COUNTERPOINT LAND DEVELOPMENT BY | DILLON CONSULTING

2679264 Ontario Inc.

PUBLIC INFORMATION CENTRE ENGAGEMENT SUMMARY

5259 Tecumseh Road East Redevelopment

October 2024 – 24-7395

TABLE OF CONTENTS

1.0 THE PUBLIC INFORMATION CENTRE 1
1.1 Format 1
1.2 Attendance 1
2.0 FEEDBACK SUMMARY 2
2.1 Visiting Map 2
2.2 Comments 2
3.0 SUMMARY 4

APPENDICES

Appendix A – Notice of Resident's Meeting
Appendix B – Presentation Boards
Appendix C – Record of Attendance, Location Map

1.0 THE PUBLIC INFORMATION CENTRE

The Public Information Centre (PIC) was held by Dillon Consulting Limited, on behalf of our 2679264 Ontario Inc., in support of a proposed multi-unit residential development known as Buckingham Court. This development is located on lands municipally known as 5259 Tecumseh Road East and 0 Adstoll Avenue, south of Tecumseh Road East and east of Buckingham Drive within the City of Windsor. The lands were previously the former Croatian Centre, which will be demolished to facilitate the proposed development.

The proposed development presented to the public includes the construction of two (2) 4-storey condominium buildings for a total of one hundred and fifty (150) units, and one hundred and ninety-two (192) parking spaces for a parking ratio of 1.28 parking spaces per dwelling unit. Access to the proposed development will be provided through one (1) driveway along Adstoll Avenue and one (1) driveway along Tecumseh Road East.

1.1 FORMAT

This Public Engagement meeting was held at the Windsor Light Hall (2491 Jos. St. Louis Ave.) on Tuesday, July 23rd, 2024, from 5:30pm – 7:00pm. The opportunity was given to the neighbours to review the proposal and provide any additional comments and concerns. After the meeting concluded, further comments could be provided via mail, email to a designated account, or by phone. Any questions or concerns received during and after the meeting were considered. A response will be provided in this engagement summary.

A copy of the Notice of the Public Information Centre (PIC) is provided in Appendix A and a copy of the presentation boards are provided in Appendix B.

1.2 ATTENDANCE

Two (2) residents and the ward councillor attended the Public Information Centre in accordance with the record of attendance. 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 map.

A total of two (2) markers were inputted by attendees.

2.2 COMMENTS

No comments were received through in-person drop box, email, or mail. Questions at the open house, included:

- How many accessible parking spaces are there? Is there an opportunity to include more accessible parking spaces?
  At present, the proposal includes four (4) accessible parking spaces. There may be an opportunity for more accessible spaces as the development currently provides more parking than required through Zoning By-law 8600. This will be revisited during the Site Plan Control Approval stage of the development.
- Is this development going to be constructed as an apartment or condominium building?
  The development is planned to be developed as a condominium building, this may change as the market dictates.

In addition, Dillon received a call from Ward Councillor Gary Kaschak on Tuesday October 1, 2024, regarding additional comments which he received from some of the neighbours along Buckingham Drive to the west of the site. The following comments were discussed:

- Can the buildings be decreased in height from four (4) storeys to three (3) storeys?
  At this time the owners are planning four (4) storeys as that is the ideal height in this market. Thes could change during the SPC approval stage.
- Are the trees along the western property line being removed? Can any of them remain to provide buffering and screening from the development?
  Not all of the trees will be removed, however, some will need to be to accommodate the development. A Tree Inventory and Preservation Plan has been completed and will be submitted as part of this application. Additional trees and landscaping requirements will be reviewed during the SPC approval stage.
- Will there be balconies for every unit? Can they be on the north/south sides of the buildings rather than the east/west sides?
  Final design of the units, including balconies are being completed. If balconies are included, they will not be able to be located along the North and South elevations of the buildings as the buildings run north/south down the property and the units will face east/west.

