Memo

To: Jim Abbs, City of Windsor

From: Melanie Muir, Counterpoint Land Development by Dillon Consulting

cc: Ayman Haddad, 2679264 Ontario Inc.

Imad Najjar, 2679264 Ontario Inc.

Date: January 13, 2025

Subject: 5259 Tecumseh Road East Redevelopment – Engagement Summary Addendum

Our File: 24-7395

1.0 Public Information Centre

2679264 Ontario Inc., in partnership with Dillon Consulting Limited, previously hosted a Public Information Centre (PIC) on July 23, 2024, at the Windsor Light Hall. However, this meeting was poorly attended, and it was later determined that not all residents within the required notification area had received proper notice due to postal service error. To address this, the developer agreed to host a second meeting at the same venue on December 4, 2024, with notices hand delivered to all residents located on Buckingham Drive.

This addendum has been prepared to supplement the Public Engagement Summary dated October 2024, which was initially prepared by Dillon Consulting Limited following the first Public Information Centre held in July 2024.

1.1 Format

The Public Information Centre was conducted in a drop-in format, allowing residents to visit at their convenience during the scheduled time. Presentation boards were set up for attendees to review detailed information about the proposed development. Representatives from Dillon Consulting Limited were present throughout the event to take resident comments and answer questions. While initially intended as an informal, self-paced review, the meeting naturally evolved into a more structured group discussion. Residents took turns speaking directly with the representatives, fostering an open dialogue and encouraging collective feedback.

1.1.1 Time and Location

The second Public Information Centre was held on December 4, 2024, from 4:30 p.m. to 6:00 p.m. at the Windsor Light Hall (2491 Jos. St. Louis Avenue), the same location as the first PIC.

1.1.2 Materials

The same materials were presented at both meetings, ensuring all stakeholders had an equal opportunity to review and provide input on the proposed development.

The presented materials included:

- Conceptual Development Plan;
- Location Map;
- Existing City of Windsor Official Plan Overlay; and
- Existing City of Windsor Zoning By-law 8600 Overlay.

1.2 Attendance

Approximately 20 residents attended the second Public Information Centre. While a record of attendance is included as part of this addendum, it may not accurately reflect the exact number of attendees, as multiple individuals from the same household were present. The meeting was also attended by the ward councillor and the city planner assigned to the file, providing additional opportunities for residents to engage with key stakeholders. On behalf of the developer, three representatives from Dillon Consulting Limited were available to facilitate the session, address questions, and collect feedback from attendees.

2.0 Feedback Summary

Below is a feedback summary based on the comments received during the second PIC. Most of the feedback was captured during the group discussion, where residents voiced their thoughts and concerns directly to the representatives. Only one formal comment form was submitted following the session, as most participants opted to share their input verbally during the discussion.

2.1 Project Design and Neighbourhood Integration

2.1.1 Building Scale and Density

Several participants expressed concerns about the height and density of the proposed development. Questions were raised about whether the project aligns with the area's current zoning and urban character.

Response: The proposed development has been designed to align with the objectives of the local planning framework and to contribute to the growth and evolution of the area. While the height and density of the project may differ from existing structures, they reflect principles of efficient land use and sustainable urban development. The proposal is undergoing a comprehensive review to ensure compliance with zoning regulations and compatibility with the surrounding urban character.

2.1.2 Compatibility

Feedback identified the need for the design to harmonize with nearby residential and commercial properties. Concerns were made about the decrease in privacy because of the height of the buildings as well as, the noise and light impacts that may occur.

Response: The design of the proposed development aims to balance growth with the preservation of community character. While many of the neighbouring properties are either 1 or 2 storeys in height, the current zoning of their lands permits three (3) storey structures. The proposed four (4) storey buildings are a gradual transition to higher density and profile uses. The proposed height will provide a slight increase in height while acting as a buffer for the high density and profile buildings further to the east, at Rivard Street. The Specific concerns regarding privacy, noise, and light impacts are being carefully reviewed. Strategies such as revised setbacks from existing dwellings and enhanced landscaping buffers will be considered to mitigate privacy concerns. Additionally, noise and light management measures, such as sound-dampening materials and full cut-off lighting, can be incorporated into the design at the site plan control stage to minimize disruptions to neighboring properties.

2.2 Infrastructure and Service Demands

2.2.1 Traffic and Road Safety

There were multiple comments noted for the potential increased congestion on Tecumseh Road East. Residents wanted to know what kind of road enhancements were being considered to accommodate the expected rise in vehicle usage.

Response: The potential increase in congestion on Tecumseh Road East has been recognized as an important consideration in the planning process. A Traffic Impact Study (TIS) is included as part of the application package to assess the anticipated changes in vehicle usage resulting from the proposed development. Based on the study's findings, any recommendations for road enhancements, such as improved traffic signal timing, additional turning lanes, or pedestrian infrastructure upgrades, will be explored to ensure the roadway can accommodate increased demand effectively. The developer is committed to working closely with municipal traffic engineers to implement any necessary measures that prioritize safety and efficiency for all road users.

2.2.2 Parking Solutions

There was an emphasis on ensuring adequate on-site parking to avoid spillover onto the neighbouring streets. Specific comments were made on the need for visitor parking spaces.

Response: Ensuring adequate on-site parking is a key priority for the proposed development to minimize any potential spillover onto neighboring streets. The current site plan meets the municipal requirements for resident parking as well as designated visitor parking spaces (28 spaces) to accommodate the needs of both occupants and their guests. Designated visitor parking paces will be identified during Site Plan Control.

2.2.3 Servicing Demands

Residents had questions about water, sewer, and electrical systems and whether they would be upgraded to meet the increased demand of the development.

Response: The proposed development has been designed with consideration for the capacity and sustainability of existing infrastructure. A Stormwater Management and Sanitary Sewer Servicing Report is required to assess the impact of the project on water, sewer, and electrical systems. If the analysis identifies a need for upgrades to meet the increased demand, appropriate enhancements will be incorporated into the project plans in collaboration with municipal authorities and utility providers. The Stormwater Management and Sanitary Sewer Servicing Report has been provided as part of the Stage 2 submission.

