansion which contribute to a more vibrant downtown commercial area.

Scope

- Amherstburg's downtown between the Sandwich Street Commercial Area down to the waterfront.
- Focus on commercial uses in Amherstburg's downtown

Objectives

- Determine areas that are in need of targeted community improvement
- Assess the demand for new or expanded commercial development
- Assess the need for physical improvements to the built environment
- Identify strategies and recommendations to implement objectives

ABOUT THE PLANS

What is a Community Improvement Plan?

A **COMMUNITY IMPROVEMENT PLAN (CIP)** is a comprehensive and coordinated plan for the redevelopment and revitalization of lands, buildings and infrastructure in need of improvement. A CIP is rooted in public input to ensure it is shaped by local needs, conditions, priorities and resources.

A CIP is a tool that municipalities can use to:

- focus attention on areas in need of redevelopment and revitalization
- encourage physical change in a comprehensive and coordinated manner
- stimulate private sector investment through public, incentive based programs
- take advantage of funding and legislation to support community improvement



What are Urban Design Guidelines?

URBAN DESIGN is about creating pedestrian-friendly streetscapes, vibrant and engaging meeting places and safe and attractive neighbourhoods. Urban design involves the shaping, appearance and function of buildings, the street, and the spaces in between. Each new building and supporting works and structures contribute to urban design.

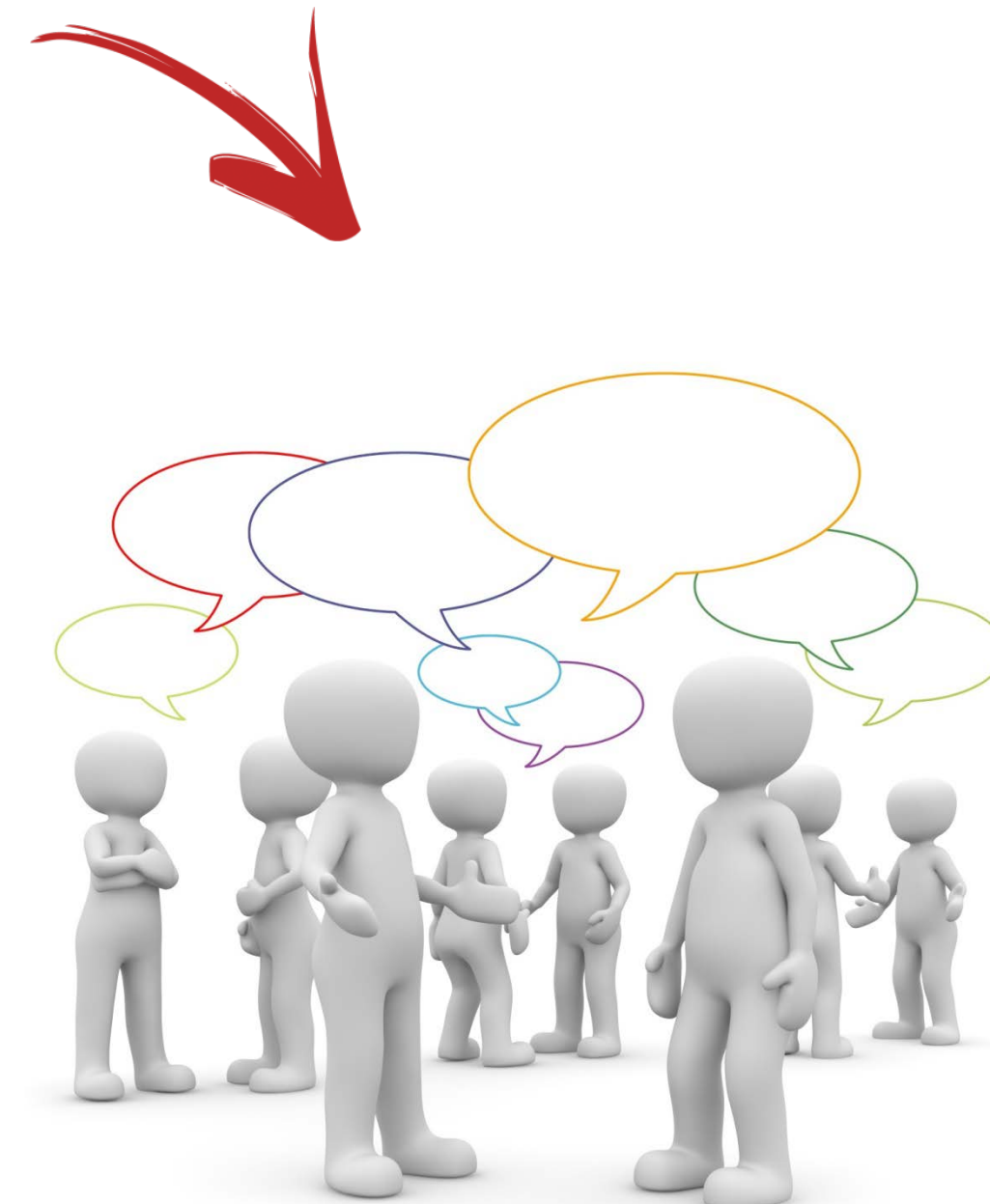
What is the purpose of URBAN DESIGN GUIDELINES (UDG)?