- There are currently sewers in the alley located between the subject site and the neighbours. Will that alley be closed or affected? There are currently services located in that area and the neighbours do not want them impacted.
  The alley will remain open and untouched. All services within the alley will remain and the site will be services from Adstoll Avenue and/or Tecumseh Road East.
- Neighbours are concerned about the access proposed to Adstoll Avenue. They feel that the road needs upgrades and wonder if the developer will be doing this as part of the development. They also ask if the sidewalk within the right-of-way will be extended?

  Any right-of-way improvements required as a result of the development will be the responsibility of the developer. The City has noted that the sidewalk will be required to be extended to the width of the property.

Comments and questions have been noted and will be considered through the continued development of the proposal.

3.0 SUMMARY

The Public Information Centre for the proposed residential development at 5259 Tecumseh Road East, south of Tecumseh Road East and east of Buckingham Drive in the City of Windsor was held July 23rd, 2024. The presented development includes the construction of two (2) 4-storey condominium buildings for a total of one hundred and fifty (150) units, and one hundred and ninety-two (192) parking spaces for a parking ratio of 1.28 parking spaces per dwelling unit.

Based on a review of the planning policy framework and supplementary technical reports, this development is consistent with good planning principles. The proposed development has regard for the Provincial Planning Statement as it encourages the use of underutilized lands by proposing an intensification that exists in harmony with the surrounding land uses, while making 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 compact form which will diversify the housing options currently available in the area.

Melanie Muir, MCIP RPP
Associate

APPENDIX A

NOTICE OF RESIDENT'S MEETING

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.

We are looking for your input and comment. Written comments, via mail or email, will be accepted until August 16th, 2024.



Public Information Open House

Date:

Tuesday, July 23rd, 2024

Time:

5:30 pm to 7:00 pm

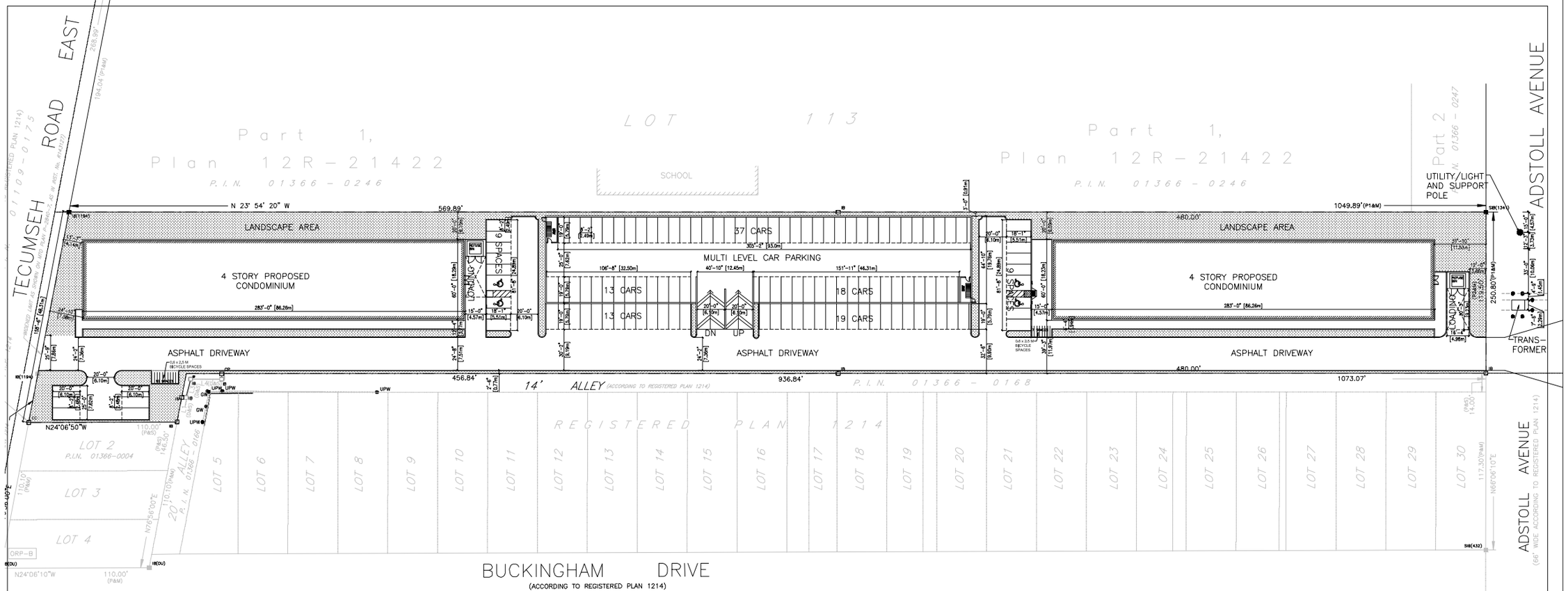
Location:

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

Contact:
Melanie Muir, MCIP RPP
Associate & Project Manager
Dillon Consulting Limited
3200 Deziel Drive, Suite 608, Windsor, N8W 5K8
T – 519-791-2221
5259tecumseh@dillon.ca

- Pre-Consultation Application to the City of Windsor
- Public Information Open House — WE ARE HERE
- Summary of Resident Comments
- Zoning By-Law Amendment Application
- Application Review by City of Windsor
- Committee Meeting and Council Meeting

DILLON CONSULTING



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

APPENDIX B

PRESENTATION BOARDS

Welcome! Thank you for joining us.

July 23, 2024
5:30 pm – 7:00 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:

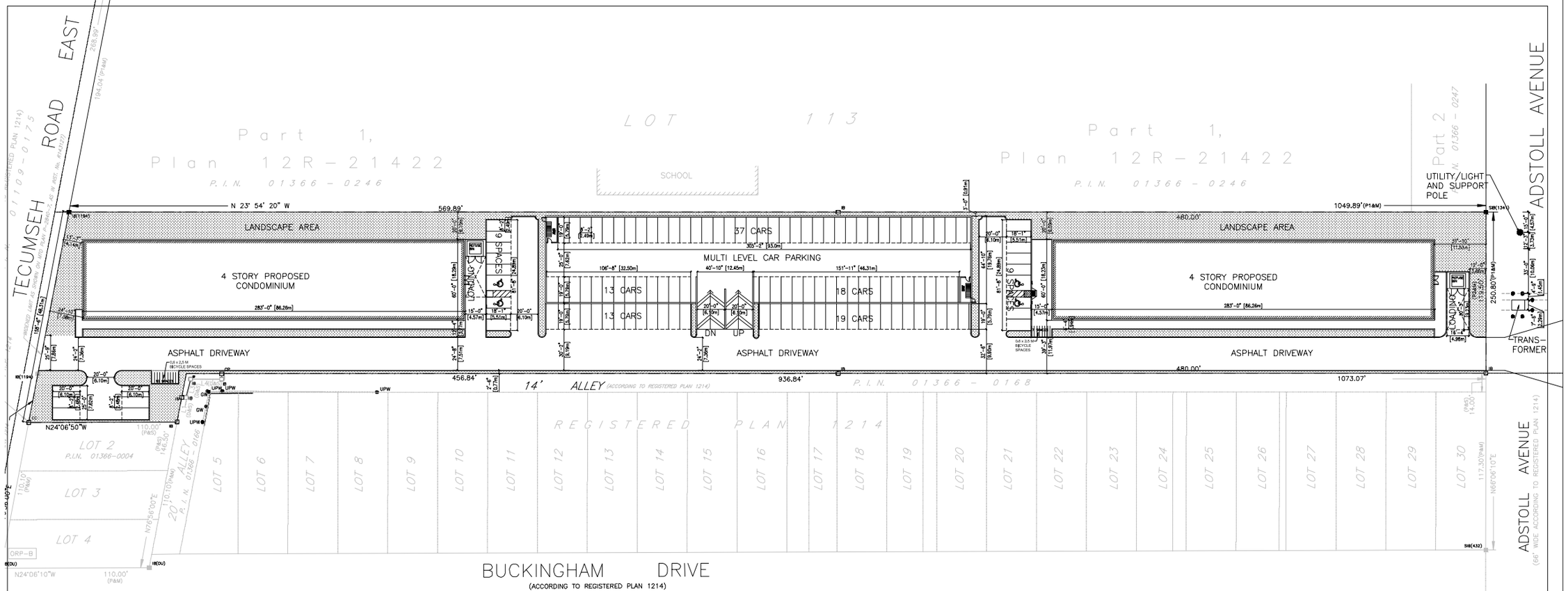
1. Provide Information on the planning process and development approvals process;
2. Provide information on the proposed residential developments;
3. Provide details on anticipated timelines;
4. Collect comments and feedback from attendees to help guide the proposed developments as they continue through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

