



1027458 ONTARIO INC.

Public Information Centre Engagement Summary

East Riverside, North Neighbourhood, Windsor, Ontario
Residential Development: Phases 3, 5, 6 & 7

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- A Notice of Resident’s Meeting
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- C Record of Attendance & Location Map
- D Resident Comments

1.0 The Public Information Centre

The Public Information Centre (PIC) was held by Dillon Consulting Limited, on behalf of our client 1027458 Ontario Inc., in support of the multiple proposed residential developments located in Windsor, Ontario. The phased residential development is located in the North Neighbourhood within the East Riverside Planning Area. The proposed residential development includes seven (7) phases in total. The Public Information Centre (PIC) was held in support of phases 3, 5, 6, and 7.

The proposed residential developments include the following:

- Phase 3:
 - One hundred and seventeen (117) townhome dwellings;
 - Two (2) new rights-of-way; and
 - A greenway encapsulating the existing sanitary trunk.
- Phase 5:
 - Thirty (30) townhome dwellings;
 - One (1) new right-of-way and the extension of the existing Clover Avenue; and
 - A 0.51-hectare parkland addition.
- Phase 6:
 - Three (3) 6-storey, 63-unit multiple dwelling buildings;
 - Two (2) 12-storey, 129-unit multiple dwelling buildings;
 - A total of 447 dwelling units; and
 - Surface and underground parking.
- Phase 7:
 - Two (2) 11-storey, 154-unit multiple dwelling buildings;
 - A total of 308 dwelling units; and
 - Surface and underground parking.

The proposed residential developments require the following development applications:

- Phase 3:
 - Official Plan Amendment;
 - Zoning By-law Amendment;
 - Exemption from Part Lot Control; and
 - Draft Plan of Subdivision.

- Phase 5:
 - Zoning By-law Amendment; and
 - Exemption from Part Lot Control.
- Phase 6:
 - Zoning By-law Amendment; and
 - Draft Plan of Condominium.
- Phase 7:
 - Zoning By-law Amendment; and
 - Draft Plan of Condominium.

The purpose of the Public Information Centre was to provide additional information to residents on the proposed developments, provide information about the planning process, and discuss/collect comments and questions relating to the proposed development.

It is noted that a previous Public Information Centre was held on February 22, 2022 in support of the proposed development of Phase 3. Comments were collected following the meeting and responses were provided via a separate Engagement Summary. The Engagement Summary for Phase 3 has previously been submitted to the City of Windsor as part of the application package. Any new comments regarding Phase 3 will be included as part of this report.

A copy of the Notice of the Public Information Centre is provided in **Appendix A**.

1.1 Format

The Public Information Centre was held in-person at the Windsor Family Credit Union Centre (WFCU Centre) in the City of Windsor on December 7, 2022 from 6:00pm-8:00pm. The Public Information Centre was conducted in a drop-in format, with presentation boards displaying the following information:

- Introduction Board;
- Welcome Board;
- Figure 1.0 – Location Map;
- Figure 2.0 – City of Windsor: Official Plan Designations;
- Figure 3.0 – City of Windsor: Zoning By-law 8600;
- Figure 4.0 – Conceptual Development Plan - Master Phasing Plan;
- Figure 5.0 – Conceptual Development Plan - Surrounding Area Proposed Developments;
- Figure 6.0 – Phases 1,2 & 4 - Conceptual Development Plan;
- Figure 7.0 – Phase 3 - Conceptual Development Plan;
- Figure 8.0 – Phase 5 - Conceptual Development Plan;

- Figure 9.0 – Phase 6 - Conceptual Development Plan;
- Figure 10.0 – Phase 7 - Conceptual Development Plan;
- Figure 11.0 – City of Windsor: East Riverside Major Roads; and
- Figure 12.0 – Anticipated Construction Timelines

Resident feedback was obtained in the following ways:

- Visiting location map – residents were asked to identify with a sticker where they were visiting from in relation to the site;
- Individual discussions – conducted throughout the evening between residents and the representatives from Dillon Consulting Limited; and
- Comment forms – collected in-person at the Public Information Centre, with the option to be mailed or emailed at a later date and accepted up until December 30, 2022.

A copy of the presentation boards is provided in **Appendix B**.

1.2 Attendance

Approximately fifteen (15) residents attended the Public Information Centre. A copy of the redacted record of attendance along with the location map identifying where residents were visiting from has been included in this summary as **Appendix C**.

2.0 Feedback Summary

2.1 Visiting Map

Residents were encouraged to place markers on the provided contextual location map to indicate the proximity of their visiting location in relation to the site. Please see **Appendix C** for inputted visitor maps.

A total of ten (10) markers were inputted by attendees.

2.2 Comment Form

A total of four (4) comment forms were collected by receipt through in-person drop-box, by email and mail (see **Appendix C**). The below outlines the frequent topics observed through the comments received and the development team's response to each:

Topic	Comments	Response
Traffic	<ul style="list-style-type: none"> Increased density created by multi-res buildings will increase traffic to an unacceptable level. 	<ul style="list-style-type: none"> A Comprehensive Transportation Impact Study has been completed by Dillon Consulting Limited, dated November 2022 to investigate the potential impacts of the proposed development on the area. The study concluded that majority of the predicted traffic movements are projected to operate at an acceptable level. Recommendations for mitigation measures and improvements to address any movements operating at a lower standard have been included as part of the study. The Provincial Policy Statement (PPS) encourages development that promotes a dense land use pattern to minimize the length and number of vehicle trips, and encourage the use of public and active transportation measures (PPS, 1.1.1, 1.6.7 & 1.8.1).
Density and Compatibility	<ul style="list-style-type: none"> Concern about potential contamination of the Phase 7 site. Potential for loss of views due to development of multi-res buildings. Increased noise pollution caused by multi-res buildings. Multi-res buildings are not compatible with the area. Would like to 	<ul style="list-style-type: none"> At this time no environmental concerns have been brought forth for the Phase 7 site. If required, the appropriate site assessments will be undertaken to ensure the safety and compatibility of the development. The proposed development is consistent with Provincial Policy Statement policies to provide for an appropriate range and mix of housing types and densities in order to meet projected needs or current and future resident (PPS 1.4.1). As well a dense land use pattern which efficiently uses land and resources, and supports active transportation (PPS 1.8.1). The proposed development will introduce a new housing type to the neighbourhood while being located in an area with an established pedestrian network and transit options.

Topic	Comments	Response
	<p>see single family homes developed.</p>	<ul style="list-style-type: none"> The proposed sites of the multi-res buildings (Phase 6 & 7) are located along Wyandotte Street East which is classified as a City Corridor. City Corridors promote higher density employment and residential opportunities (OP, 3.3.2.1). Residential developments along City Corridors may include high profile residential developments of up to 56m in height (OP, 3.3.2.1). The development shall be planned and developed to avoid, minimize and mitigate any potential adverse effects from odour, noise and other contaminants in accordance with provincial guidelines, standards and procedures (PPS, 1.2.6.1), The proposed development meets all of the City of Windsor’s locational criteria for a residential development as the site has access from an arterial road, functions on full municipal services, and has adequate community services and public transportation nearby (OP, 6.3.2.4).
Natural Features	<ul style="list-style-type: none"> Increased density created by multi-res buildings will cause flooding and put pressure on the existing systems. Wildlife will be displaced due to development. Loss of available green space for residents. 	<ul style="list-style-type: none"> The proposed development is located within a Floodplain Area (OP, Schedule C – Development Constraint Areas). As such, all standards, criteria and requirements will be adhered to as outlined in Section 5.4.6 – Floodplain Areas Policies of the City of Windsor Official Plan. All necessary and required flood proofing mitigation measures will be implemented during the construction period of the development. Functional Servicing Reports and Stormwater Management Reports will be completed for the various phases of the development to ensure feasibility and appropriateness of the development. The appropriate and required environmental studies will be included as part of the individual submission packages to evaluate any potential impacts of the proposed development on the existing area. To the east of the proposed development area is the Ganatchio Trail system which is designated as a Regional Park (OP, Chapter II, Schedule ER-3). East of the Clover Avenue extension along Wyandotte Street is East End Park, which is designated as a Community Park (OP, Chapter II, Schedule ER-3). The area is well serviced by existing open space areas and greenway infrastructure.

3.0 Summary

The Public Information Centre for the multiple proposed residential developments located in the North Neighbourhood within the East Riverside Planning Area, Windsor, Ontario was held on December 7, 2022. The proposed residential development includes seven (7) phases in total. The Public Information Centre (PIC) was held in support of phases 3, 5, 6, and 7.

The in-person meeting provided project information via presentation boards with opportunities for questions and feedback from the public (individual discussions, visiting map and comment forms). Based on the feedback received, the top concerns presented at the meeting related to the following: traffic, density/compatibility, and natural features.

Based on a review of the planning policy framework and supplementary technical reports, the proposed development is considered appropriate for the site and consistent with good planning principles. The proposed development has regard for the Provincial Policy Statement as it encourages the use of underutilized lands by proposing an intensification that exist in harmony with the surrounding land uses and makes efficient use of the existing municipal infrastructure. The proposed development conforms with the general intent of the City of Windsor Official Plan as it promotes a compact form and provides a mix of housing types which will diversify the housing options currently available in the area.

Appendix A

Notice of Resident's Meeting

1027458 ONTARIO INC.

*Public Information Centre Engagement Summary – East
Riverside, North Neighbourhood, Windsor, Ontario
(Phases 3, 5, 6 & 7)*

January 2023 – 21-1186, 22-4861, 22-4864, 22-4866



Public Information Centre

Proposed Residential Developments East Riverside North Neighbourhood Phased Development

On behalf of our client, 1027458 Ontario Inc., Dillon Consulting Limited is hosting a Public Information Centre to introduce four (4) proposed residential developments located in the North Neighbourhood of the East Riverside Planning Area in the City of Windsor. During this session, guests will be able to:

- Meet the project team;
- Become informed about the planning process; and
- Discuss comments and questions relating to the proposed developments.

This meeting is the next step in the planning process to permit development of these lands for the proposed:

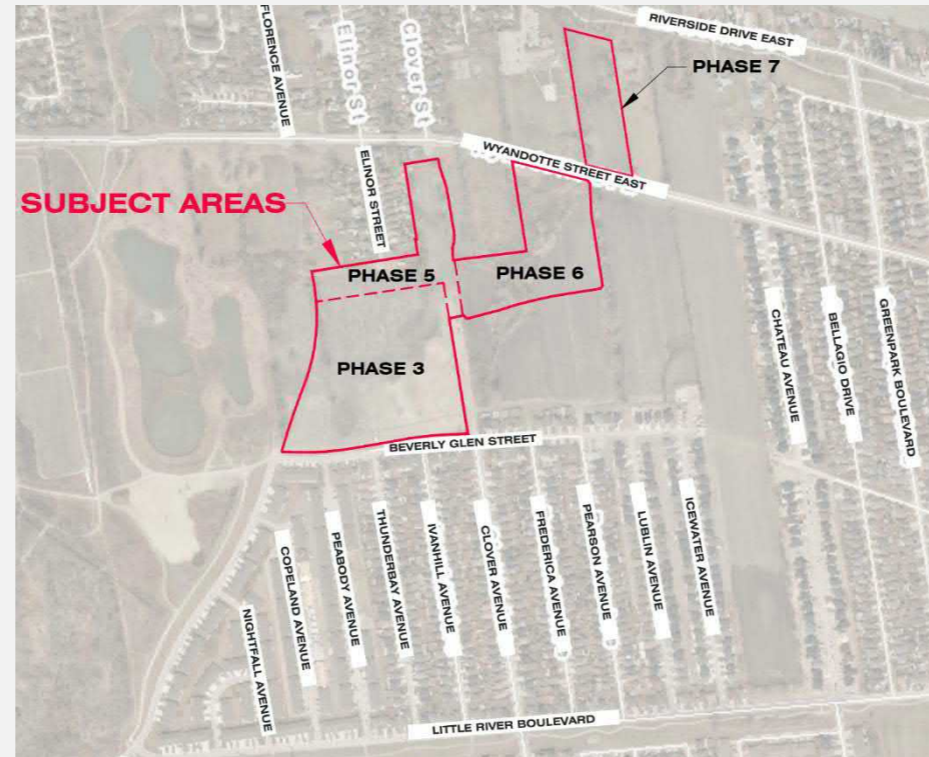
- 117 townhome units (Phase 3);
- 30 townhome units (Phase 5);
- Two (2) 128 unit, 12-storey residential buildings and three (3) 63 unit, six (6)-storey residential buildings with associated parking (Phase 6); and,
- Two 154 unit, 11-storey residential buildings with associated parking (Phase 7).