- Encourage higher quality design of buildings and facades
- Provide a manual or guidelines for developers to use in designing their proposals
- Encourage new development that is supportive of existing building & streetscapes
- Create a consistent standard to be used when reviewing development proposals
- To recognize and foster Amherstburg's unique heritage architecture

WORK PROGRAM TIMELINE



We Are Here



STAGE 4

Prepare and Finalize Plans

- Finalize CIP and UDG
- Presentation to Council & Statutory Public Meeting
- Designate CIP Area through By-law
- Adopt CIP and UDG

STAGE 3

Analysis and Recommendations

- Analysis of Background Research and Consultation
- Formation of Recommendations
- Prepare Draft Urban Design Guidelines (UDG)
- Prepare Draft Community Improvement Plan (CIP)
- Public Meeting to Present Draft Plans

STAGE 2

Background Research and Consultation

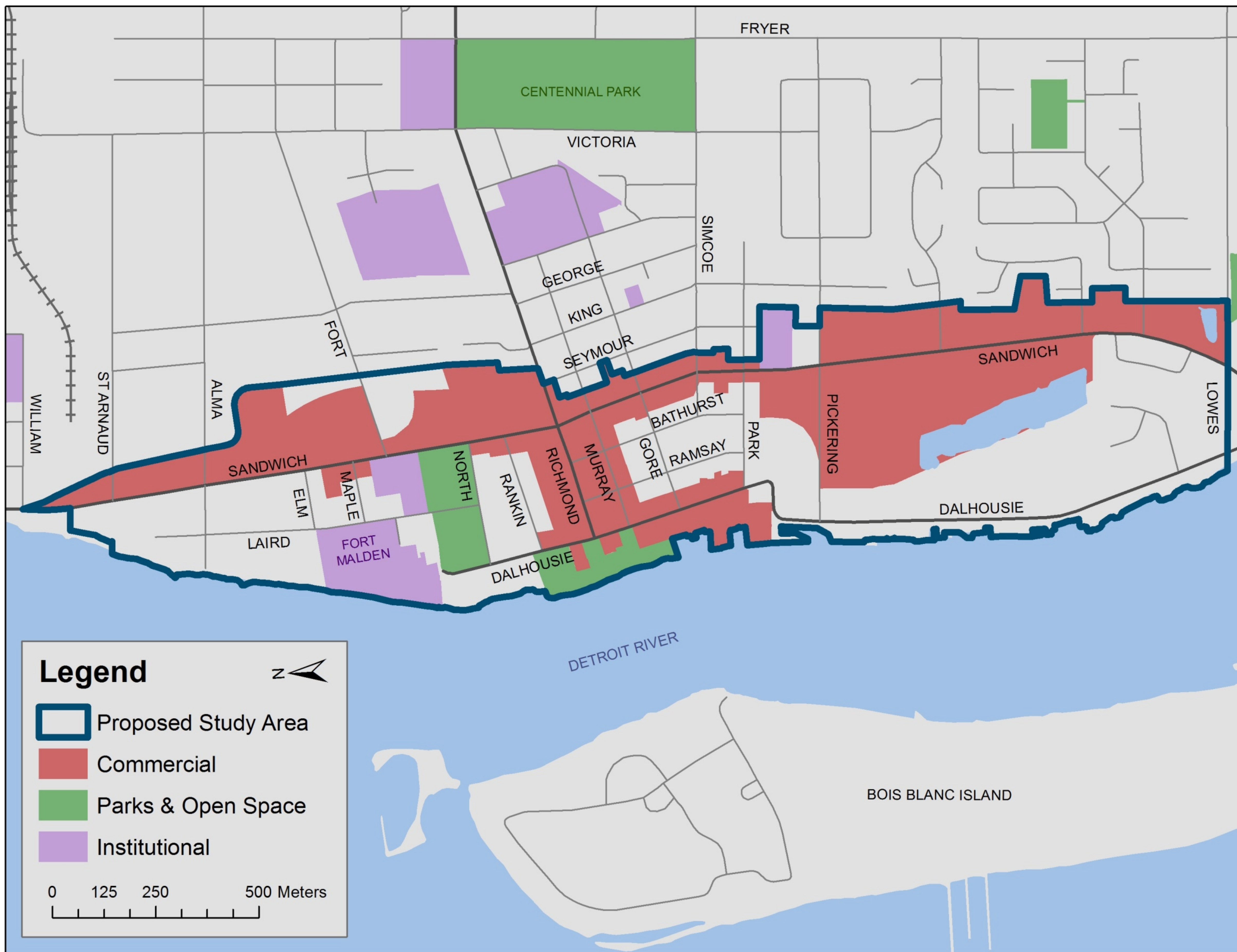
- Review Background Studies and Policies
- Confirm Study Area
- Field Survey and Inventory of Study Area
- **Community Consultation & Stakeholder Workshops**
- Prepare Background Research Paper

STAGE 1

Project Initiation

- Initiate Study with Steering Committee
- Public Awareness Campaign





PROPOSED STUDY AREA

The proposed study area is comprised of the lands between Sandwich Street to the east, the Detroit River to the west, William Street to the north, and Lowes Side Road to the south.

What do you think?