Collecting Feedback:

1. Comment forms are available for attendees to complete;
2. Comments may also be emailed to **5259tecumseh@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 **August 16th, 2024**.

To Submit Comments: 5259tecumseh@dillon.ca

DILLON CONSULTING



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

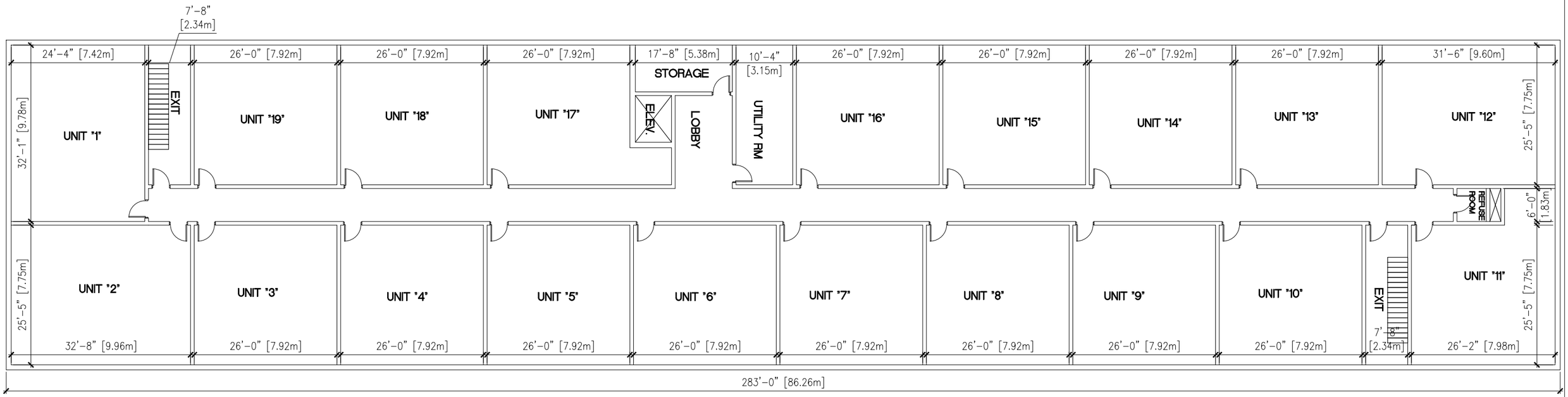
VIJAY VASANTGADKAR ARCHITECT INC.
1614 LESPERANCE RD Unit 8A
Tecumseh, Ontario N8N1Y3
Tel. (519) 988-1855

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.

