



LAKEFRONT HEIGHTS INC.

Official Plan and Zoning By-law Amendments

Public Information Centre – Engagement Summary
Lakefront Heights Development
Windsor, ON

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	Comment Form	2
3.0	Summary	3

Appendices

A	Notice of Resident's Meeting
B	Presentation Boards
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 Lakefront Heights Inc., in support of a proposed residential known as the Lakefront Heights Condominium Development. The Subject Site is located at 0 Wyandotte Street East, south of the Riverside Sportsmen Club at 10835 Riverside Drive East, in Windsor, Ontario. The lands are currently vacant.

The proposed development presented to the public includes two (2) 13-storey towers attached to nineteen (19) townhome-style dwelling units, for a total of 239 proposed residential units. The proposal also included a total of 320 covered parking spaces over two (2) floors of a garage proposed to support the development for a parking ratio of 1.34 parking spaces per dwelling unit. Access to the development will be provided via one (1) driveway along Wyandotte Street East.

1.1

Format

This Public Engagement meeting was held at the Riverside Sportsmen Club (10835 Riverside Drive East) on Wednesday, December 6, 2023 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

Approximately six (6) residents attended the Public Information Centre in accordance with the record of attendance. However, Dillon Staff noted approximately nine (9) individuals who engaged with public engagement materials. 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 two (2) markers were inputted by attendees.

2.2 Comment Form

One (1) comment form was collected by receipt through in-person drop-box, by email and mail (see Appendix D). The below outlines the frequent topics observed through the comments received and the development team's response to each:

Topic	Comments	Response
Environment	<ul style="list-style-type: none"> How many trees will be impacted by the proposed development? What are the carbon impacts of trees? 	<ul style="list-style-type: none"> There are limited trees within the boundaries of the subject site. An Environmental Evaluation Report and Tree Inventory and Preservation Report has been completed as part of this application package, which outlines the limited area of vegetation to be removed. Limited impacts will be made to the surrounding natural environment to impact carbon sequestration. Street trees and vegetation will be provided as part of the development. In addition, the proposed development will include a number of environmentally-conscious features, including, but not limited to geothermal heating and cooling, solar power, and Electric Vehicle (EV) charging stations.
Access	<ul style="list-style-type: none"> Will there be access to Riverside Drive? 	<ul style="list-style-type: none"> No vehicular access will be provided out to Riverside Drive East however pedestrian access will be provided to both Riverside Drive and the adjacent park.
Height	<ul style="list-style-type: none"> Will there be any impacts on the neighbours to the west and north from shadows? 	<ul style="list-style-type: none"> A Shadow Study has been conducted and it has determined that there will be limited impacts to the neighbouring residences. Any impacts will be in the early morning in the spring and fall and late afternoon for a limited period in December.

Summary

The Public Information Centre for the proposed residential development located south of the Riverside Sportsmen Club at 10835 Riverside Drive East, and North of Wyandotte Street East in Windsor, Ontario was held December 6, 2023. The proposed residential development presented included two (2) 13-storey towers attached to nineteen (19) townhome-style dwelling units, for a total of 239 proposed residential units.

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, limited concerns were presented at the meeting related to environment, shadows and access have been addressed as part of the submission package.

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

Public Information Centre

Lakefront Heights Condominium Development

Proposed Residential Development
South of 10835 Riverside Drive East,
along Riverside Drive East

On behalf of our client, Lakefront Heights Inc., Dillon Consulting Limited is hosting a Public Information Centre to introduce the proposed Condominium development featuring two (2) multiple unit towers over a covered parking area with nineteen (19) attached two-storey townhome style units located to the south of the existing Riverside Sportsman Club in the City of Windsor.

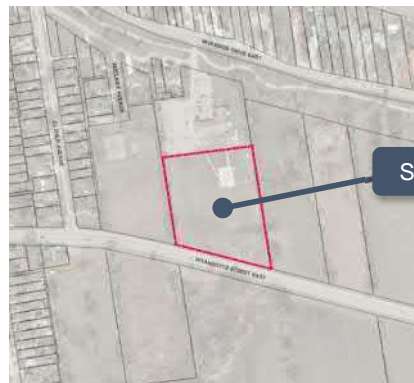
During this session, guests will be able to:

- 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:

- **Building 'A'** – One (1), ten (10)-storey multiple dwelling building with 110 dwelling units;
- **Building 'B'** – One (1), ten (10)-storey multiple dwelling building with 110 dwelling units; and,
- **Nineteen (19)** attached townhome style residential units;

The development will include 320 covered parking spaces. 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.