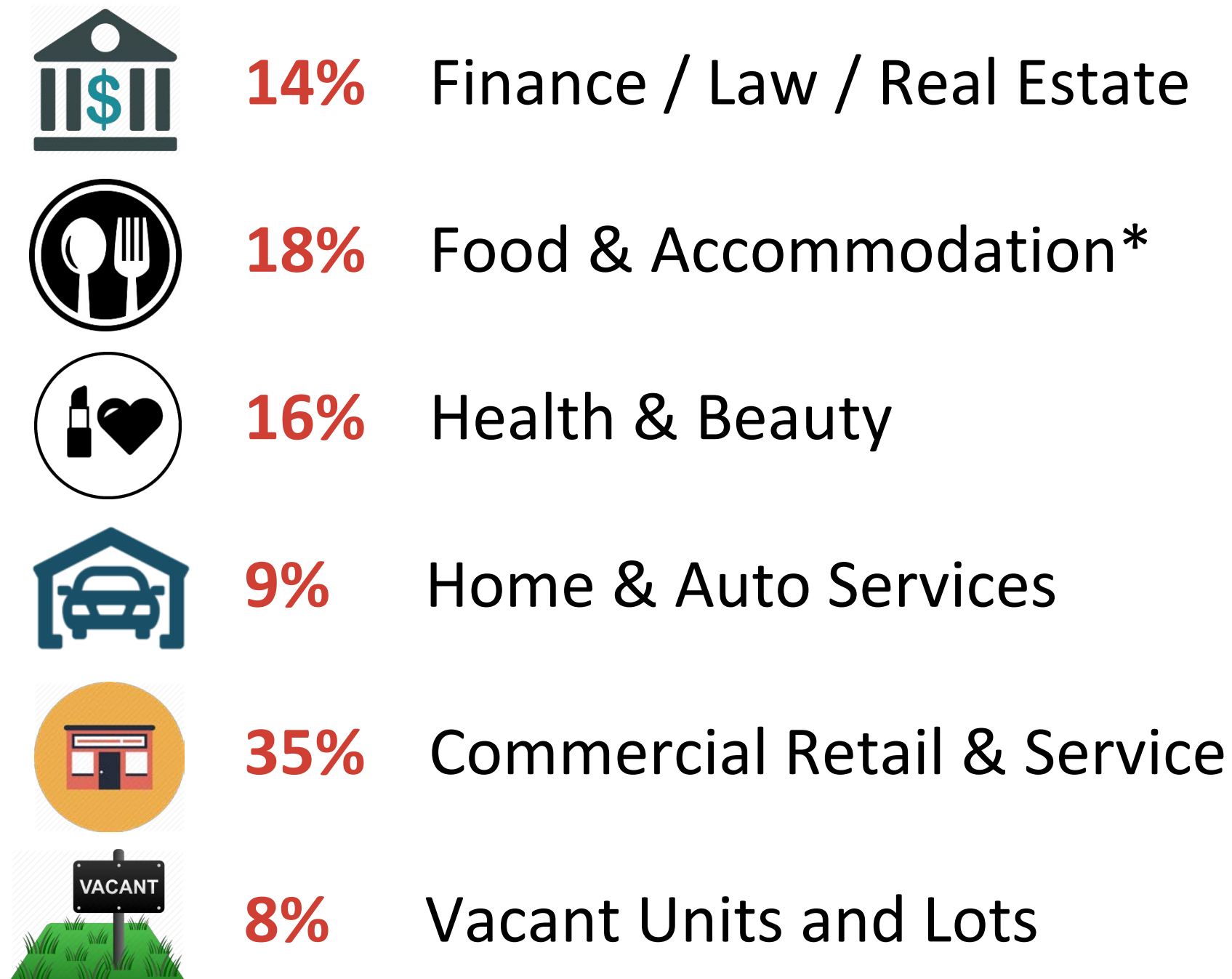
- ✓ Where should improvement programs be focused?
- ✓ Should we consider somewhere else?

Come talk to us and let us know on the comment cards!