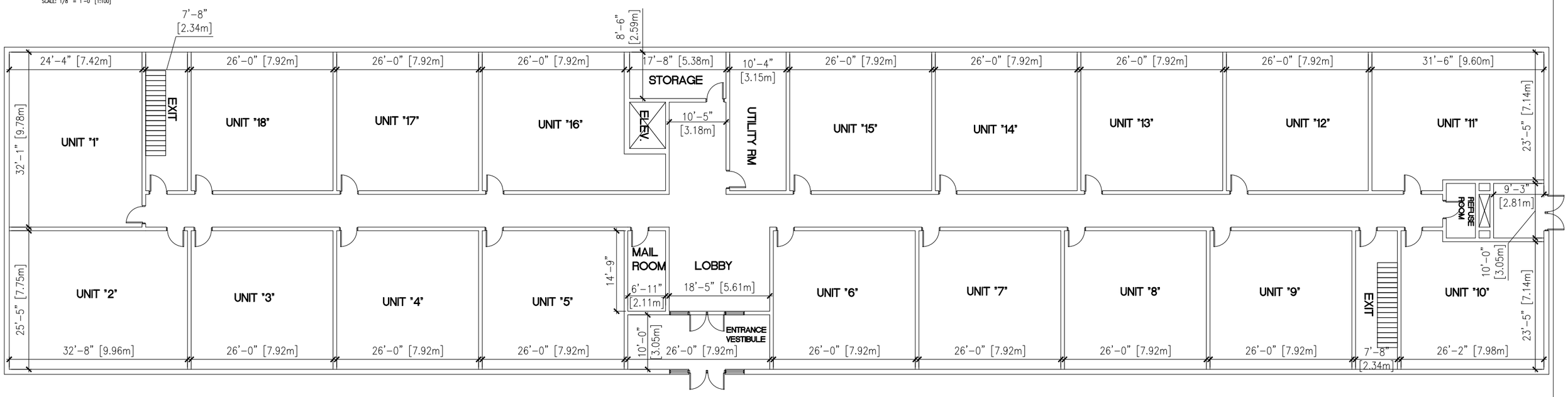
DRAWING: DEVELOPMENT PLAN

DRAWING NO.: SP-1



TYPICAL FLOOR PLAN (ONE BEDROOM CONDO UNITS)

SCALE: 1/8" = 1'-0" [1:100]



1st FLOOR PLAN - OPTION 1 (ONE BEDROOM CONDO UNITS)

SCALE: 1/8" = 1'-0" [1:100]

VIJAY VASANTGADKAR ARCHITECT INC.

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

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

PROJECT NAME AND LOCATION:

FOUR STOREY APARTMENT BUILDING

5259 TECUMSEH ROAD EAST
WINDSOR ONTARIO.

DRAWING

PARKING STRUCTURE SECTION

DRAWING NO.

A-2



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)