Subject Site

Public Information Centre

Date:

Wednesday, December 6, 2023

Time:

5:30 pm to 7:00 pm

Location:

Riverside Sportsmen Club –
10835 Riverside Dr E, Windsor, ON N8P 1A5

Contact:

Melanie Muir, MCIP RPP, Associate
Dillon Consulting Limited
3200 Deziel Drive, Suite 608, Windsor, N8W 5K8
T – 519-791-2221

Email Mmuir@dillon.ca to provide a written comment
by **December 15th, 2023**.

Pre-Submission Application to the City of Windsor

Public Information Centre

WE
ARE
HERE

Summary of Resident Comments

Planning Application Submission and Review
by the City of Windsor

Development & Heritage Standing Committee

Council Meeting

BUILDING 'A'
MULTIPLE RESIDENTIAL
RESIDENTIAL BUILDING
GFA: 48,554 m² (526,936 ft²)
(110 UNITS)

BUILDING 'B'
MULTIPLE RESIDENTIAL
RESIDENTIAL BUILDING
GFA: 48,954 m² (526,936 ft²)
(110 UNITS)

WYANDOTTE STREET EAST

CONCEPTUAL DEVELOPMENT PLAN
GROUND FLOOR - PARKING LAYOUT

LEGEND

- SUBJECT AREA (1:1000, 1:1000)
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PARKING SPACES
- PROPOSED LANDSCAPING
- PROPOSED LANDSCAPING
- PROPOSED LANDSCAPING
- PROPOSED LANDSCAPING


SITE DATA TABLE

ITEM	DESCRIPTION	UNIT	QUANTITY
1	PROPOSED BUILDING FOOTPRINT	SQ. METERS	97,508.00
2	PROPOSED PARKING SPACES	SPACES	110
3	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
4	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
5	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
6	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
7	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
8	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
9	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
10	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
11	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
12	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
13	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
14	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
15	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
16	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
17	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
18	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
19	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
20	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
21	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
22	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
23	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
24	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
25	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
26	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
27	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
28	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
29	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
30	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
31	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
32	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
33	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
34	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
35	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
36	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
37	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
38	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
39	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
40	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
41	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
42	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
43	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
44	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
45	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
46	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
47	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
48	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
49	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
50	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
51	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
52	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
53	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
54	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
55	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
56	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
57	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
58	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
59	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
60	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
61	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
62	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
63	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
64	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
65	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
66	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
67	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
68	PROPOSED LANDSCAPING	SQ. METERS	1,100.00
69	PROPOSED LANDSCAPING		

[illegible]

Appendix B

Presentation Boards



Welcome!
Thank you for
joining us.

December 6, 2023
5:30 pm – 7:00 pm

Riverside
Sportsmen
Club

**PUBLIC INFORMATION CENTRE
FOR LAKEFRONT HEIGHTS
CONDOMINIUM DEVELOPMENT**

SOUTH OF 10835 RIVERSIDE DRIVE EAST



PUBLIC INFORMATION CENTRE

LAKEFRONT HEIGHTS CONDOMINIUM DEVELOPMENT

The Public Information Centre is being hosted to introduce and provide information on a 239 unit multiple dwelling residential building which includes two (2) towers and attached townhome style residential units.

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 lakefrontheights@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 15th, 2023.**

To Submit Comments: lakefrontheights@dillon.ca



LAKEFRONT HEIGHTS INC.
0 WYANDOTTE STREET EAST

PUBLIC INFORMATION CENTRE

LOCATION MAP



PROJECT LOCATION
(± 1.66 ha / ± 4.10 ac)

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.

SCALE : N.T.S.