This meeting is being held in advance of a statutory public meeting required under the *Planning Act* to obtain approvals. The City of Windsor will be inviting all residents and landowners within 120 metres of the property limits to additional meetings in the near future.

The Public Information Centre will be a drop-in format with project materials available for viewing and representatives available to chat.

We are looking for your input and comment.

Written comments, via mail or email, will be accepted until December 30, 2022.



Public Information Centre

Date:
Wednesday, December 7, 2022

Time:
6:00 pm to 8:00 pm

Location:
WFCU Centre – Reception Hall
8787 McHugh Street, N8S 0A1

Contact:

Theresa O'Neill, Planner
Dillon Consulting Limited
3200 Deziel Drive, Suite 608, Windsor, N8W 5K8
T – 519.438.1288 ext.1286
northneighbourhood@dillon.ca

Application to City of Windsor

Public
Information Centre

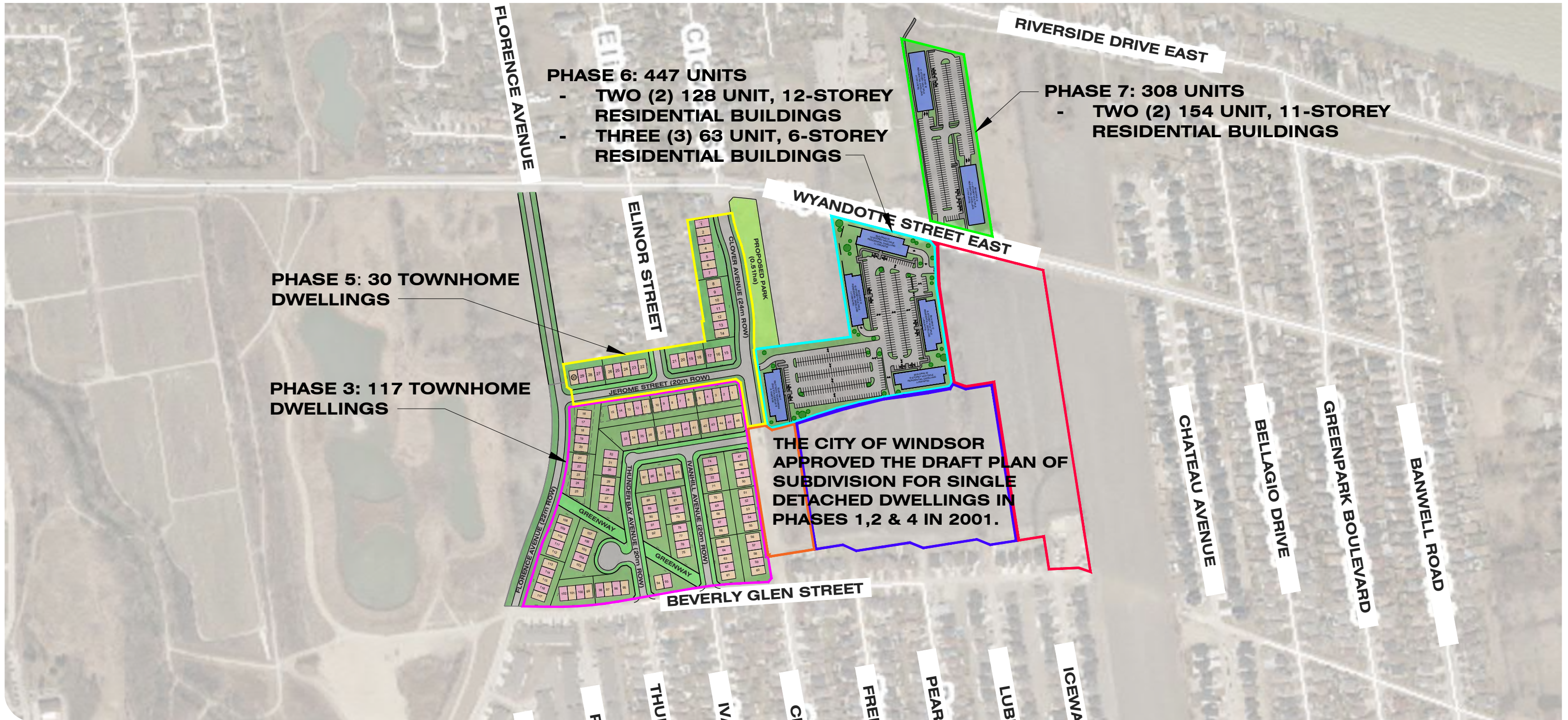
WE
ARE
HERE

Summary of Resident
Comments

Application Review by
City of Windsor

Development & Heritage
Standing Committee

Council Meeting



PHASE 6: 447 UNITS

- TWO (2) 128 UNIT, 12-STOREY RESIDENTIAL BUILDINGS
- THREE (3) 63 UNIT, 6-STOREY RESIDENTIAL BUILDINGS

PHASE 7: 308 UNITS

- TWO (2) 154 UNIT, 11-STOREY RESIDENTIAL BUILDINGS

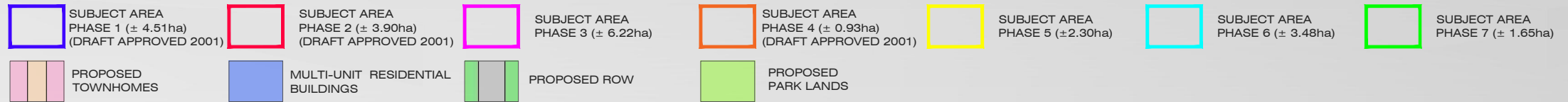
PHASE 5: 30 TOWNHOME DWELLINGS

PHASE 3: 117 TOWNHOME DWELLINGS

THE CITY OF WINDSOR APPROVED THE DRAFT PLAN OF SUBDIVISION FOR SINGLE DETACHED DWELLINGS IN PHASES 1,2 & 4 IN 2001.

1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD
 PHASES 1 -7 (incl.)

CONCEPTUAL DEVELOPMENT PLAN
 MASTER PHASING PLAN



File Location:
 c:\pw working directory\projects 2022\dillon_32mru\dms66870\coco - north neighbourhood - ph 3, 5, 6 & 7 - dec 2022 pic notice figures.dwg
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SOURCE: MAPPMY CITY WINDSOR AERIAL (2021)

MAP/DRAWING INFORMATION
 THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
 CREATED BY: MRU
 CHECKED BY: KDT
 DESIGNED BY: MRU

SCALE: N.T.S.



PROJECT:
 STATUS: DRAFT
 DATE: 15/11/2022

Appendix B

Presentation Boards

1027458 ONTARIO INC.

*Public Information Centre Engagement Summary – East
Riverside, North Neighbourhood, Windsor, Ontario
(Phases 3, 5, 6 & 7)*

January 2023 – 21-1186, 22-4861, 22-4864, 22-4866



Public Information Centre for Proposed Residential Developments

East Riverside - North Neighbourhood - Phased Development

The Public Information Centre is being hosted to introduce and provide information on four (4) proposed residential developments.

The Public Information Centre is being hosted in a “drop-in” format with representatives available to take comments and answer questions.

The goals of the Public Information Centre are as follows:

1. Provide information on the planning process and development approvals process;
2. Provide information on the proposed residential developments;
3. Provide details on anticipated timelines;
4. Collect comments and feedback from attendees to help guide the proposed developments as they continue through the development process.

Collecting Feedback:

1. Comment forms are available for attendees to complete;
2. Comments may also be emailed to **northneighbourhood@dillon.ca**;
3. All comments will be compiled at the end of the meeting and will be included in a report summarizing the meeting;
4. All comments will be accepted until December 30, 2022.

Thank you for joining us.

Welcome!

Thank you for joining us.

December 7, 2022

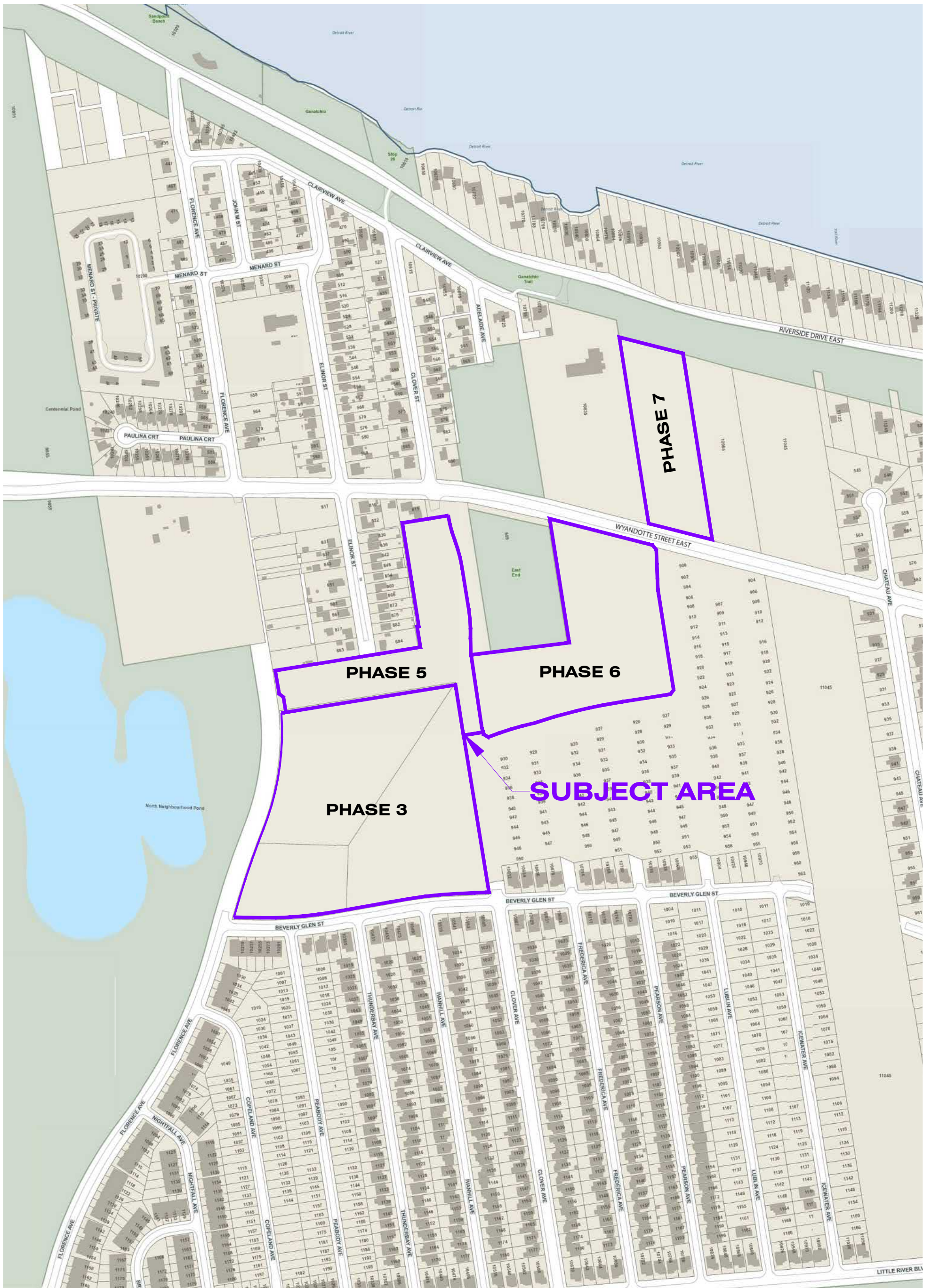
6:00pm - 8:00pm

WFCU Reception Hall

Public Information Centre for Proposed Residential Developments


East Riverside - North Neighbourhood Phased Development





1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD
 PUBLIC INFORMATION CENTRE