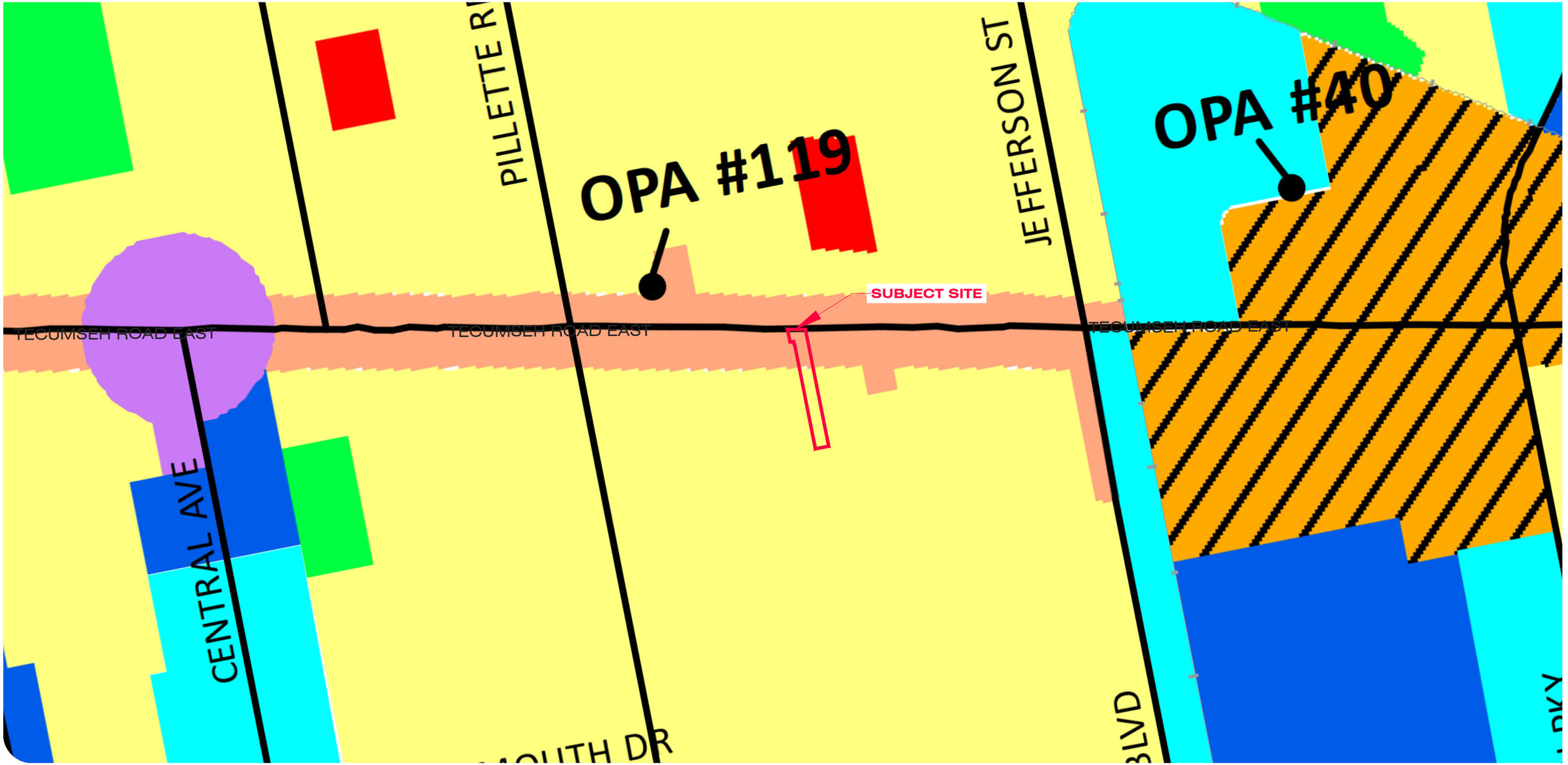
MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
CREATED BY: RR
CHECKED BY: MM
DESIGNED BY: RR

SCALE: NTS (11X17)

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 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)