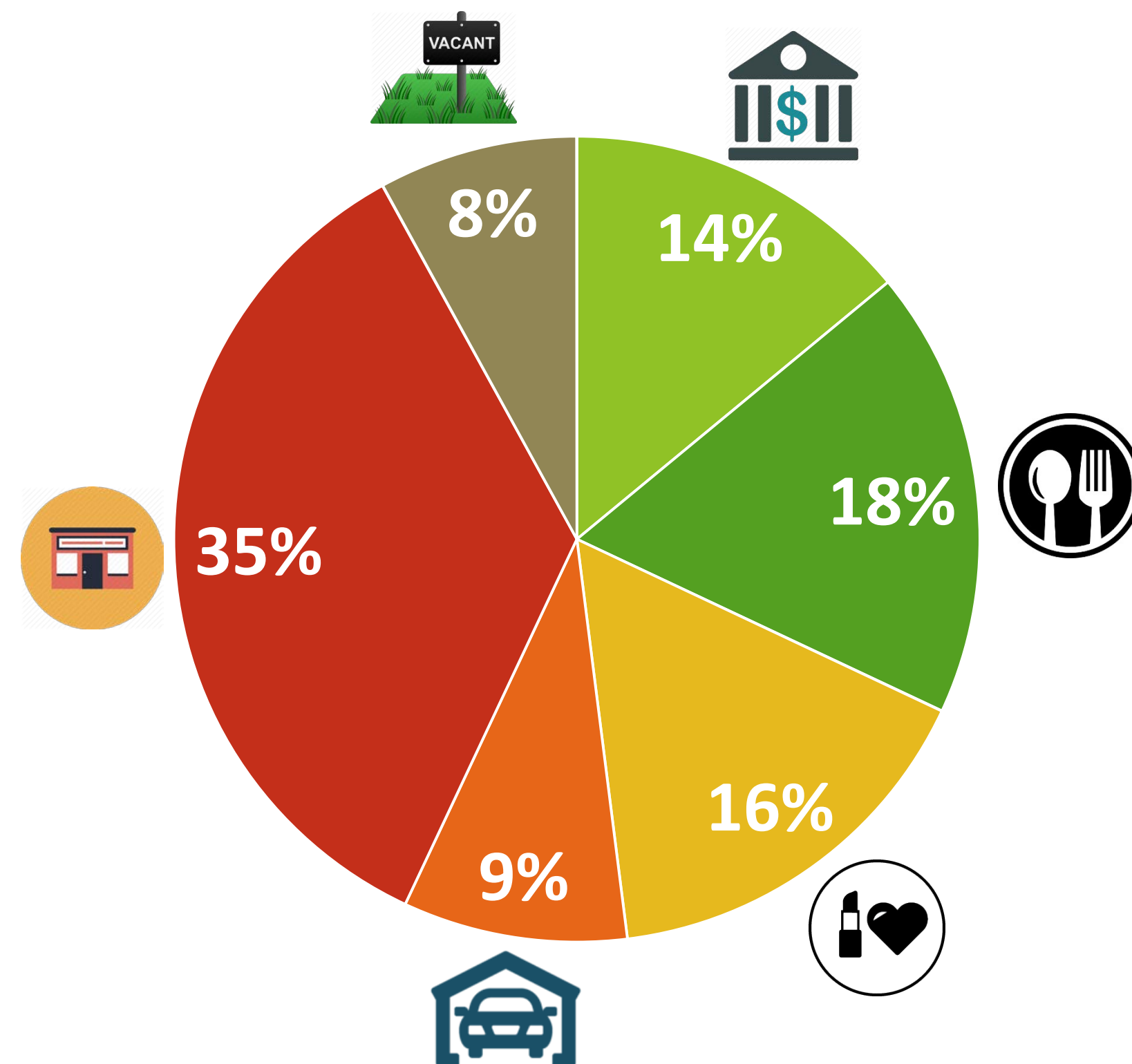
STATE OF DOWNTOWN

Business Mix

Approximately **200 businesses** in the study area broken down as follows:



*Currently only 1 business provides accommodation: Bondy House Bed and Breakfast



Heritage



Approximately **40** of Amherstburg's 53 heritage designated properties are found within the proposed study area.





QUESTION 1