2.2.4 School Related Concerns

Concerns about whether the local schools, specifically the adjacent school, could handle additional students from the development.

Response: An increase in population within the area can benefit local schools by providing additional enrollment stability and fostering a vibrant learning environment. The developer will continue to work closely with the municipality and school board to address capacity concerns and ensure that educational needs are met for current and future residents. It is important to note that as part of any unit sale, there is a clause allowing school boards to redirect students to other schools if capacity issues arise within their designated district. While this policy ensures that students can still be accommodated, it may mean that some children from the development may not attend the closest school.

2.3 Environmental Sustainability and Green Spaces

2.3.1 Drainage and Flooding

Participants expressed worries about drainage issues, especially during heavy rainfall, and requested detailed plans to address stormwater management.

Response: As part of the planning process, a detailed Stormwater Management plan (SWM) is being developed to assess the existing drainage conditions and ensure that the proposed development will not exacerbate flooding or drainage problems in the area. The SWM will include measures to manage and control runoff, such as the use of infiltration systems, or other green infrastructure techniques designed to reduce the impact of stormwater on local waterways and surrounding properties. The developer is committed to working with municipal authorities to ensure that all necessary measures are implemented to effectively manage stormwater and prevent any negative impacts on the community.

A Stormwater Management and Sanitary Sewer Report has been provided as part of the Stage 2 submission and detailed design of the stormwater management system will be thoroughly reviewed during Site Plan Control.

2.3.2 Tree Preservation

Strong advocacy for preserving mature trees on the site and including green buffers in the project design.

Response: As part of the Stage 2 submission, a Tree Inventory and Preservation Plan is being completed. This report will identify all existing trees on site, their condition and which ones will need to be removed as part of the development. In response to this feedback, the development team has revised the concept plan to include expanded landscaped buffers along the eastern and western property boundaries. This revision is intended to preserve as many mature trees as possible, enhancing the natural aesthetics of the site and providing a buffer to neighboring properties. In addition, during the Site Plan Control process, new plantings will be considered.

2.3.3 Environmental Features

Suggestions for incorporating energy-efficient materials, and landscaping. Questions about the exhaust produced from the increase of vehicles in the area.

Response: The development team appreciates the suggestions for incorporating energy-efficient materials and sustainable landscaping to enhance the environmental profile of the project. In response to these ideas, the design will consider the use of energy-efficient building materials, such as high-performance insulation and windows. Regarding concerns about the increase in vehicle emissions, the development will include measures to minimize such effects, including promoting alternative transportation options, such as cycling infrastructure and pedestrian-friendly pathways. A Traffic Impact Study (TIS) is also being conducted to assess the overall effect of the development on local traffic flow, and if required recommendations for mitigating environmental impacts will be considered during the planning process.

2.4 Communication and Transparency

2.4.1 Need for Ongoing Engagement

Attendees wanted to ensure that the community input would be documented and would be considered through the project's progression.

Response: The developer has revised the concept plan based on public feedback. The project team is committed to documenting all community input and ensuring that it is carefully considered throughout the project's progression to address concerns.

2.5 Additional Suggestions and Unique Concerns

2.5.1 Construction Impacts

Questions about construction timelines and potential disruptions (e.g., noise, dust, and road closures) during the building phase.

Response: The developer will work with municipal authorities to minimize disruptions to the surrounding community by implementing measures such as scheduled construction hours, dust control protocols, and clear communication about any necessary road closures or detours.

2.5.2 Safety Impacts

Concerns that the increase in density will mean more crime in the area.

Response: Concerns about an increase in crime due to higher density are not supported by evidence, as research has shown that well-planned, higher-density developments can enhance community safety. Increased density often leads to more active, engaged communities, which can result in greater surveillance, stronger neighborhood ties, and a greater sense of ownership and responsibility among residents. Additionally, the design of the proposed development will incorporate elements such as well-lit public spaces and clear sightlines which are proven to improve safety and reduce the likelihood of crime.

2.5.3 Taxes and Property Values

Residents expressed concerns that the development could lead to an increase in their property taxes and a potential decrease in property values in the surrounding area.

Response: We understand the concerns regarding potential impacts on property taxes and values. It is important to note that property taxes are determined by the municipality based on a variety of factors, including market trends, municipal budget needs, and property assessments. The development is expected to contribute positively to the local tax base by increasing the number of taxable properties, which could help distribute municipal costs more broadly. Additionally, modern, well-planned developments like the proposed development often enhance the overall appeal and amenities of the area, which can contribute to stable or increased property values over time. The development has been designed with careful attention to quality and sustainability to ensure it complements the existing community.

3.0 Conclusion

The Public Information Centre for the proposed residential development at 5259 Tecumseh Road East in the City of Windsor was held on December 4, 2024. The proposed development presented included the construction of two (2) 4-storey multiple dwelling buildings, comprising a total of 150 units, along with

192 parking spaces. Since the PIC was held, modifications to the site plan have been completed in an attempt to address some of the neighbours' concerns. Additional amendments may occur during the Site Plan Control approvals process.

The in-person meeting provided project information through presentation boards, offering opportunities for attendees to ask questions and provide feedback via individual discussions, maps, and comment forms. Questions raised during the meeting were addressed on-site and are further detailed in this report for reference. Based on a review of the planning policy framework and supplementary technical reports, this development aligns with good planning principles. The proposal is consistent with the Provincial Planning Statement, which encourages the use of underutilized lands and supports development that harmonizes with surrounding land uses while efficiently utilizing existing municipal infrastructure. Additionally, the development conforms with the general intent of the City of Windsor Official Plan, promoting a compact form that will diversify housing options in the area.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned at (519) 791-2221 or mmuir@dillon.ca.