LOCATION MAP
 FIGURE 1.0

 SUBJECT AREA
 PHASES 3, 5, 6 & 7
 (± 13.65ha)



PROJECT:
 STATUS: DRAFT
 DATE: 15/11/2022

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 neighbourhood - ph 3, 5, 6 & 7 - pic figures.dwg
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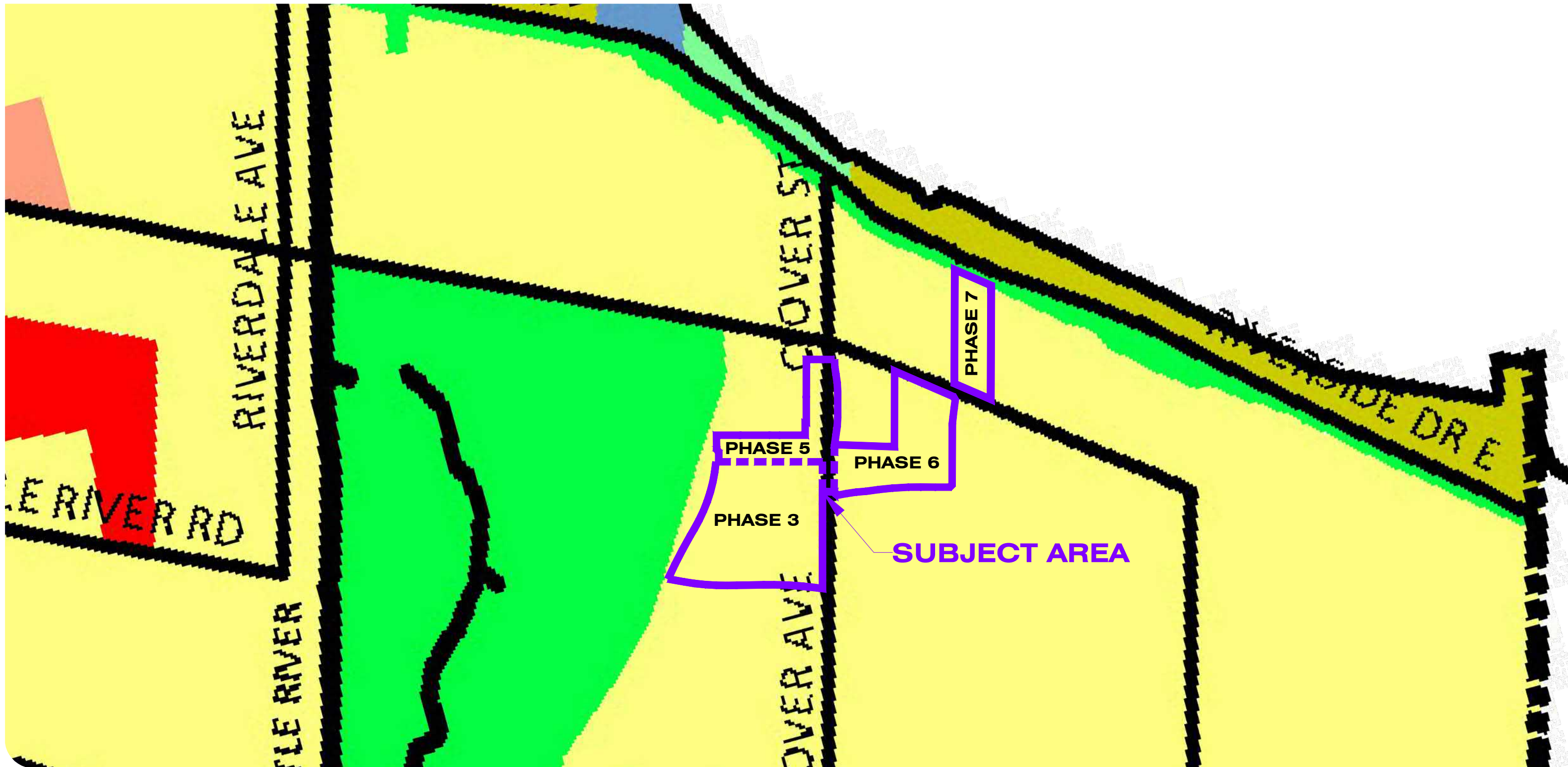
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 DESIGNED BY: MRU

SOURCE: MAPMYCITY WINDSOR AERIAL (2021)

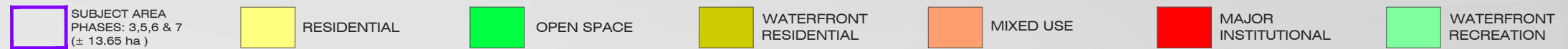
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1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD
 PUBLIC INFORMATION CENTRE

**CITY OF WINDSOR: OFFICIAL PLAN
 DESIGNATIONS**
 FIGURE 2.0



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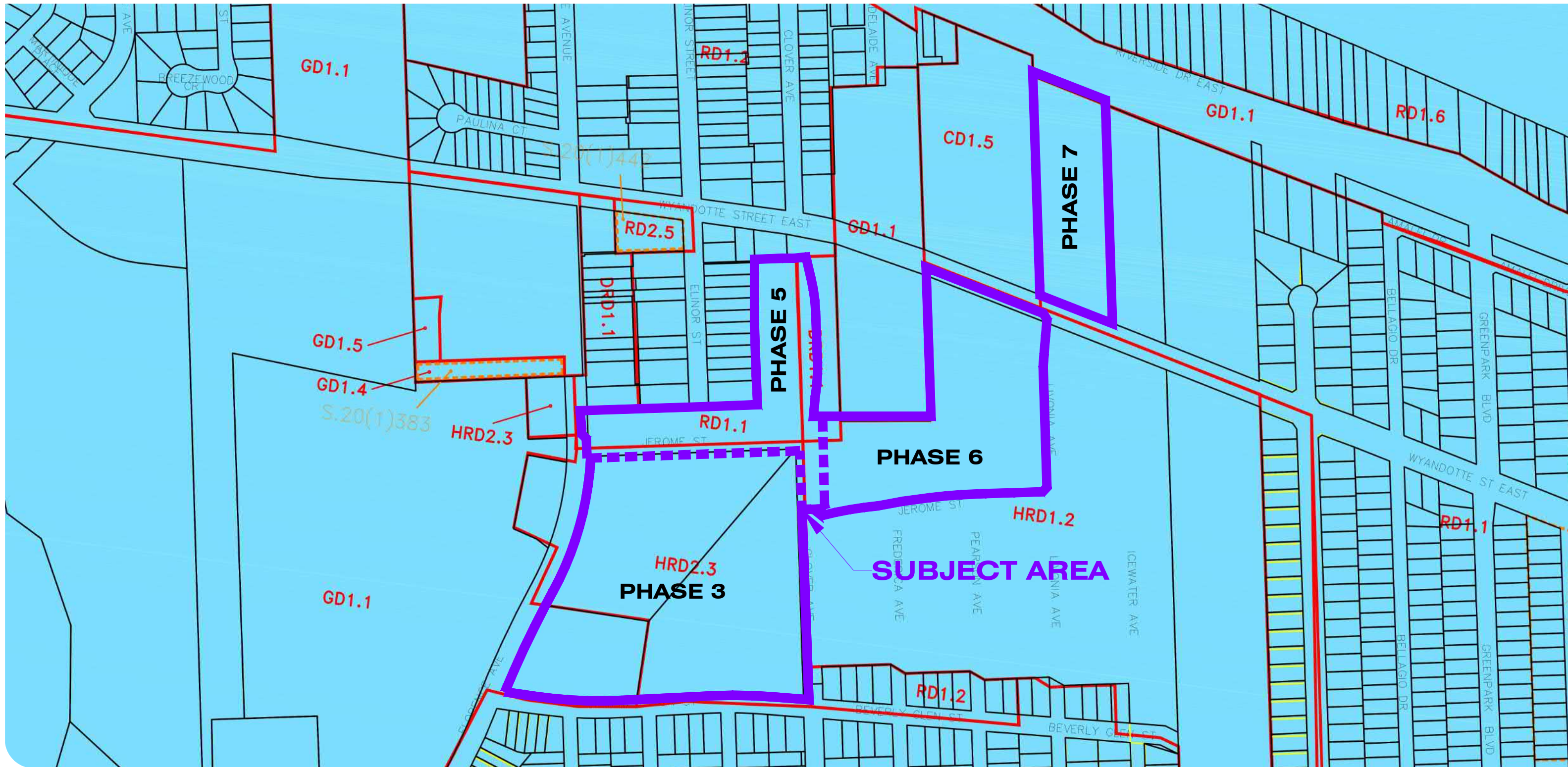
SOURCE: CITY OF WINDSOR - OFFICIAL PLAN,
 SCHEDULE "D":LAND USE

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


PROJECT: 22-4861
 STATUS: DRAFT
 DATE: 11/24/2022



1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD
 PUBLIC INFORMATION CENTRE

**CITY OF WINDSOR: ZONING
 BY-LAW 8600**
 FIGURE 3.0

 SUBJECT AREA
 PHASES: 3,5,6 & 7
 (± 13.65 ha)

 ZONE BOUNDARY

 SPECIFIC ZONING
 EXEMPTIONS

- GD - Green Districts
- RD - Residential Districts
- ID - Institutional Districts
- CD - Commercial Districts
- MD - Manufacturing Districts
- H - Holding Symbol

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SOURCE: CITY OF WINDSOR - ZONING BY-LAW
 8600, MAP 14

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SCALE: N.T.S.