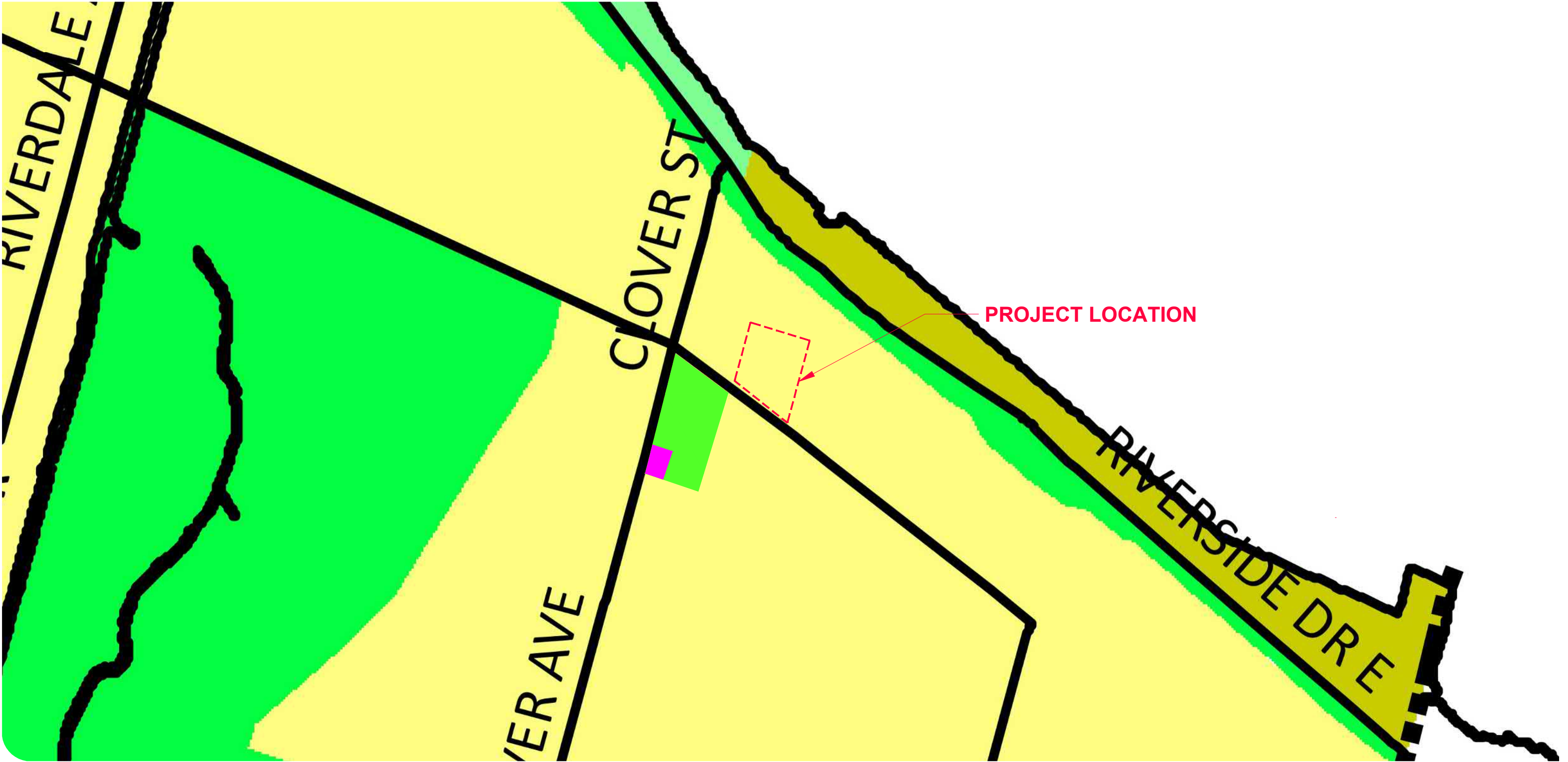
SOURCE: COUNTY OF ESSEX
INTERACTIVE MAPPING (2023)

CREATED BY: SNP
CHECKED BY: MAM
DESIGNED BY: SNP

File Location:
c:\pw working directory\projects 2021\dillon_32snp\dms32529\212104 - sportsman
club pjf figures.dwg
December, 04, 2023 4:32 PM



PROJECT: 21-2104
STATUS: DRAFT
DATE: 12/06/2023




LAKEFRONT HEIGHTS INC.
0 WYANDOTTE STREET EAST

PUBLIC INFORMATION CENTRE


EXISTING OFFICIAL PLAN DESIGNATIONS




PROJECT LOCATION
(± 1.66 ha / ± 4.10 ac)




RESIDENTIAL




WATERFRONT RESIDENTIAL



OPEN SPACE



WATERFRONT RECREATION



INSTITUTIONAL

File Location:
c:\pw working directory\projects 2021\dillon_32snp\dms32529\212104 - sportsman club pjr figures.dwg
December, 04, 2023 4:59 PM


SOURCE: CITY OF WINDSOR OFFICIAL PLAN
SCHEDULE D LAND USE PLAN & EAST RIVERSIDE
PLANNING AREA SCHEDULE ER-2: LAND USE PLAN

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.