Sincerely,

DILLON CONSULTING LIMITED

Melanie Muir, MCIP RPP
Associate

Appendices:
- Contract Duty Request Form
- Mailing List
- PIC Notice
- PIC Boards
- Location Map
- Attendance Sheets
- Comment Forms

Request for Contract Duty Officers

(Appendix A - January 1, 2024 – December 31, 2026)

Windsor Police Service

P.O. Box 60, 150 Goyeau Street, Windsor, Ontario N9A 6J5

This application is to be completed by the Applicant and must be accompanied by a valid Memorandum of Understanding

Contract Duty Employer Information:

Date of Application: November 13, 2024

Name of Company/Organization: Dillon Consulting Limited

Name of Event (if Applicable): Public Information Open House - Proposed Residential Development 5259 Tecumseh Road East

Contact Person: Melanie Muir Telephone Number: (519) 791-2221

Alternate Contact: Rukma Ramdenee Telephone Number: (613) 255-2232

Fax Number: _____ Email: mmuir@dillon.ca

Billing Information:

Name of company or person to be billed: Dillon Consulting Limited c/o Melanie Muir

Telephone Number (if different from above): Same as above

Complete Address: 1 Riverside Drive West, 12th floor, Windsor, Ontario, Canada, N9A 5K3

Event Information:

Date of Event: December 4, 2024 Start time: 4:30 pm End Time: 6:00 pm

(If multiple dates requested, please attach schedule separately – Schedule attached ☐)

# of Requested Officers(s): 1 Start time: 4:00 pm End Time: 6:30 pm

(Subject to WPS Review)

Does this event require the use of a police vehicle? ☐ Yes ☒ No

Location of Event: Windsor Light Music Theatre (2491 Jos St Louis Ave, Windsor, ON N8T 2M4)

Type of Event: Drop-in community event for residents near the proposed development site to view the proposals, ask questions, and provide comments to the project team.

Brief Description of Duties Requested: To monitor the event and intervene only if attendees are yelling at (or otherwise acting violently towards) project team members. Open Houses can be tense due to community push-back against neighbourhood change. Ensuring the safety of the project team and attendees is necessary.

Will liquor be served at this event? ☐ Yes ☒ No (If Yes, please provide name and address of licensee)

Name: N/A Address: N/A

Estimate Number of person in attendance: 25 - 40 Number of Chaperones or Security: 3 (Dillon staff)

Completed applications may be e-mailed (**wpscontractduty@windsorpolice.ca**) or mailed (**P.O. Box 60, 150 Goyeau Street, Windsor, ON N9A 6J5**) to the attention of the Payroll and Contract Duty Clerk. Should this application be a "**Short Notice Request"** (received less than 72 hours prior to event) **YOU MUST** contact the office of the Payroll and Contract Duty Clerk directly at (519) 255-6700 ext 4202. (Contract Duty Office hours are M-F, 8am-4pm.)

Rates for Contract Duty are current with the Windsor Police Services Board and Windsor Police Association – Unit 'A' Collective Agreement. Please note: In <u>all</u> circumstances, a three (3) hour minimum fee is applicable per approved officer.

****Payroll and Contract Duty Clerk receives cancellation of required services at least twenty-four (24) hours prior to the event – Fees will not be applied.**

****Cancellations received within twenty-four (24) hours of event – A three (3) hour minimum fee per approved officer will be charged.**

****Cancellations on site or released early – Officer's full contracted hours will be charged for each approved officer plus administrative fees.**

By signing below, I (applicant) acknowledge and agree to pay the fees for this contract duty as the rates below apply:

EFFECTIVE SALARY DATES	CONSTABLE RATES (Minimum @ 3 Hours)	SERGEANT RATES (Minimum @ 3 Hours)
January 1, 2024	$83.18 ($ 249.53)	$101.48 ($ 304.43)
January 1, 2025	$84.60 ($ 253.80)	$103.20 ($ 309.60)
July 1, 2025	$85.86 ($ 257.58)	$104.75 ($ 314.24)
January 1, 2026	$86.90 ($ 260.69)	$106.01 ($ 318.02)
July 1, 2026	$87.77 ($ 263.30)	$107.07 ($ 321.21)

EQUIPMENT & ADMINISTRATION		
Type	**Fee**	**MINIMUM**
Police Vehicle	$20.00 / hour	$60.00
Police Boat	$50.00 / hour	$150.00 (Inspector approval required)
Administration	16.3% of the total salaries	N/A
HST	13% of the total invoice	N/A (Applicable to all costs)

All fees and taxes are invoiced by the City of Windsor. Payment is to be made payable to:

City of Windsor
Corporate Services Department
Accounts Receivable
Room 100, 350 City Hall Square West
Windsor, ON N9A 6J5

Please direct questions, concerns or comments to the Windsor Police Service – Payroll and Contract Duty Clerk by telephone at (519) 255-6700 ext. 4202 or by fax at (519) 255-9880 or email to wpscontractduty@windsorpolice.ca

Acknowledgement

I acknowledge and agree that:

I have read, understood and have submitted a valid "*Memorandum of Understanding*', which forms a part of this application;

I have read, understood and agree to all conditions and requirements as set out in this '*Request for Contract Duty Officers*' application and the '*Memorandum of Understanding*',
I have the authority to enter into these agreement(s);
I agree to pay all applicable fees and taxes within 30 days of receipt of an invoice from the City of Windsor; and,

Should the need for contract duty officer(s) be cancelled **within twenty-four (24)** hours of the scheduled start of the event I agree that I remain obligated to submit to the City of Windsor, three (3) hours minimum payment (plus applicable fees and taxes), per approved officer, as outlined in the *Memorandum of Understanding*.

I also understand that in the event an emergency is declared by the Windsor Police Service, the police officers carrying out these special duties and any police vehicles in use by them, may be reassigned to such an emergency without compensation to you, your company, the event or to any other person or entity.

A signed copy of this document **MUST** be delivered to the Windsor Police Service within five (5) days of submitting this application.