PROJECT: 22-4861
 STATUS: DRAFT
 DATE: 11/24/2022

PHASE 6: FIVE (5) MULTIPLE DWELLING BUILDINGS WITH 447 UNITS TOTAL

- BUILDING "A": 6-STOREYS, 63 UNITS
- BUILDING "B": 6-STOREYS, 63 UNITS
- BUILDING "C": 6-STOREYS, 63 UNITS
- BUILDING "D": 12-STOREYS, 129 UNITS
- BUILDING "E": 12-STOREYS, 129 UNITS

PHASE 7: TWO (2) MULTIPLE DWELLING BUILDINGS WITH 308 UNITS TOTAL

- BUILDING "A": 11-STOREYS, 154 UNITS
- BUILDING "B": 11-STOREYS, 154 UNITS

**PHASE 5:
30 TOWNHOME DWELLINGS**

**PHASE 3:
117 TOWNHOME DWELLINGS**

PHASE 2: 71 LOTS

PHASE 4: 11 LOTS

PHASE 1: 81 LOTS

1027458 ONTARIO INC.
EAST RIVERSIDE DEVELOPMENT
NORTH NEIGHBOURHOOD
PUBLIC INFORMATION CENTRE

CONCEPTUAL DEVELOPMENT PLAN
MASTER PHASING PLAN
FIGURE 4.0

	SUBJECT AREA PHASE 1 (± 4.51ha)		SUBJECT AREA PHASE 2 (± 3.90ha)		SUBJECT AREA PHASE 3 (± 6.22ha)		SUBJECT AREA PHASE 4 (± 0.93ha)		SUBJECT AREA PHASE 5 (± 2.30ha)		SUBJECT AREA PHASE 6 (± 3.48ha)		SUBJECT AREA PHASE 7 (± 1.65ha)
	PROPOSED TOWNHOMES		PROPOSED SINGLE DETACHED DWELLINGS		MULTI-UNIT RESIDENTIAL BUILDINGS		PROPOSED ROW		PROPOSED PARK LANDS				

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SOURCE: MAPPMYCITY WINDSOR AERIAL (2021)

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DESIGNED BY: MRU

SCALE: 1:3500 (11X17)



PROJECT: 21-1185/1186
STATUS: DRAFT
DATE: 07/07/2022

GANATCHIO GARDENS:

- 28 TOWNHOME DWELLINGS
- 256 MULTIPLE DWELLING UNITS

0 WYANDOTTE STREET:

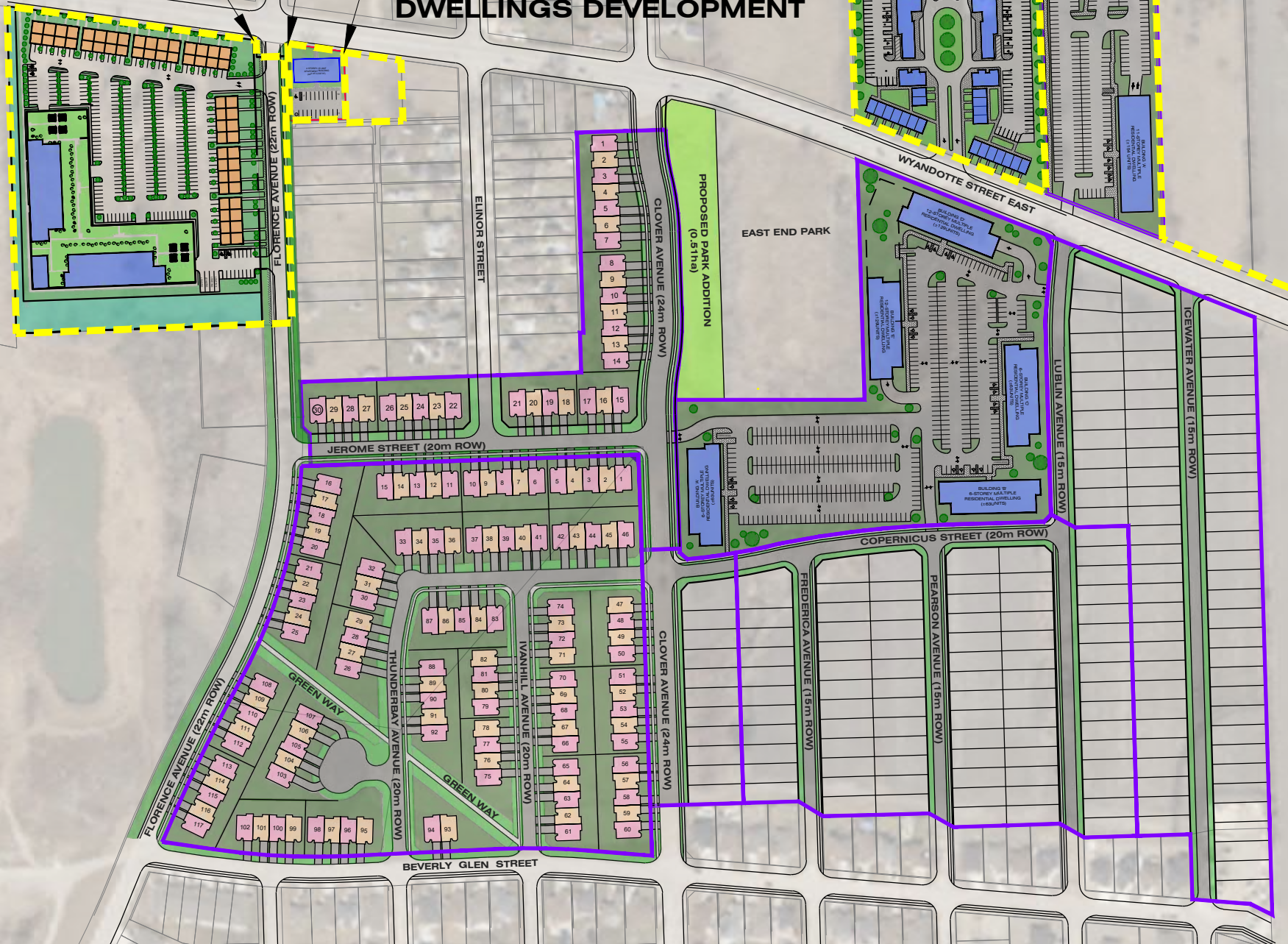
- 15 MULTIPLE DWELLING UNITS

LAKEFRONT HEIGHTS:

- 20 TOWNHOME DWELLINGS
- 80 MULTIPLE DWELLING UNITS

FUTURE TOWNHOME DWELLINGS DEVELOPMENT

FUTURE DEVELOPMENT



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SOURCE: MAPPMY CITY WINDSOR AERIAL (2021)

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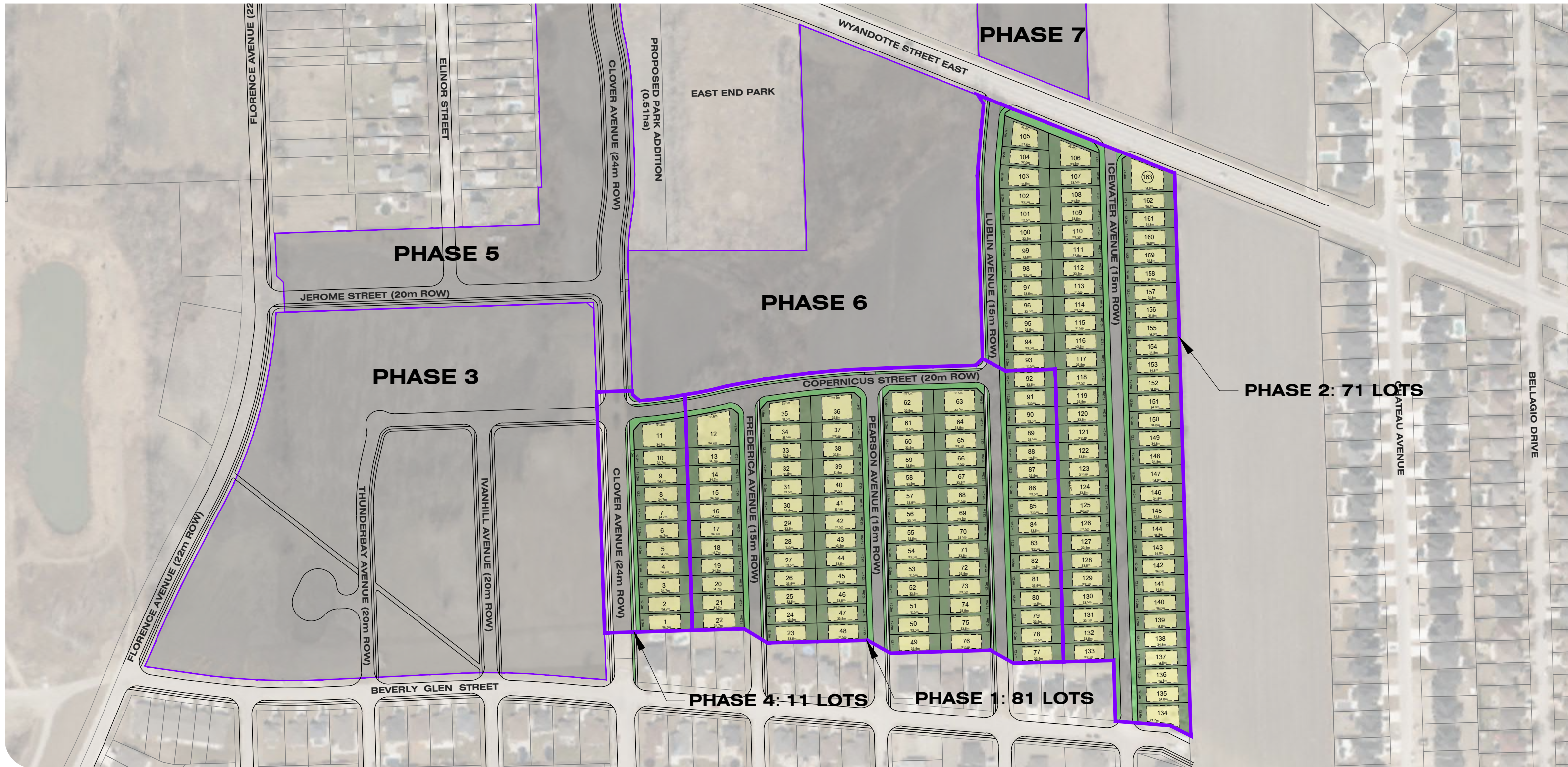
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1027458 ONTARIO INC.
EAST RIVERSIDE DEVELOPMENT
NORTH NEIGHBOURHOOD
PUBLIC INFORMATION CENTRE

CONCEPTUAL DEVELOPMENT PLAN
SURROUNDING AREA PROPOSED
DEVELOPMENTS
FIGURE 5.0

PROJECT: 21-1185/1186
STATUS: DRAFT
DATE: 07/07/2022



1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD
 PUBLIC INFORMATION CENTRE