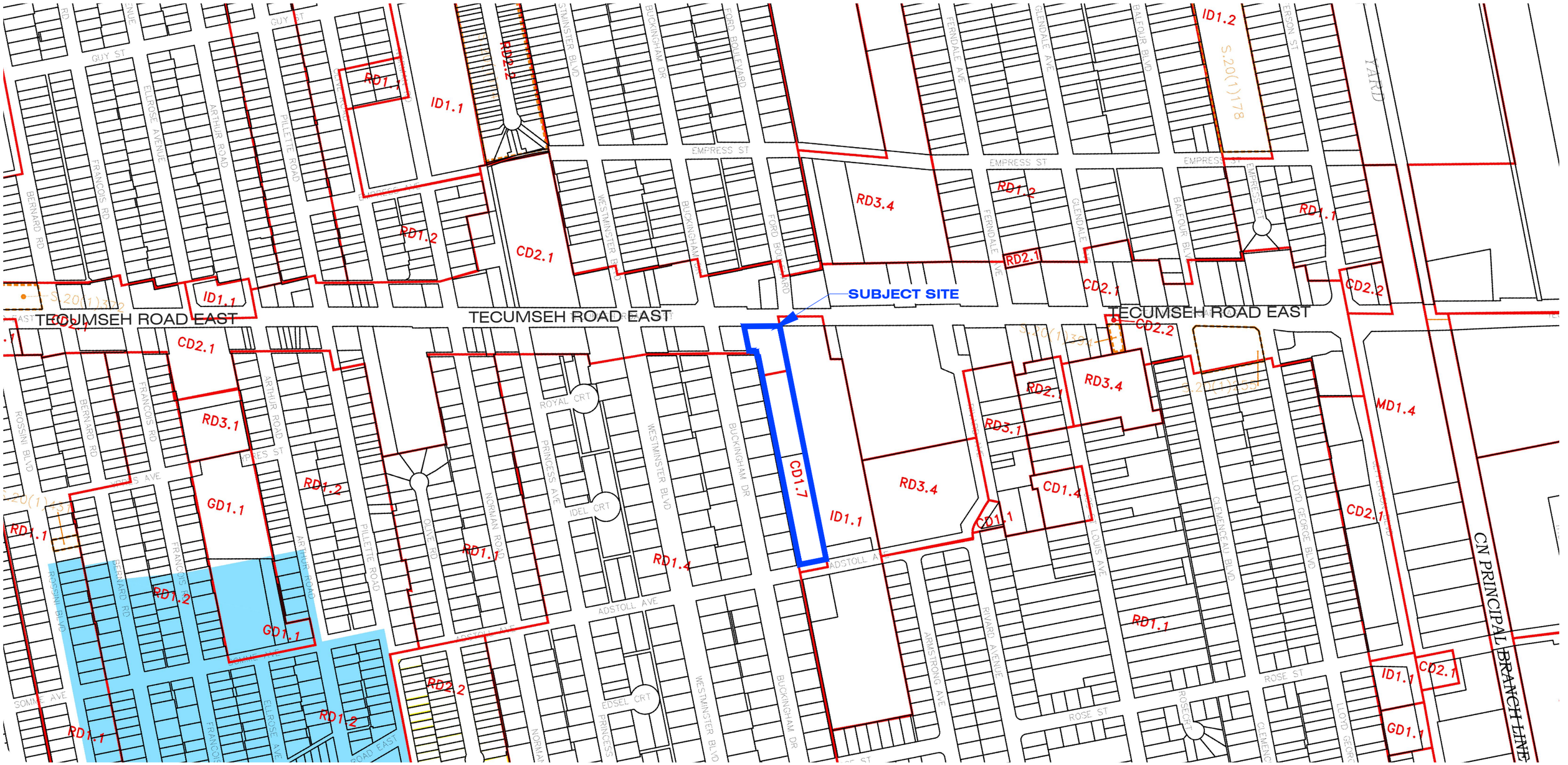
MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.
CREATED BY: RR
CHECKED BY: MM
DESIGNED BY: RR

SCALE: 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)

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: 1:5000 (11X17)

DILLON CONSULTING

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

APPENDIX C

RECORD OF ATTENDANCE, LOCATION MAP

Record of Attendance

Proposed Residential Development – 5259 Tecumseh Road East

Public Information Centre – Tuesday, July 23, 2024

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[redacted]	[redacted]	[redacted]

DILLON CONSULTING

Record of Attendance

Proposed Residential Development – 5259 Tecumseh Road East

Public Information Centre – Tuesday, July 23, 2024

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[redacted]	[redacted]	[redacted]

DILLON CONSULTING



LANKOR HORIZONS INVESTMENT HOLDINGS INC.
5259 TECUMSEH ROAD EAST REDEVELOPMENT
PUBLIC INFORMATION CENTER.

LOCATION MAP
FIGURE 1.0

SUBJECT SITE
±1.2 ha (± 2.96 ac)

File Location:
c:\pw working directory\projects 2024\dillon_32hmc\dms54168\23-7395 - croatian - project - pjr figures.dwg
July, 19, 2024 12:14 PM

SOURCE: THE CITY OF WINDSOR AERIAL (2019)

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

SCALE: N.T.S

N W E S

DILLON CONSULTING

PROJECT: 20-7395
STATUS: DRAFT
DATE: 19/07/2024