Signed this 18th day of November, 2024.
in the City of Windsor and the Province of Ontario

Melanie Muir
Name (printed)



Signature

	PROPERTY_ADDRESS	OWNER	MAILING1	MAILING2
1	2423 BUCKINGHAM DR		2423 BUCKINGHAM DR	WINDSOR ON N8T 2B4
2	2427 BUCKINGHAM DR		2427 BUCKINGHAM DR	WINDSOR ON N8T 2B4
3	2428 BUCKINGHAM DR		2428 BUCKINGHAM DR	WINDSOR ON N8T 2B5
4	2440 BUCKINGHAM DR		2440 BUCKINGHAM DR	WINDSOR ON N8T 2B5
5	2441 BUCKINGHAM DR		2441 BUCKINGHAM DR	WINDSOR ON N8T 2B4
6	2445 BUCKINGHAM DR		2445 BUCKINGHAM DR	WINDSOR ON N8T 2B4
7	2446 BUCKINGHAM DR		2446 BUCKINGHAM DR	WINDSOR ON N8T 2B5
8	2451 BUCKINGHAM DR		2451 BUCKINGHAM DR	WINDSOR ON N8T 2B4
9	2452 BUCKINGHAM DR		2452 BUCKINGHAM DR	WINDSOR ON N8T 2B5
10	2457 BUCKINGHAM DR		2457 BUCKINGHAM DR	WINDSOR ON N8T 2B4
11	2458 BUCKINGHAM DR		2458 BUCKINGHAM DR	WINDSOR ON N8T 2B5
12	2461 BUCKINGHAM DR		2461 BUCKINGHAM DR	WINDSOR ON N8T 2B4
13	2466 BUCKINGHAM DR		2466 BUCKINGHAM DR	WINDSOR ON N8T 2B5
14	2467 BUCKINGHAM DR		2467 BUCKINGHAM DR	WINDSOR ON N8T 2B4
15	2475 BUCKINGHAM DR		2475 BUCKINGHAM DR	WINDSOR ON N8T 2B4
16	2478 BUCKINGHAM DR		2478 BUCKINGHAM DR	WINDSOR ON N8T 2B5
17	2480 BUCKINGHAM DR		2480 BUCKINGHAM DR	WINDSOR ON N8T 2B5
18	2481 BUCKINGHAM DR		2481 BUCKINGHAM DR	WINDSOR ON N8T 2B4
19	2486 BUCKINGHAM DR		2486 BUCKINGHAM DR	WINDSOR ON N8T 2B5
20	2491 BUCKINGHAM DR		2491 BUCKINGHAM DR	WINDSOR ON N8T 2B4
21	2494 BUCKINGHAM DR		2494 BUCKINGHAM DR	WINDSOR ON N8T 2B5
22	2495 BUCKINGHAM DR		2495 BUCKINGHAM DR	WINDSOR ON N8T 2B4

Public Information Open House

Proposed Residential Development

5259 Tecumseh Road East

On behalf of our client, Lankor Horizons Investment Holdings Inc., Dillon Consulting Limited is hosting a Public Information Open House to introduce a 150-unit residential development of 4 storeys, with 188 surface parking spaces. 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:

- Zoning By-law Amendment to rezone the property from Commercial District 1.7 (CD1.7) and Commercial District (CD2.1) to support multi-unit residential use.

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 200 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.



Public Information Open House

Date:
Wednesday, December 4th, 2024

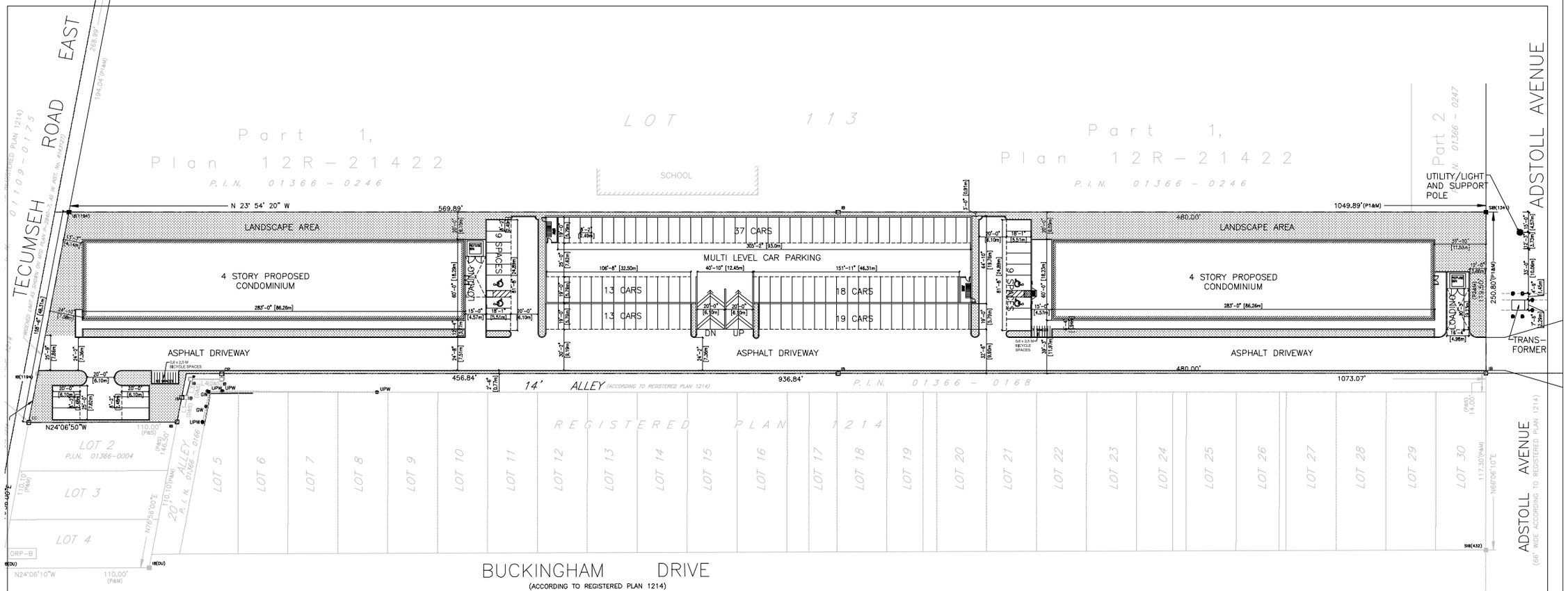
Time:
4:30 pm to 6:00pm

Location:
Windsor Light Music Theatre 2491 Jos. St. Louis Avenue Windsor, ON N8T 2M4

Contact:
Melanie Muir, MCIP RPP
Associate & Project Manager
Dillon Consulting Limited
1 Riverside Drive West, 12th Floor, Windsor, ON, N9A 5K3
T – 519-791-2221
5259tecumseh@dillon.ca