**PHASE 1, 2 & 4 -
 CONCEPTUAL DEVELOPMENT PLAN
 FIGURE 6.0**

- SUBJECT AREA PHASES 1, 2 & 4 (± 8.95ha)
- PROPOSED SINGLE DETACHED DWELLINGS
- PROPOSED LANDSCAPED AREA
- PROPOSED ROW

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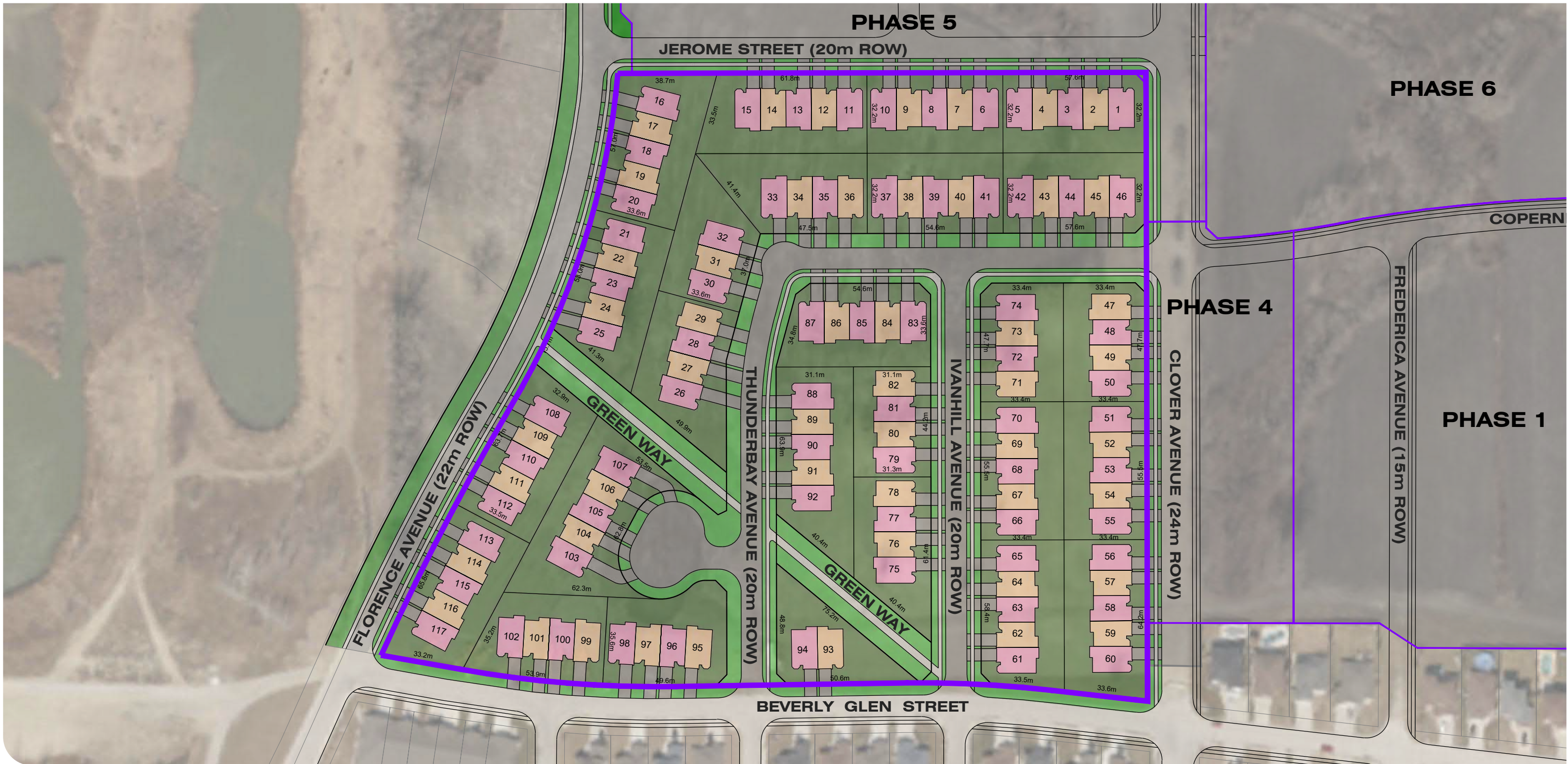
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SCALE: 1:2500 (11X17)



PROJECT: 21-1185/1186
 STATUS: DRAFT
 DATE: 05/04/2022



1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD
 PUBLIC INFORMATION CENTRE

**PHASE 3 -
 CONCEPTUAL DEVELOPMENT PLAN
 FIGURE 7.0**

- SUBJECT AREA
PHASE 3 (± 6.22ha)
- PROPOSED TOWNHOMES
(117 UNITS)
- PROPOSED ROW
- PROPOSED LANDSCAPED
AREA

PROPOSED MINIMUM SETBACKS
 FRONT YARD DEPTH - 6.0m
 BACK YARD DEPTH - 7.5m
 SIDE YARD DEPTH - 1.5m

TOWNHOME UNIT
 WIDTH - 10.3m
 DEPTH - 17.5m
 TOTAL - 117 UNITS

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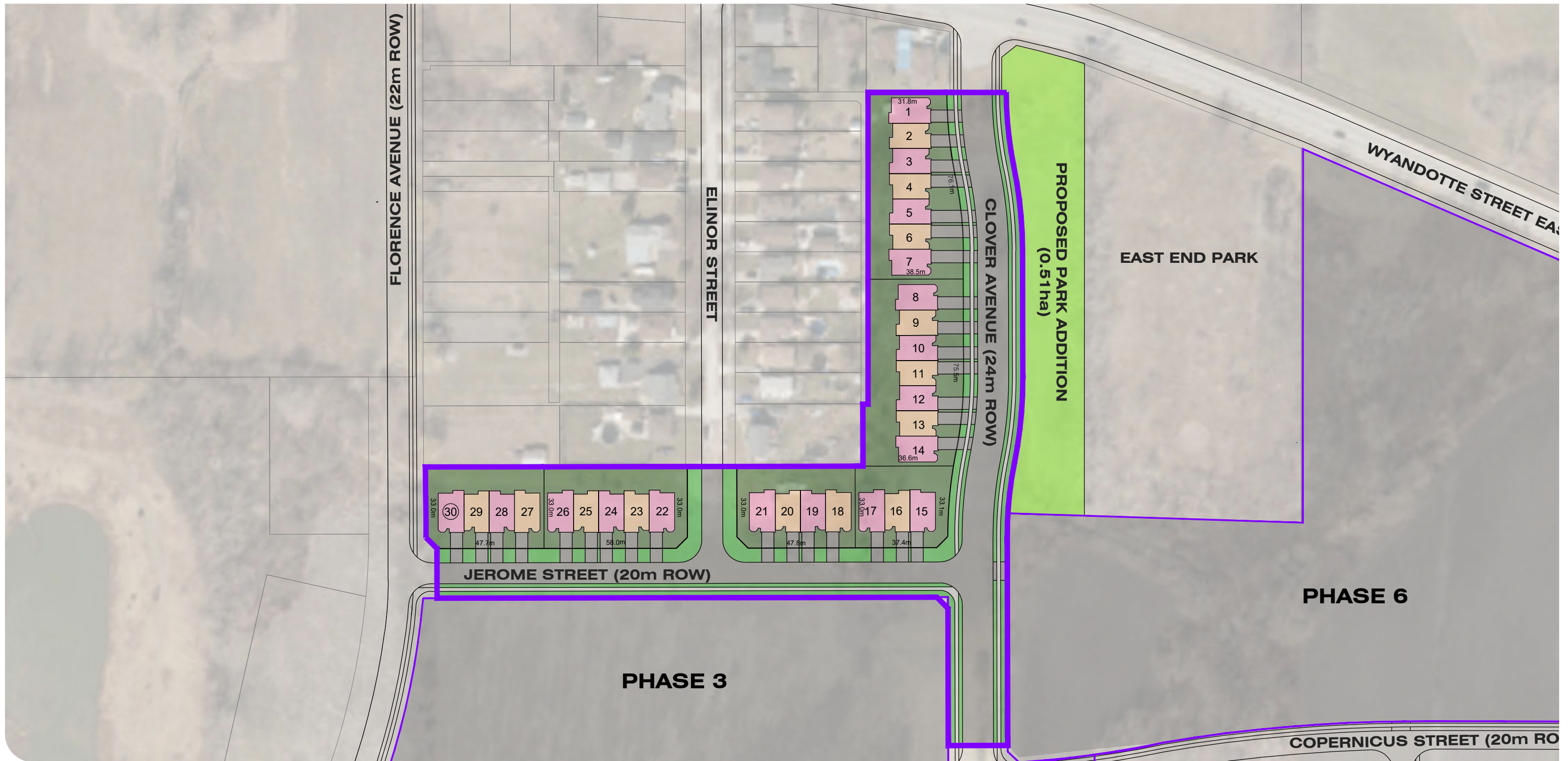
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 VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
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 CHECKED BY: ZCS
 DESIGNED BY: ESB/MRU

SCALE: 1:1500 (11X17)



PROJECT: 21-1186
 STATUS: DRAFT
 DATE: 08/22/2022



1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD
 PUBLIC INFORMATION CENTRE