What is Most Important to You in
Downtown Amherstburg?

A large, empty light gray rectangular area intended for users to write their answers to Question 1.



QUESTION 2

What is Missing in Downtown Amherstburg?
(Businesses, Products, Services)

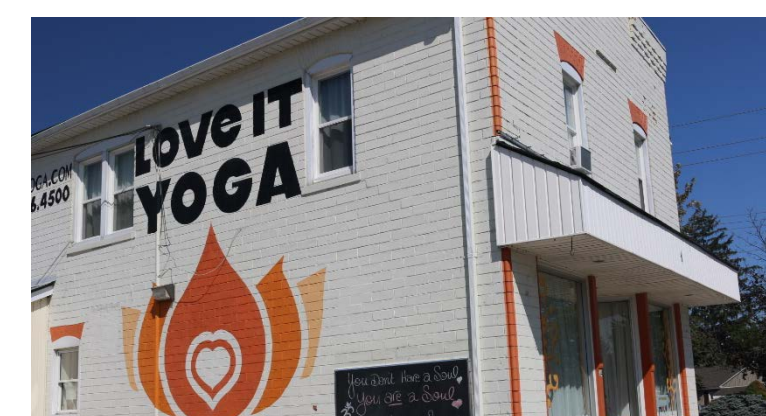
A large, empty light gray rectangular area intended for users to write their answers to Question 2.