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SITE PLAN - OPTION 1

SCALE: 1/32"=1'-0" [1:400]

UNIT COUNT	
FLOOR	NUMBER OF DWELLING UNITS
MAIN FLOOR	18 UNITS
SECOND FLOOR	19 UNITS
THIRD FLOOR	19 UNITS
FOURTH FLOOR	19 UNITS
TOTAL FOR ONE BUILDING	75 UNITS
TOTAL FOR ONE BUILDING	75 UNITS X 2
TOTAL UNITS	150 UNITS

SITE STATISTICS TABLE			
NO.	DESCRIPTION	REQUIRED	PROPOSED
	PROPOSED ZONING		XX
	PROPOSED BUILDING AREA		3154.98 SQ.M.
	PROPOSED PAVEMENT AREA		6666.98 SQ.M.
12.3.1	PROPOSED LAND USE		MULTIPLE DWELLINGS (150 UNITS)
12.3.5 (.1)	LOT FRONTAGE - MIN.	XX	±48 m
12.3.5 (.2)	LOT AREA		12108.13 SQ.M.
12.3.5 (.3)	LOT COVERAGE - MAX.	XX%	26% (3154.98 SQ.M. / 12108.13 SQ.M.)
12.3.5 (.4)	BUILDING HEIGHT - MAX.	XX M (INTERIOR LOT)	XX M
12.3.5 (.8)	LANDSCAPED AREA - MIN.	35.0%	35.25% (4267.65.17 SQ.M./12108.13 SQ.M.)
12.3.5 (.13)	DWELLING UNIT DENSITY		150 UNITS
24.20.5	PARKING SPACES	188 PARKING SPACE (150 UNITS X 1.25)	192 INCLUDING 4 B.F. SPACES
24.30.1	BYCICLE SPACES	XX	17
24.40.1	LOADING SPACES	XX	2

PARKING REQUIREMENTS (RESIDENTIAL UNITS)

RESIDENTIAL UNITS (75 UNITS X 2 BUILDING = 150 UNITS TOTAL)

PARKING REQUIRED AT 1.25 SPACES PER UNIT

150 UNITS X 1.25 = 188 SPACES

PARKING PROVIDED = 192 SPACES

LOADING SPACES PROVIDED = 2 SPACES

BICYCLE SPACES PROVIDED = 17 SPACES

SITE STATISTICS

1)	SITE AREA	12,108.13 SQ.M.	
2)	AREA OF TWO BUILDINGS	3,154.98 SQ.M.	
	AREA OF PARKING STRUCTURE	1,899.20 SQ.M.	
	TOTAL LAND COVERAGE	5,054.18 SQ.M.	41.7%
3)	PAVEMENT AREA	4,769.20 SQ.M.	39.4%
4)	LANDSCAPE AREA	2,284.75 SQ.M.	18.9%
			100%

--> ADDITIONAL LANDSCAPE AREA ON ROOF OF BOTH BUILDINGS = 1,982.90 SQ.M.

TOTAL LANDSCAPE AREA = 4,267.65 SQ.M. = 35.25%

5) BUILDING HEIGHT OF DWELLING 13.0 M

VIJAY VASANTGADKAR ARCHITECT INC.
1614 LESPERANCE RD Unit 8A
Tecumseh, Ontario N8N1Y3
Tel. (519) 988-1855

No.	ISSUED FOR	DATE
4.		
3.		
2.	REVIEW	JAN. 29/24
1.	REVIEW	NOV. 01/22

PROJECT NAME AND LOCATION:
FOUR STOREY APARTMENT BUILDING
5259 TECUMSEH ROAD EAST
WINDSOR ONTARIO.

DRAWING: DEVELOPMENT PLAN

DRAWING NO.: SP-1

Welcome! Thank you for joining us.

December 4, 2024
4:30 pm – 6:00 pm

Windsor Light Music Hall
2491 Jos. St. Louis Ave.
Windsor, ON, N8T 2M4

PUBLIC INFORMATION CENTRE
FOR 5259 TECUMSEH ROAD EAST PROPOSED RESIDENTIAL DEVELOPMENT

DILLON CONSULTING

PUBLIC INFORMATION CENTRE

5259 TECUMSEH ROAD EAST PROPOSED RESIDENTIAL DEVELOPMENT

The Public Information Centre is being hosted to introduce and provide information on a proposed 4-storey 150 unit residential development.

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

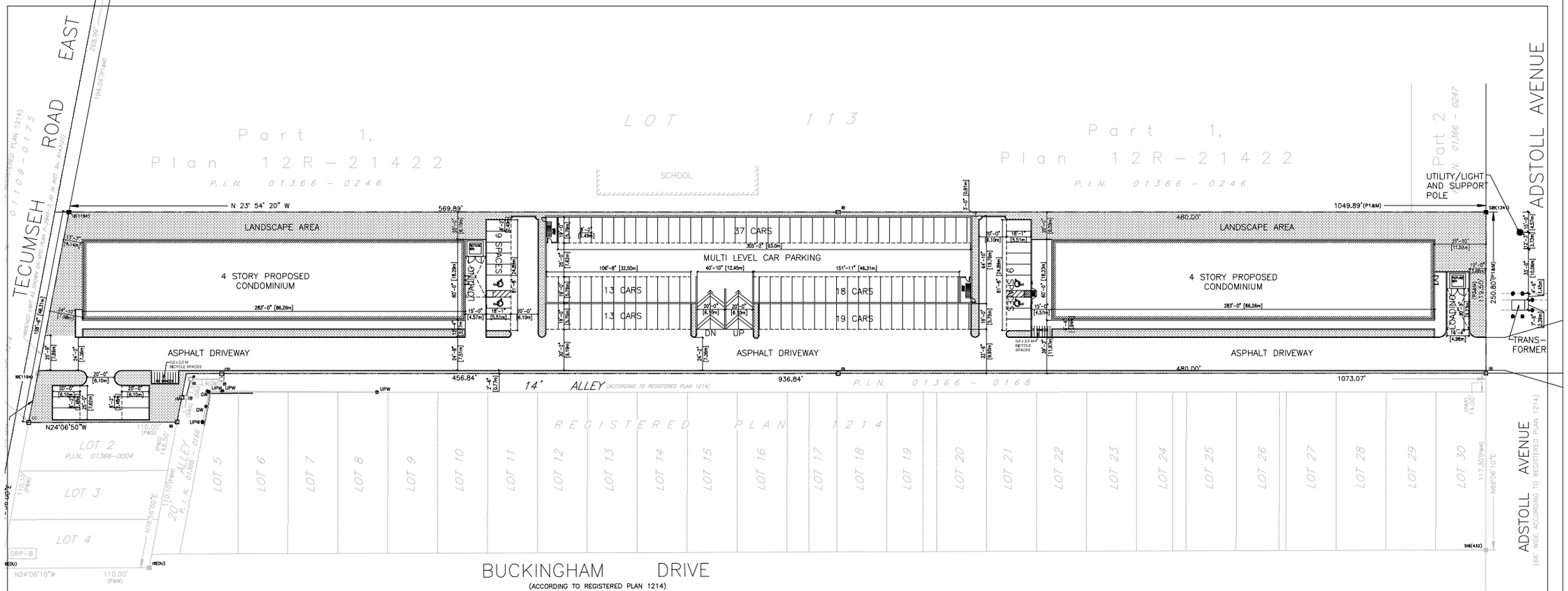
The goals of the Public Information Centre are as follows:

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. All comments will be compiled at the end of the meeting and will be included in a report summarizing the meeting.

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SITE PLAN - OPTION 1

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1)	SITE AREA	12,108.13 SQ.M.	
2)	AREA OF TWO BUILDINGS	3,154.98 SQ.M.	
	AREA OF PARKING STRUCTURE	1,899.20 SQ.M.	
	TOTAL LAND COVERAGE	5,054.18 SQ.M.	41.7%
3)	PAVEMENT AREA	4,769.20 SQ.M.	39.4%
4)	LANDSCAPE AREA	2,284.75 SQ.M.	18.9%
			100%

--> ADDITIONAL LANDSCAPE AREA ON ROOF OF BOTH BUILDINGS = 1,982.90 SQ.M.

TOTAL LANDSCAPE AREA = 4,267.65 SQ.M. = 35.25%

5) BUILDING HEIGHT OF DWELLING 13.0 M

VIJAY VASANTGADKAR ARCHITECT INC.
1614 LESPERANCE RD Unit 8A
Tecumseh, Ontario N8N1Y3
Tel. (519) 988-1855

No.	ISSUED FOR	DATE
4.		
3.		
2.	REVIEW	JAN. 29/24
1.	REVIEW	NOV. 01/22

PROJECT NAME AND LOCATION:
FOUR STOREY APARTMENT BUILDING
5259 TECUMSEH ROAD EAST
WINDSOR ONTARIO.

DRAWING: DEVELOPMENT PLAN

DRAWING NO.: SP-1



LANKOR HORIZONS INVESTMENT HOLDINGS INC.
5259 TECUMS ROAD EAST
PUBLIC INFORMATION CENTRE

LOCATION MAP
FIGURE 1.0

SUBJECT AREA
(± 1.21ha / 2.99ac)

File Location:
c:\pw working directory\projects 2024\dillon_31rr\dms54168\24-7395 former croatian centre - pic figures.dwg
July, 17, 2024 1:34 AM

SOURCE: THE CITY OF WINDSOR INTERACTIVE MAPPING (2023)

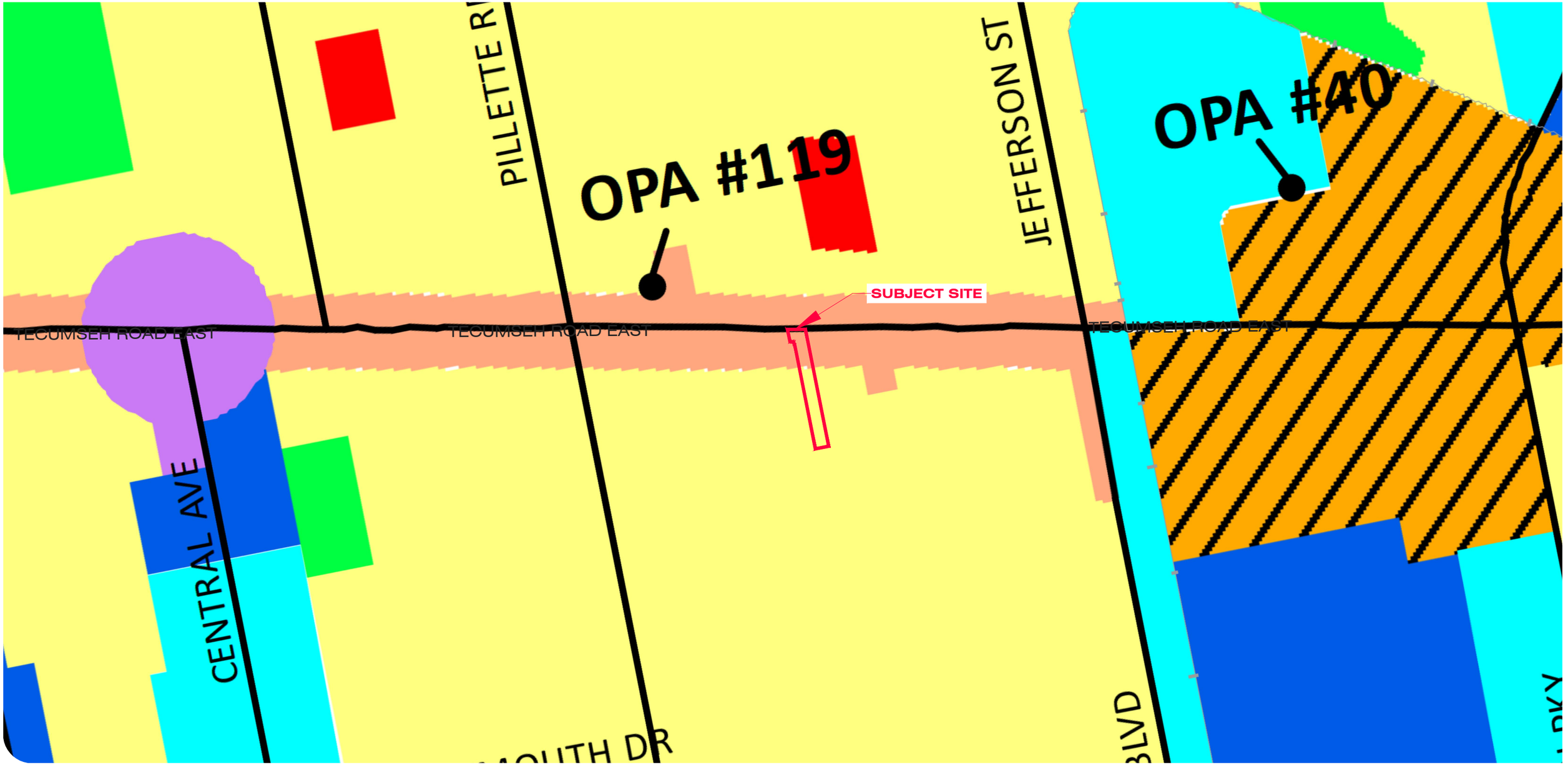
MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
CREATED BY: RR
CHECKED BY: MM
DESIGNED BY: RR