**PHASE 5 -
 CONCEPTUAL DEVELOPMENT PLAN
 FIGURE 8.0**



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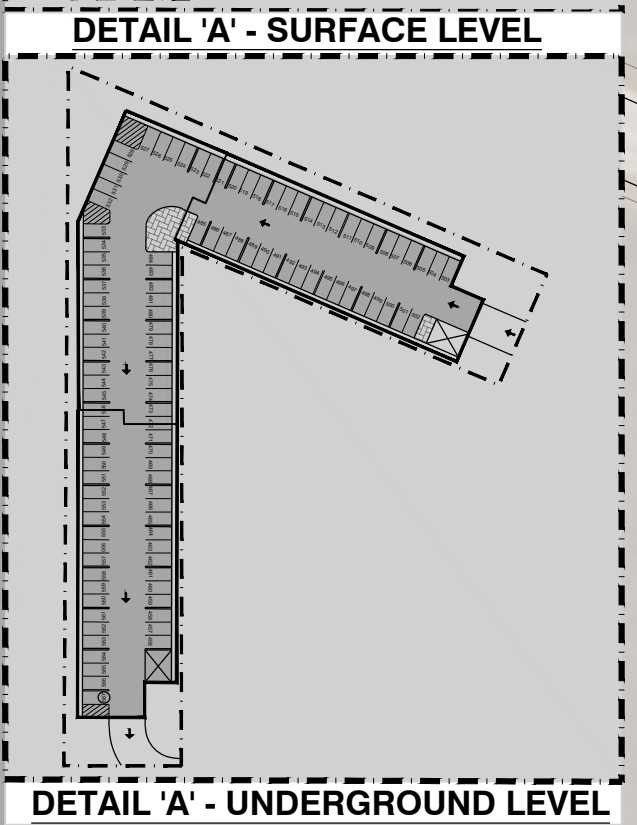
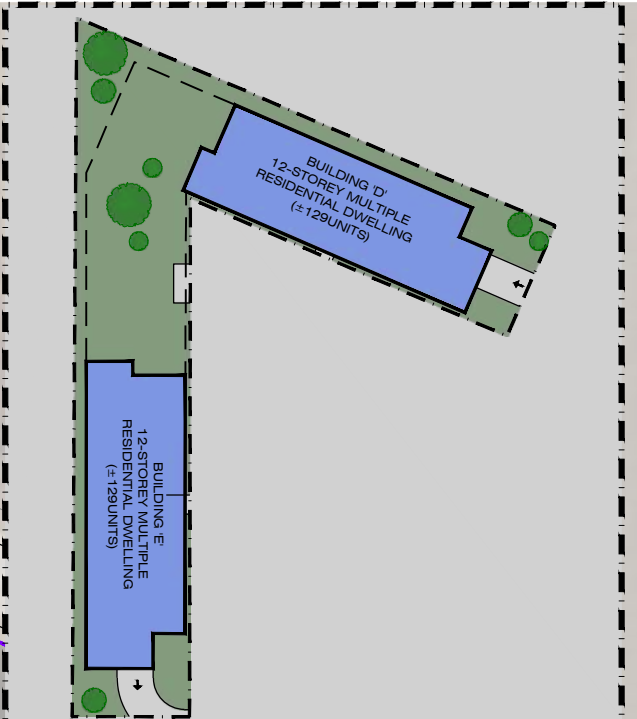
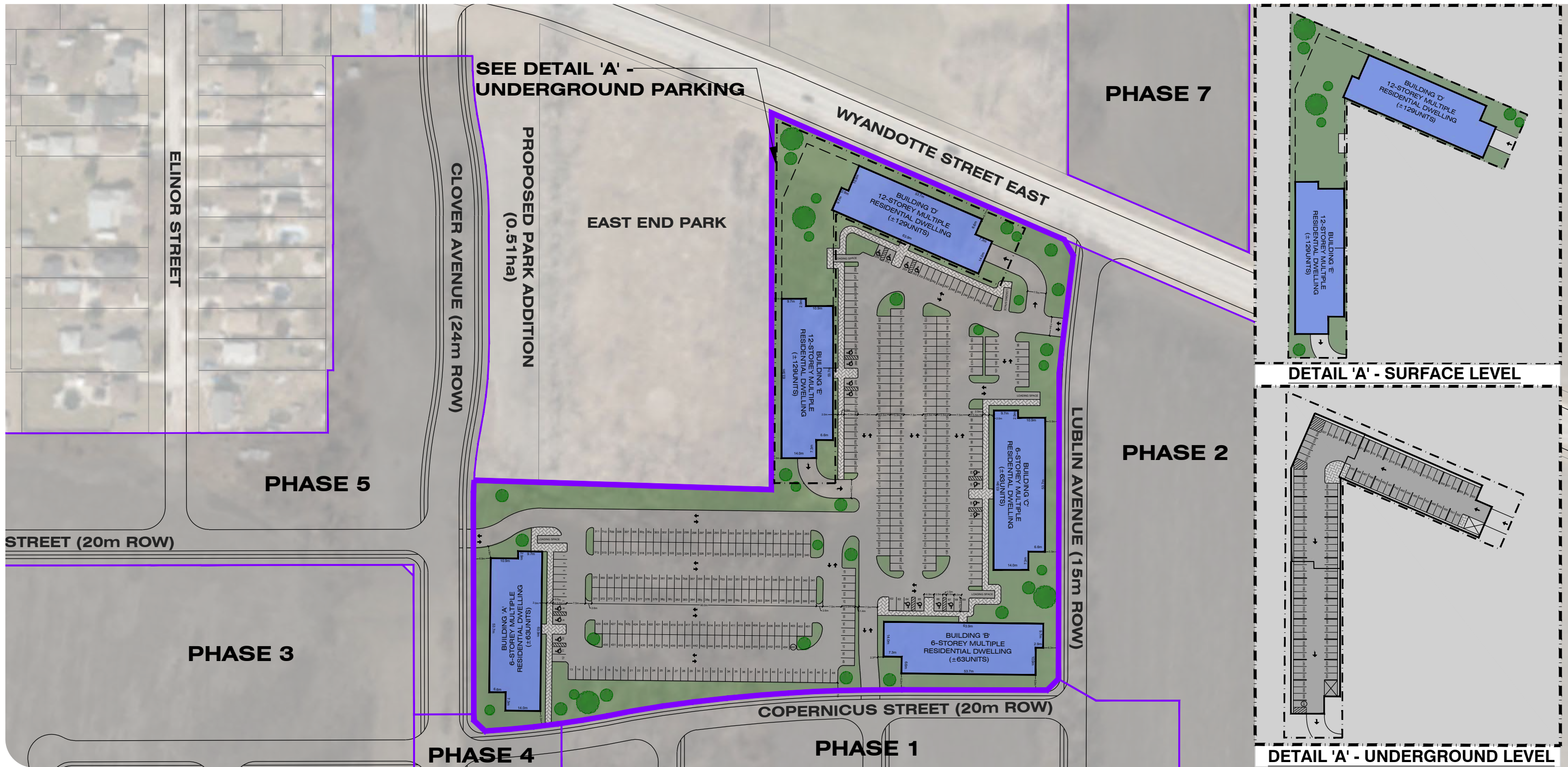
MAP/DRAWING INFORMATION
 THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
 CREATED BY: ESB/AMC
 CHECKED BY: KDT
 DESIGNED BY: KDT

SCALE: 1:1500 (11x17)



PROPOSED MINIMUM SETBACKS
 FRONT YARD DEPTH - 6.0m
 BACK YARD DEPTH - 7.5m
 SIDE YARD DEPTH - 1.5m
RESIDENTIAL DWELLINGS
 PHASE 5 - TOWNHOME UNITS:
 = 30 UNITS
PROPOSED ZONE
 RESIDENTIAL DISTRICT 2.3 (RD2.3)

PROJECT: 21-1186
 STATUS: DRAFT
 DATE: 08/29/2022



1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD
 PUBLIC INFORMATION CENTRE

**PHASE 6 -
 CONCEPTUAL DEVELOPMENT PLAN
 FIGURE 9.0**

SUBJECT AREA PHASE 6 (± 3.48ha)	MULTIPLE DWELLING RESIDENTIAL BUILDING (447 UNITS)	PROPOSED LANDSCAPED AREA	PROPOSED SIDEWALK	PROPOSED PAVEMENT
------------------------------------	--	-----------------------------	----------------------	----------------------

<p>PARKING STATISTICS RESIDENTIAL REQUIREMENTS (1.25 SPACE PER UNIT): 559 ACCESSIBLE REQUIREMENTS (INCL.): 14 TOTAL PARKING REQUIRED: 480</p> <p>SURFACE PARKING PROVIDED: 455 COVERED PARKING PROVIDED: 112 ACCESSIBLE PROVIDED: 20 TOTAL PARKING PROVIDED: 567 PARKING RATE PROVIDED: 1.27 SPACES PER UNIT</p>	<p>PHASE 6 - MULTI-UNIT RESIDENTIAL UNITS COUNT - 447 UNITS HEIGHT - 6 & 12 STOREYS PARKING SIZE - 3.0 m X 5.5m</p> <p>PROPOSED MINIMUM SETBACKS FRONT YARD DEPTH - 5.5m BACK YARD DEPTH - 7.5m SIDE YARD DEPTH - 1.5m</p>
--	--

File Location:
 c:\pw working directory\projects 2021\dillon_32mru\d0101603\21-1185 - phase 6 -
 south of wyandotte.dwg
 December, 06, 2022 9:04 AM

SOURCE: MAPPMY CITY WINDSOR AERIAL (2021)

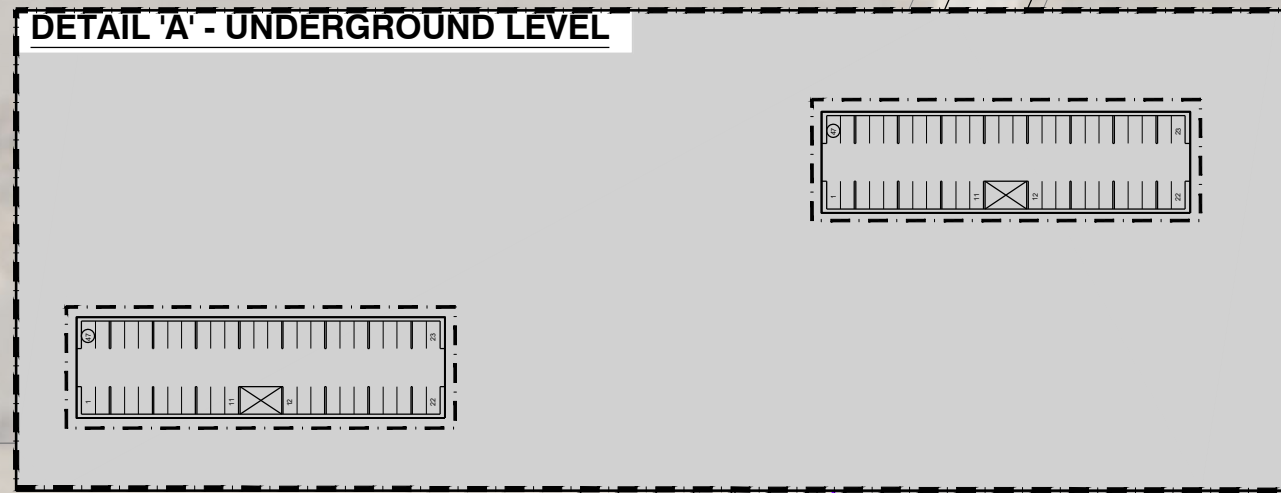
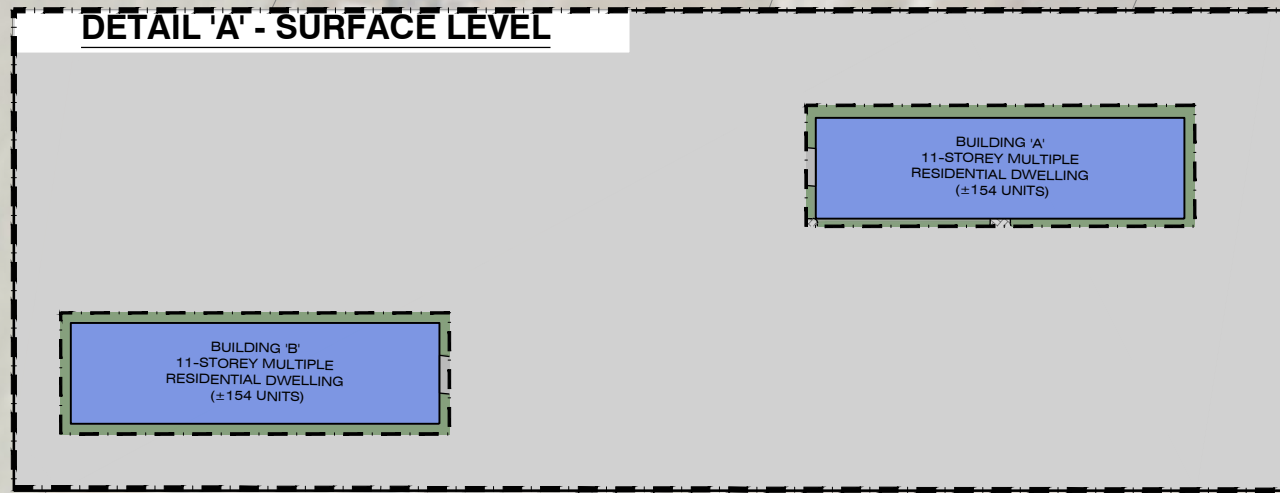
MAP/DRAWING INFORMATION
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 CREATED BY: MRU
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 DESIGNED BY: ESB/AMC/MRU

SCALE: 1:1500 (11X17)