Use a sticky note to help us
answer these questions!



QUESTION 3

What are the Biggest Opportunities for Attracting Visitors to Amherstburg?



QUESTION 4

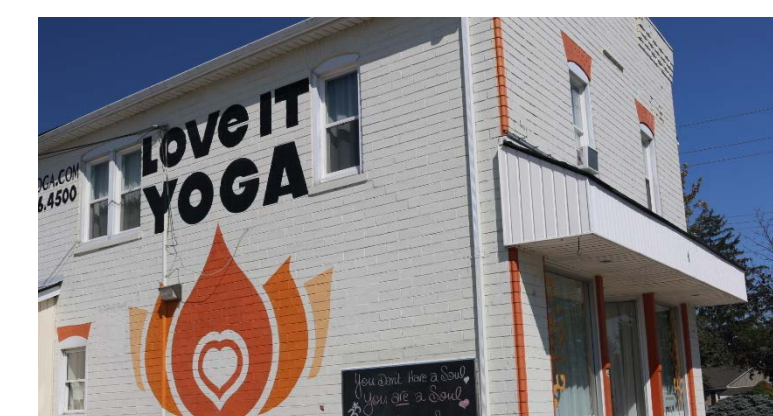
What are the Biggest Challenges for Growing and Opening Businesses in Amherstburg?

Use a sticky note to help us answer these questions!



QUESTION 5

How Can we Improve our Downtown Street Facades? (Consider Appearance, Safety, Walkability, and Sense of Place)



QUESTION 6

How Should we Integrate Amherstburg's Heritage into Future Urban Design?

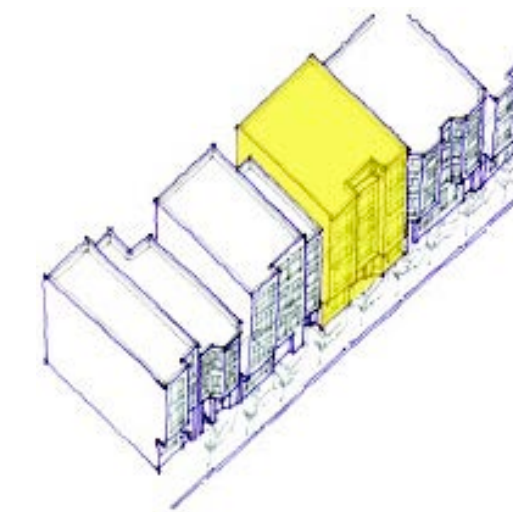
Use a sticky note to help us answer these questions!

INFILL DEVELOPMENT



What is Infill Development?

Process of developing vacant or underutilized parcels within an existing built form



QUESTION 7

What Should Infill Development Look Like in Downtown Amherstburg? (Consider Height, Size, Setback, Appearance)



Why is Infill Development Important?

Well planned and designed infill development provides numerous benefits to our Downtown community including:

Smart Growth

- ✓ Reversing unwanted urban sprawl

Environmental

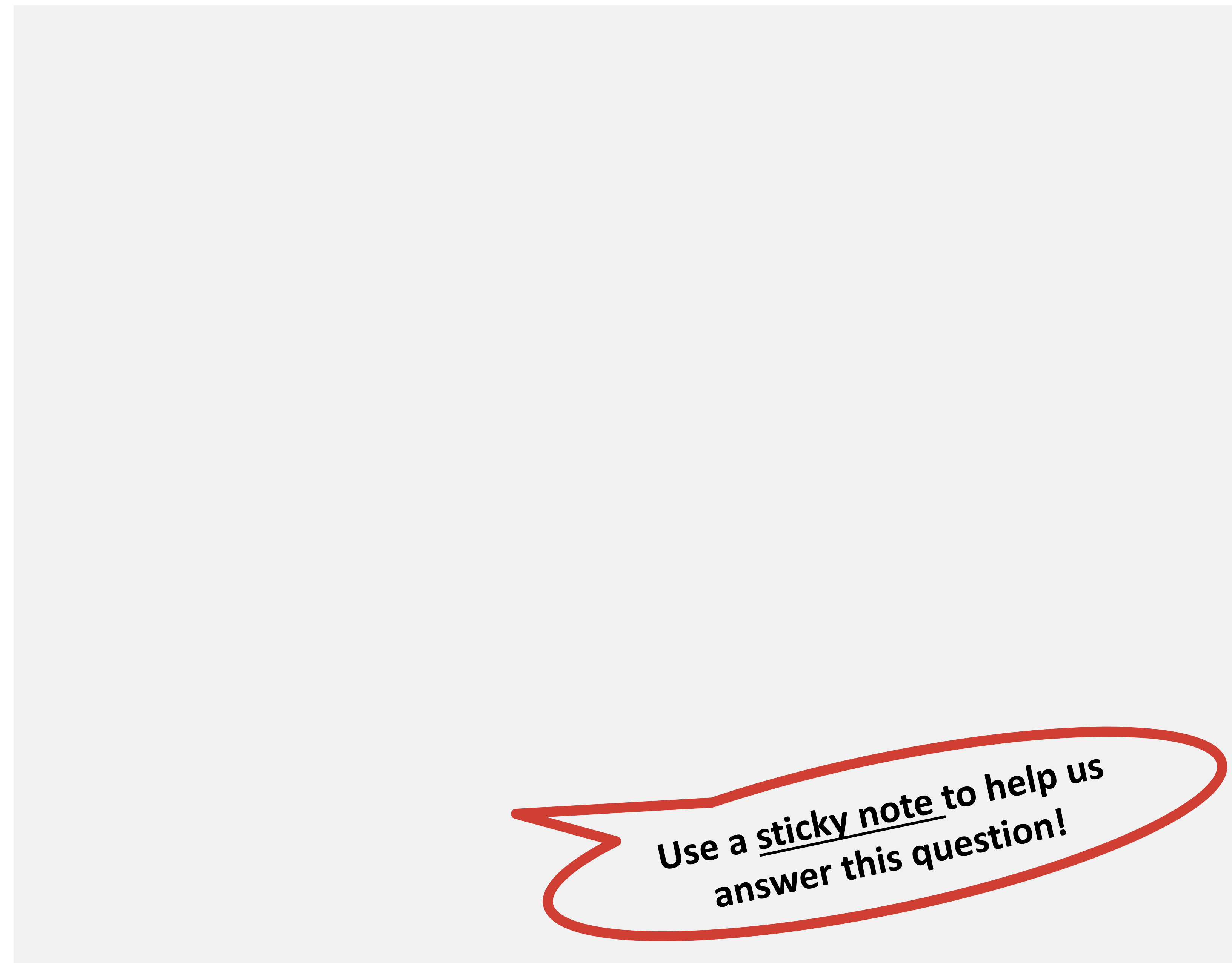
- ✓ Minimizing development impacts on our surrounding environment

Economic

- ✓ Increasing community tax base while saving costs on infrastructure

Historic

- ✓ Encouraging heritage preservation and tourism



Use a sticky note to help us answer this question!

THANK YOU!

The planning process is just beginning and recommendations have not yet been developed.

Your input is very valuable to the development of these plans!

How to Stay Involved in the CIP/UDG Process:

- ✓ Make sure you filled out the [sign in sheet](#) and provide your email to stay informed of updates to the projects and be notified of upcoming public meetings
- ✓ Fill out a [comment card](#)
- ✓ Go to the www.TalkTheBurg.ca to continue the discussion and provide more input on these projects and others!
- ✓ Get in touch with us:

Town of Amherstburg

Rebecca Belanger, Manager of Planning

Phone: 519 736 5408 ext. 2124

Email: rbelanger@amherstburg.ca

Monteith Brown Planning Consultants

Dan Smith & Michael Clark

Phone: 519-686-1300

Email: dsmith@mbpc.ca and mclark@mbpc.ca