SCALE: NTS (11X17)

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S

DILLON CONSULTING

PROJECT: 24-7395
STATUS: DRAFT
DATE: 17/07/2024



LANKOR HORIZONS INVESTMENT HOLDINGS INC.
5259 TECUMS ROAD EAST
PUBLIC INFORMATION CENTRE

EXISTING CITY OF WINDSOR OFFICIAL PLAN
FIGURE 2.0

SUBJECT AREA
(± 1.21ha / 2.99ac)

MIXED USE CENTRE
MIXED USE NODE
MIXED USE CORRIDOR
RESIDENTIAL
BUSINESS PARK
MAJOR INSTITUTIONAL
INDUSTRIAL
OPEN SPACE

File Location:
c:\pw working directory\projects 2024\dillon_31rr\dms54168\24-7395 former croatian centre - pic figures.dwg
July, 17, 2024 1:34 AM

SOURCE: THE CITY OF WINDSOR INTERACTIVE MAPPING (2023)

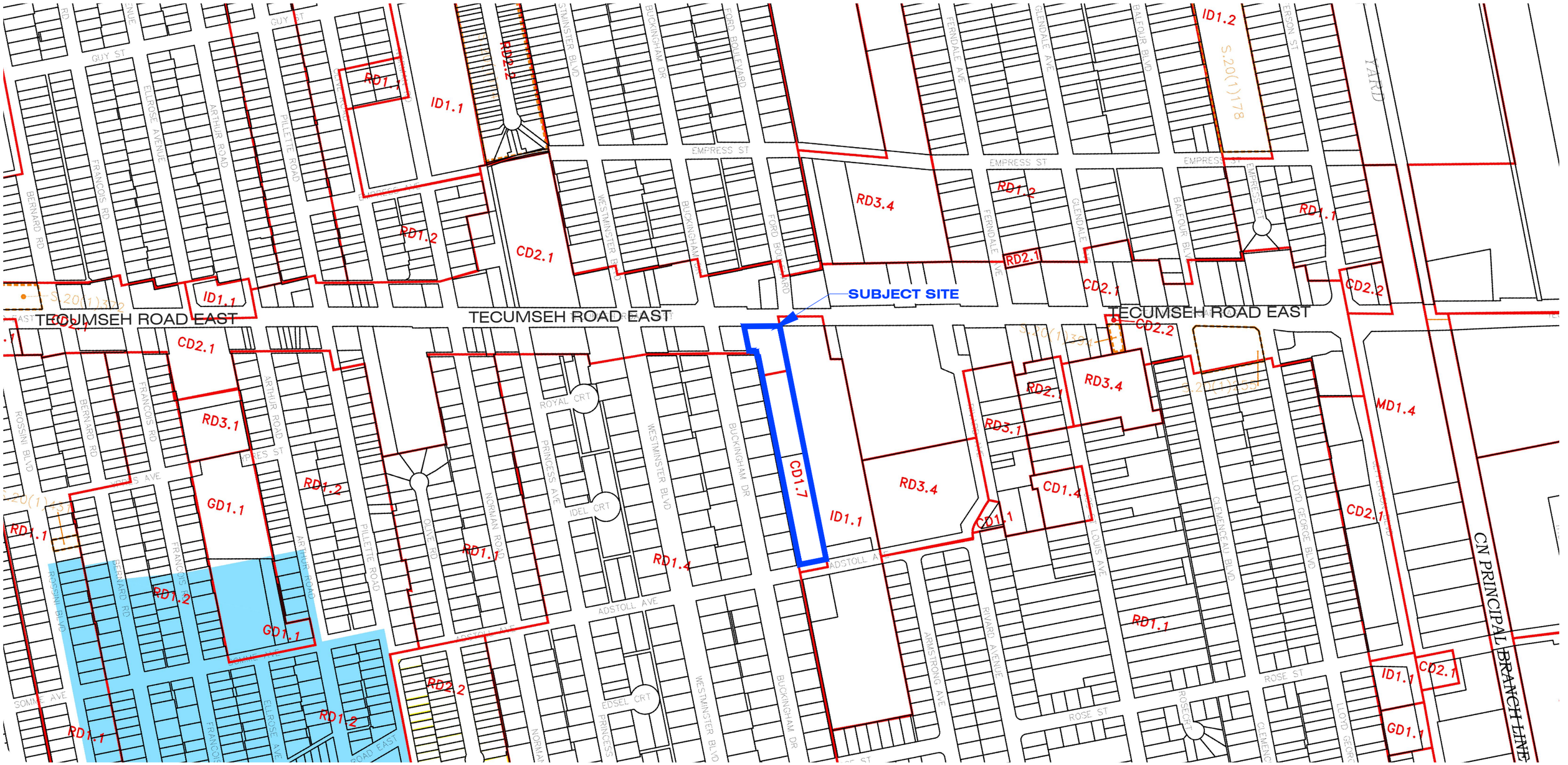
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CREATED BY: RR
CHECKED BY: MM
DESIGNED BY: RR