PROJECT: 21-1185
 STATUS: DRAFT
 DATE: 05/26/2022

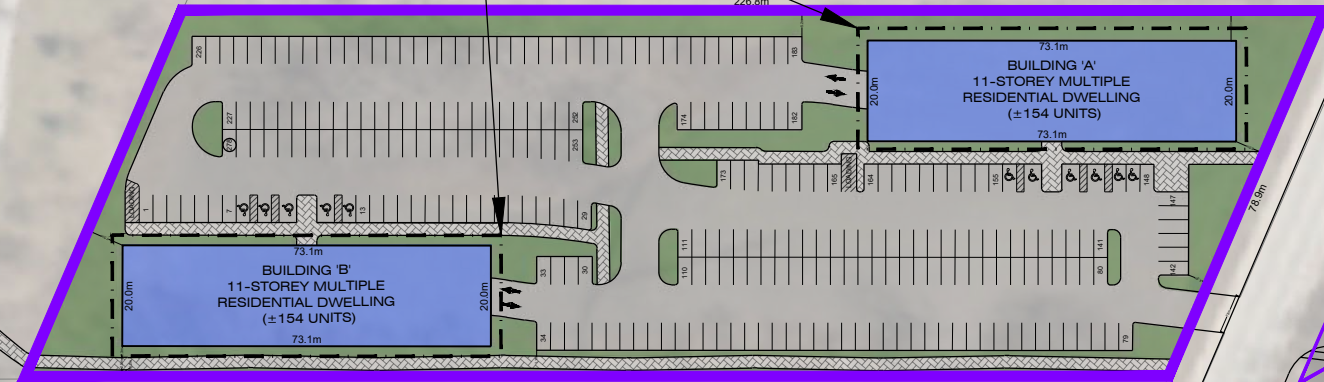
DETAIL 'A' - SURFACE LEVEL

DETAIL 'A' - UNDERGROUND LEVEL



**SEE DETAIL 'A' -
UNDERGROUND PARKING**

RIVERSIDE DRIVE EAST



ICEWATER AVENUE (15m ROW)

PHASE 2

LUBLIN AVENUE (15m ROW)

PHASE 1

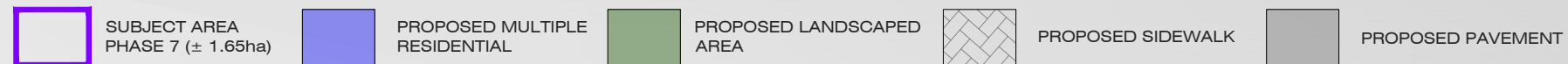
YANDOTTE STREET EAST

PHASE 6

US STREET (20m ROW)

1027458 ONTARIO INC.
EAST RIVERSIDE DEVELOPMENT
NORTH NEIGHBOURHOOD
PUBLIC INFORMATION CENTRE

**PHASE 7 -
CONCEPTUAL DEVELOPMENT PLAN
FIGURE 10.0**



SITE MATRIX

FRONT YARD DEPTH	- 6.0m
BACK YARD DEPTH	- 7.5m
SIDE YARD DEPTH	- 6.0m
UNIT COUNT	- 308 units
PROPOSED PARKING	- 372 spaces
PROPOSED PARKING RATIO:	1.21
REQUIRED PARKING RATIO:	1.25

File Location:
c:\pw working directory\projects 2021\dillon_32mru\d0101604\do not use - now
located in 22-4866 - phase 7 - concept plan.dwg
December, 06, 2022 9:11 AM





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CHECKED BY: KDT
DESIGNED BY: MRU

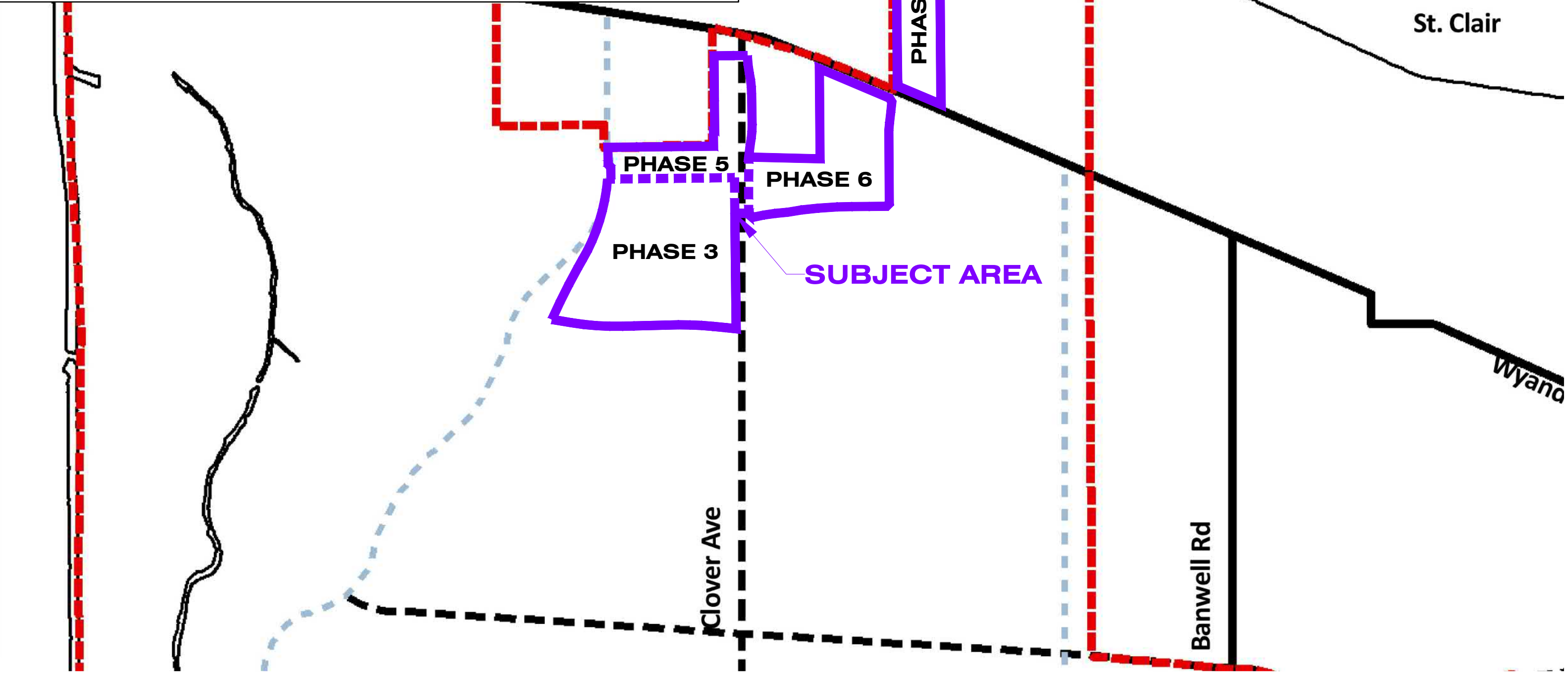
SCALE: 1:1500 (11x17)




SOURCE: COUNTY OF ESSEX AERIAL (2021)

PROJECT: 21-1185
STATUS: DRAFT
DATE: 08/19/2022

 Class II Arterial
  Class I Collector
  Class II Collector
 Boundary of Planning Area



 SUBJECT AREA
 PHASES: 3, 5, 6 & 7
 (± 13.65 ha.)

File Location:
 c:\pw working directory\projects 2022\dillon_32mru\dms69186\coco - north
 neighbourhood - ph 3, 5, 6 & 7 - pic figures.dwg
 December, 07, 2022 2:30 PM

SOURCE: CITY OF WINDSOR - OFFICIAL PLAN,
 CHAPTER 2, SCHEDULE "ER-4": MAJOR ROAD

MAP/DRAWING INFORMATION
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 CHECKED BY: KDT
 DESIGNED BY: MRU

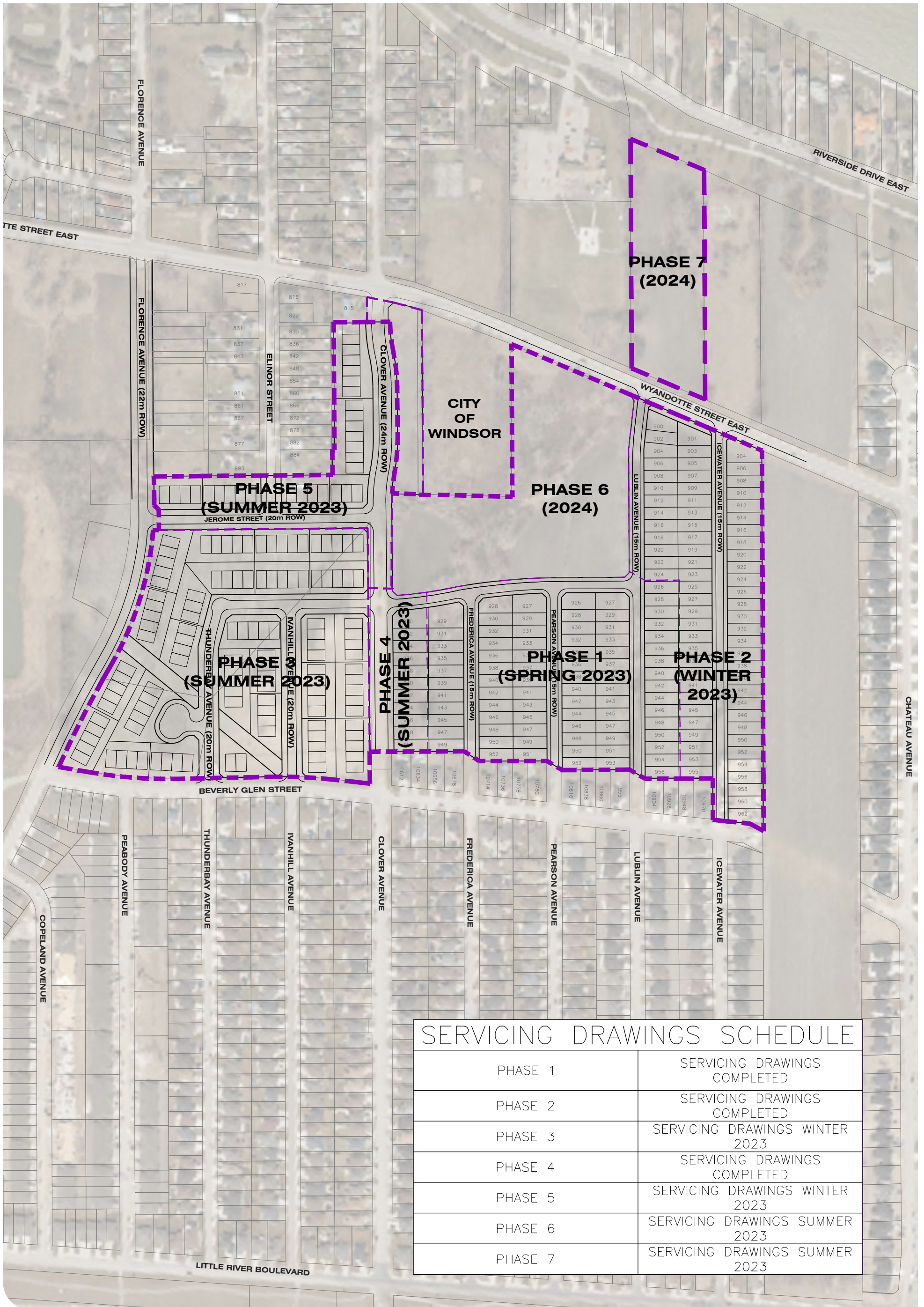
SCALE: N.T.S.



PROJECT: 22-4861
 STATUS: DRAFT
 DATE: 11/24/2022

1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD
 PUBLIC INFORMATION CENTRE


CITY OF WINDSOR: EAST RIVERSIDE
MAJOR ROADS
 FIGURE 11.0



SERVICING DRAWINGS SCHEDULE	
PHASE 1	SERVICING DRAWINGS COMPLETED
PHASE 2	SERVICING DRAWINGS COMPLETED
PHASE 3	SERVICING DRAWINGS WINTER 2023
PHASE 4	SERVICING DRAWINGS COMPLETED
PHASE 5	SERVICING DRAWINGS WINTER 2023
PHASE 6	SERVICING DRAWINGS SUMMER 2023
PHASE 7	SERVICING DRAWINGS SUMMER 2023

1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD

**ANTICIPATED
 CONSTRUCTION TIMELINES**
 FIGURE 12.0

 COCO DRAFT APPROVED
 DEVELOPMENT AREA
 (± 22.99ha)

File Location:
 c:\pw working directory\projects 2022\dillon_32mru\dms48916\coco - north
 neighbourhood - ph 1,2,4 & 6 - mecp boundary figure.dwg
 December, 01, 2022 10:43 AM

SOURCE: MAPMYCITY WINDSOR AERIAL (2021)



PROJECT: 22-4864
 STATUS: DRAFT
 DATE: 29/11/2022

MAP/DRAWING INFORMATION
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 DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE
 VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
 CREATED BY: MRU
 CHECKED BY: KDT
 DESIGNED BY: MRU

SCALE: 1:3500 (11x17)



Appendix C

Record of Attendance & Location Map

1027458 ONTARIO INC.

*Public Information Centre Engagement Summary – East
Riverside, North Neighbourhood, Windsor, Ontario
(Phases 3, 5, 6 & 7)*

January 2023 – 21-1186, 22-4861, 22-4864, 22-4866



Record of Attendance

East Riverside – North Neighbourhood – Phased Development

Residents Meeting – December 07, 2022

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[REDACTED]	9950 LITTLE RIVER BLVD	[REDACTED]
	10237 Beverly Glen	
	13181 DILLON DR., TECUMSEH	
	2985 Duggill Ave Windsor	
	11000 Riverside Dr East	
	3035 Coram Cres Windsor	
	1074 Florence Ave	

Record of Attendance

East Riverside – North Neighbourhood – Phased Development


Residents Meeting – December 07, 2022

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[REDACTED]	2985 DOUGALL AVE	[REDACTED]
[REDACTED]	1006 Peckaby Ave	[REDACTED]
[REDACTED]	10273 Beverly Glen.	[REDACTED]
[REDACTED]	11014 Riverside Dr. E	[REDACTED]
[REDACTED]	9705 Menard St	[REDACTED]
[REDACTED]	City Hall	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]



1027458 ONTARIO INC.
 EAST RIVERSIDE DEVELOPMENT
 NORTH NEIGHBOURHOOD
 PUBLIC INFORMATION CENTRE

LOCATION MAP
 FIGURE 1.0

 SUBJECT AREA
 PHASES 3, 5, 6 & 7
 (± 13.65ha)



PROJECT:
 STATUS: DRAFT
 DATE: 15/11/2022

File Location:
 c:\pw working directory\projects 2022\dillon_32mru\dms89186\coco - north
 neighbourhood - ph 3, 5, 6 & 7 - pic figures.dwg
 December, 05, 2022 1:28 PM

MAP/DRAWING INFORMATION
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CREATED BY: MRU
 CHECKED BY: KDT
 DESIGNED BY: MRU

SOURCE: MAPMYCITY WINDSOR AERIAL (2021)

SCALE: N.T.S.



Appendix D

Resident Comments

1027458 ONTARIO INC.

*Public Information Centre Engagement Summary – East
Riverside, North Neighbourhood, Windsor, Ontario
(Phases 3, 5, 6 & 7)*

January 2023 – 21-1186, 22-4861, 22-4864, 22-4866



East Riverside - North Neighbourhood - Phased Development Comment Form

Residents Meeting - December 7, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:	Email:
Phase 3:	Phase 5:
Phase 6:	Phase 7: <i>Dont want apartment very disappointed building on a poisoned field should not be allowed.</i>



East Riverside - North Neighbourhood - Phased Development Comment Form

Residents Meeting - December 7, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:	Email:
Phase 3:	Phase 5:
Phase 6:	Phase 7: <i>Apartment Bldg will block the view (it should be Built on wydale st facing not on Riverside Dr Cannot proceed since the actual land is contaminated with very deadly chemical . Please recon- sider your said proposal. for phase 7.</i>

Please see reverse of page.



East Riverside - North Neighbourhood - Phased Development Comment Form

Residents Meeting - December 7, 2022

General Comments and Feedback:

*phase 7 Apartment bldg will block the view for Weyandotte St houses ^{future}
This proposed Bldg cannot be Built on that site due to the fact
of the land is contaminated with deadly chemicals that cannot
be disturbed due to many poison that will be released into the air*

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-438-1288 ext.1286
Email: northneighbourhood@dillon.ca

Attention: Theresa O'Neill, Planner

Please deposit this form in the comment box or email comment responses. All comments will be received until December 30, 2022.

East Riverside - North Neighbourhood - Phased Development

Comment Form

Residents Meeting - December 7, 2022

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name: [REDACTED]	Email: [REDACTED]
Phase 3:	Phase 5:
Phase 6: I am completely against any apartment complexes in these areas. You will take away everyone's views, increase traffic to an unacceptable level, cause flooding or pressure on the existing systems, displace	Phase 7: wildlife, increase noise pollution. This is a terrible idea that will not be able to be undone. PLEASE reconsider. do affordable single family homes.

Please see reverse of page.



East Riverside - North Neighbourhood - Phased Development

Comment Form

Residents Meeting - December 7, 2022

General Comments and Feedback:

I am strongly against any apartment complexes in this area. There are no apartments in this area. It does not fit the existing landscaping. We have deer, turkey, coyotes, geese, Swans & more in this area. The residents ~~deserve~~ who live here moved here because of the ~~quiet~~ quiet, lower human vehicle traffic. We, as well as the animals are being displaced. ~~for~~ The majority of Windsorites cannot afford these homes/apartments you a block of views; affecting our way of life, for out of town individuals who could care less about the gem we have chosen to raise our families in. I beg you to re-consider. Please do not take away our homes, our way of life. Please listen to those of us who will be so terribly affected by these changes. Please do not put the wants of developers; out of owners above those of us who have lived here for 50 plus years. Once you do this, you will not be able to take it back. Please deny the rezoning for any apartment complexes in this area. Thank you.

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-438-1288 ext.1286
Email: northneighbourhood@dillon.ca

Attention: Theresa O'Neill, Planner

Please deposit this form in the comment box or email comment responses. All comments will be received until December 30, 2022.



Neighbourhood, North <northneighbourhood@dillon.ca>

Riverside developments

4 messages

Tue, Dec 6, 2022 at 10:25 PM

[REDACTED]
To: "northneighbourhood@dillon.ca" <northneighbourhood@dillon.ca>
Cc: "admin@erca.org" <admin@erca.org>

To whom it may concern,

We are disheartened and disgusted with the plans your company has to destroy more and more natural green space and home to wildlife, birds, trees, fresh air and much needed nature.

We have so little of it left in this area. All the areas surrounding the Ganattio trail should be maintained as quiet, peaceful, less congested and busy to promote nature. For people to walk, exercise and enjoy life. Not to construct more buildings and high rises to obstruct our views and natural privacy. This area has been known to flooding for years and no improvements have been made. These buildings will only add to the traffic, congestion, flooding, sewer backups among many other problems such as road safety, heavy traffic which is a known problem here as well.

Riverside is one of the last areas with green space, nature, peaceful ponds and walking trails.

Our community needs this outlet and natural area for mental health, well-being and physical health. For children to run, play, ride bikes and see trees and nature.

This is a critical part of their health and development.

Why are we taking this away for selfish motives and financial reasons that only benefit your companies.

This is not the ideal location for these large and tall developments near these ponds and walking trails.

Please reconsider these plans to destroy this area and the peace and natural environment people need amidst this ongoing pandemic.

A concerned citizen.

Sent from my iPhone

Neighbourhood, North <northneighbourhood@dillon.ca>

Mon, Dec 19, 2022 at 9:02 AM

[REDACTED]
Cc: "admin@erca.org" <admin@erca.org>

[REDACTED]
We would like to thank you for taking the time to reach out to us with your concerns.

We acknowledge the many concerns raised regarding the residential development. We have taken into consideration the thoughts shared during our meeting as well as through email.

Your concerns relating to traffic, street safety, the natural environment, flooding and servicing have been noted. As per City requirements, a Traffic Impact Study (TIS), a Species at Risk (SAR) Considerations memo, a Stormwater Management (SWM) Report, and a Functional Servicing Report (FSR) are to be completed for each development phase.

Regarding Phases 1, 2, 4 (single detached dwellings) and 5 (townhomes), the Draft Plan of Subdivision for these developments was approved in 2001 and can be made available through contact with Jim Abbs (jabbs@citywindsor.ca) for the documents that are available as part of the public record.

In terms of keeping nearby residents informed, we are working on preparing an engagement summary of all of the comments and concerns raised at the meeting on December 7, 2022 and this will be available as part of the public record. Future public meetings and information about these proposed developments will be the responsibility of the City of Windsor as required by the *Planning Act*.

Please don't hesitate to reach out to our team, your City Councilor, and the City Planner on file with any other comments or concerns.

Thank you,

Theresa

[Quoted text hidden]

Mon, Dec 19, 2022 at 7:40 PM

To: "Neighbourhood, North" <northneighbourhood@dillon.ca>

Thank you for the reply.

Who do we contact to petition that the developments be pushed further east past Elinor and off Wyandotte as to preserve the green natural space east of the trail and ponds. To preserve this natural, peaceful walking trail and nature space around the back pond; they should be leaving as much field and trees as possible. This is what is lacking in our communities and what is needed for Health and proven in research.

I realize that green space does not make your development project any money which is the goal of large developers but I ask that you consider the needs of all people, neighbourhoods, trees, wildlife including birds, deer etc and leave what little we still have of this for fresher air and quality of life. When walking these trails people want to see trees and nature; not high rise apartments or condos.

Please consider leaving as much natural green space and trees east of Florence as possible.

Thank you

A concerned Riverside Resident

Sent from my iPhone

On Dec 19, 2022, at 9:02 AM, Neighbourhood, North <northneighbourhood@dillon.ca> wrote:

[Quoted text hidden]

This message is directed in confidence solely to the person(s) named above and may contain privileged, confidential or private information which is not to be disclosed. If you are not the addressee or an authorized representative thereof, please contact the undersigned and then destroy this message.

Ce message est destiné uniquement aux personnes indiquées dans l'entête et peut contenir une information privilégiée, confidentielle ou privée et ne pouvant être divulguée. Si vous n'êtes pas le destinataire de ce message ou une personne autorisée à le recevoir, veuillez communiquer avec le soussigné et ensuite détruire ce message.

Neighbourhood, North <northneighbourhood@dillon.ca>

Fri, Dec 23, 2022 at 5:23 PM

Bcc: Mackenzie Urban <murban@dillon.ca>

Hi [REDACTED]

Thank you for taking the time to reach out.

Your concerns have been noted. You can connect with your City Councilor and the City Planner on file with any other comments or concerns.

Happy holidays!

Thank you,

Theresa

[Quoted text hidden]