SCALE: 1:10000 (11X17)

N W E S

DILLON CONSULTING

PROJECT: 24-7395
STATUS: DRAFT
DATE: 17/07/2024



LANKOR HORIZONS INVESTMENT HOLDINGS INC.
5259 TECUMS ROAD EAST
PUBLIC INFORMATION CENTRE

EXISTING CITY OF WINDSOR ZONING BY-LAW 8600
FIGURE 3.0

SUBJECT AREA
(± 1.21ha / 2.99ac)

ZONE BOUNDARY

DETROIT RIVER / LAKE ST. CLAIR FLOOD PRONE AREA

RD - Residential Districts
CD - Commercial Districts
ID - Institutional Districts
MD - Manufacturing Districts

File Location:
c:\pw working directory\projects 2024\dillon_31rr\dms54168\24-7395 former croatian centre - pic figures.dwg
July, 17, 2024 1:34 AM

SOURCE: THE CITY OF WINDSOR INTERACTIVE MAPPING (2023)

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CREATED BY: RR
CHECKED BY: MM
DESIGNED BY: RR

SCALE: 1:5000 (11X17)

DILLON CONSULTING

PROJECT: 24-7395
STATUS: DRAFT
DATE: 17/07/2024



LANKOR HORIZONS INVESTMENT HOLDINGS INC.
5259 TECUMS ROAD EAST
PUBLIC INFORMATION CENTRE

LOCATION MAP
FIGURE 1.0

SUBJECT AREA
(± 1.21ha / 2.99ac)

File Location:
c:\pw working directory\projects 2024\dillon_31rr\dms54168\24-7395 former croatian centre - pic figures.dwg
July, 17, 2024 1:34 AM

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CREATED BY: RR
CHECKED BY: MM
DESIGNED BY: RR

SCALE: NTS (11X17)

N W E S

DILLON CONSULTING

PROJECT: 24-7395
STATUS: DRAFT
DATE: 17/07/2024

Send Mailing List - [redacted]

- overflow parking concerns
- wants more parking than actually reqd - concerned w visitor spaces
- decrease in property values
- privacy
- ↑ in crime, ↑ density
- concerned about being next to the school.
- driveway along back of property is troublesome.
- condo vs rental.
- taxes → ↓ due to quality of life - does this happen
  - dev't doesn't impact.
- does the school have capacity
- School - want density
  - safety - crossing guards (Adstoll)
    - concerns in student safety
  - wants traffic studys $$
- Can the school still buy the land?
- How many people can live in each unit?
  - ↳ no limit?
  - ↳ can the dev't add a clause to their agreemt to limit??

- landscaping · req't?
- driving into house? how to stop?
- can we limit idling
- can we do EV stations?.
- can we do underground pkg & ↓ height & expand the bldg footprint
- wind tunnel to house @ end of Adstoll.

* show how driveway lines up to Nigel's house & driveway.
- grading & flooded basements?.

- want to move bldg towards school.
  - reduce setback to school.
  - Push driveways back & ↑ bldg @ fence.

- [redacted] - wants copies of all reports

- Traffic down Buckingham after this is built
- Traffic at school
- Stormwater
- Buckingham - No sidewalks and streetlights

- would rather have road on west side. Building on East.

- Keeping trees.

- overflow parking / cut through

- more buffer on

- one large building 2 or 3 stories.

- wants another meeting with more people notified.

- Traffic down Rivard / Pillette to Adstoll.

- Developer build sidewalks on Buckingham?

Comment Form

Proposed Residential Development - 5259 Tecumseh Road East

Public Information Centre – Wednesday, December 4, 2024

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: _____

Mailing Address: _____

_____

_____

_____

_____

■ I/we prefer to receive information by email.

E-mail [redacted]

Comments/Questions/Concerns (Use back if more space needed):

→ Concern with traffic. → Addition drive into the house?
→ where is other development like this in the City
→ Why did the notice not go out → can you reduce the height.
→ geared to income? Apartments, right. → come with less storey.
→ can schools handle the increase of students
→ school is worried about traffic. → minimum landscaped area? defer to green roofs
→ privacy concerns? identity.
→ when do they get notified
→ wind tunnel? SPC landscape
→ City will want elevations → design changes.
→ 200m radius of the property, from the City. DMSC, mail
→ service vehicles? noise?
→ 1yr to construction, construction disturbance? → show how driveway line with additional property?
→ enwin at SPC.
→ pre-sale, how many before construction?

Please deposit this form in the comment box by the end of the meeting.

DILLON CONSULTING

Comment Form

Proposed Residential Development - 5259 Tecumseh Road East

Public Information Centre – Wednesday, December 4, 2024

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]

Mailing Address: 2478 Buckingham Dr
Windsor ON N8T 2B5

☐ I/we prefer to receive information by email.

E-mail

Comments/Questions/Concerns (Use back if more space needed):

-I am concerned with the amount of traffic on the driveway and parking. I am also concerned with the loss of privacy in my backyard. Also the safety of kids in the area with all of the increased people. The amount of noise and light pollution. There is already a very large apartment building on the block, and this would really increase the population density.

Please deposit this form in the comment box by the end of the meeting.

DILLON CONSULTING

★email list★

Comment Form

Proposed Residential Development - 5259 Tecumseh Road East

Public Information Centre – Wednesday, December 4, 2024

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Name: [redacted]

Mailing Address: 2478 Buckingham

☑ I/we prefer to receive information by email.

E-mail [redacted]

Comments/Questions/Concerns (Use back if more space needed):

Please deposit this form in the comment box by the end of the meeting.

DILLON CONSULTING

Record of Attendance

Proposed Residential Development – 5259 Tecumseh Road East

Public Information Centre – Wednesday, December 4, 2024

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[redacted]	2423 Buckingham Rd	N8T-2B4
	5271 AOSTOLL AVE	N8T-1G9
	2452 Buckingham	N8T 2B5
	2458 Buckingham Rd.	N8T 2B5
	2466 BUCKINGHAM DR	N8T 2B5
	2478 Buckingham Dr	N8T 2B5
	2486 BUCKINGHAM DR	N8T 2B5
	2446 Buckingham	N8T 2B4