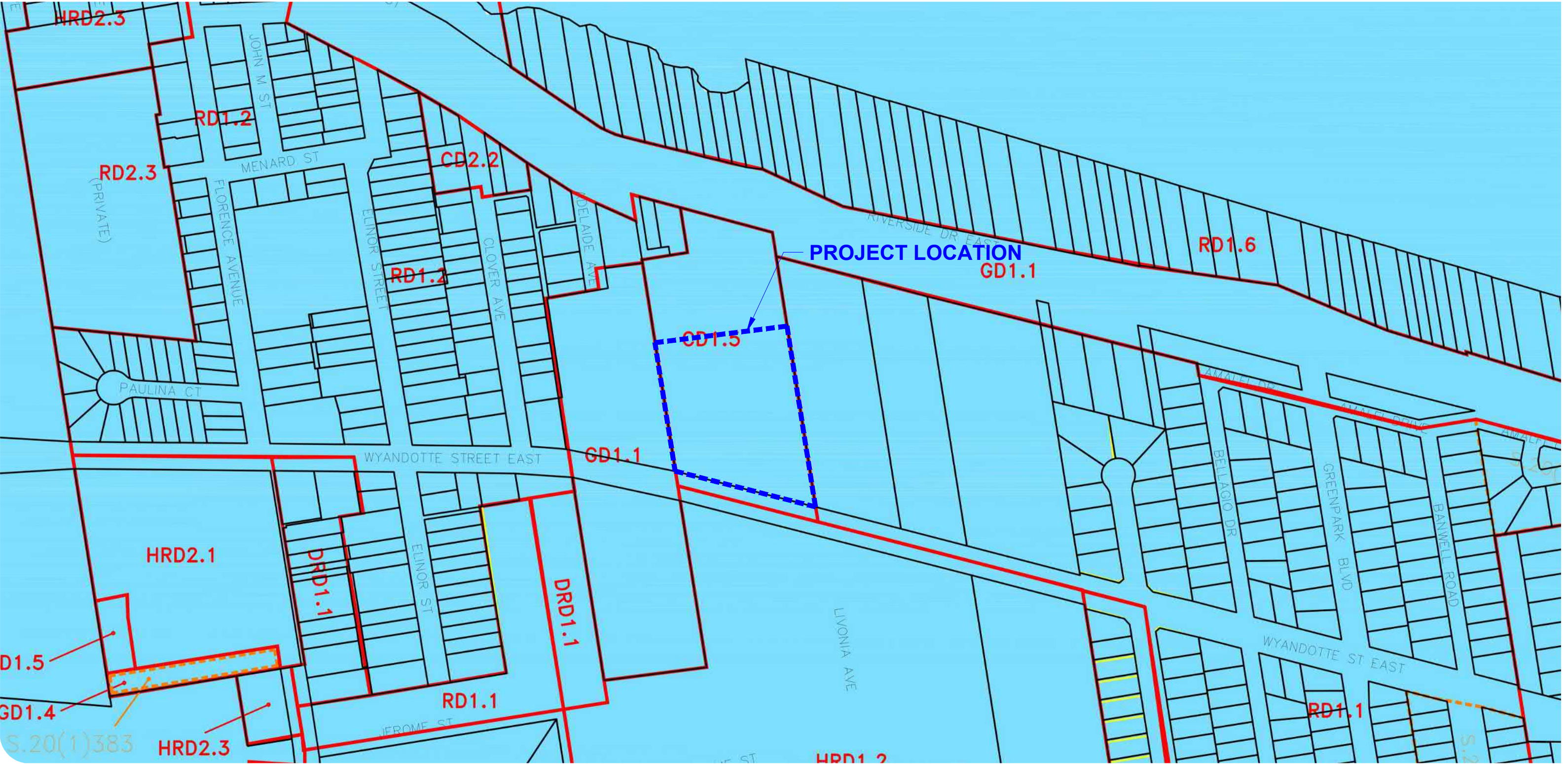
CREATED BY: SNP
CHECKED BY: MAM
DESIGNED BY: SNP

SCALE: N.T.S.






PROJECT: 21-2104
STATUS: FINAL
DATE: 12/06/2023




LAKEFRONT HEIGHTS INC.
0 WYANDOTTE STREET EAST

PUBLIC INFORMATION CENTRE


EXISTING ZONING DESIGNATIONS



PROJECT LOCATION
(± 1.66 ha / ± 4.10 ac)



DETROIT RIVER/ LAKE
ST. CLAIR FLOOD
PRONE AREA



S.20(1)383

CD: COMMERCIAL DISTRICT

RD: RESIDENTIAL DISTRICT

ID: INSTITUTIONAL DISTRICT

MD: INDUSTRIAL DISTRICT

GD: GREEN DISTRICT


S.20: SEE SUBSECTION 20(1) AND THE
RELEVANT CLAUSE FOR THE
SPECIFIC SPECIAL PROVISIONS


File Location:
c:\pw working directory\projects 2021\dillon_32snp\dms32529\212104 - sportsman
club pjr figures.dwg
December, 04, 2023 4:42 PM

SOURCE: CITY OF WINDSOR ZONING BYLAW MAP 14

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: SNP
CHECKED BY: MAM
DESIGNED BY: SNP

SCALE: N.T.S.

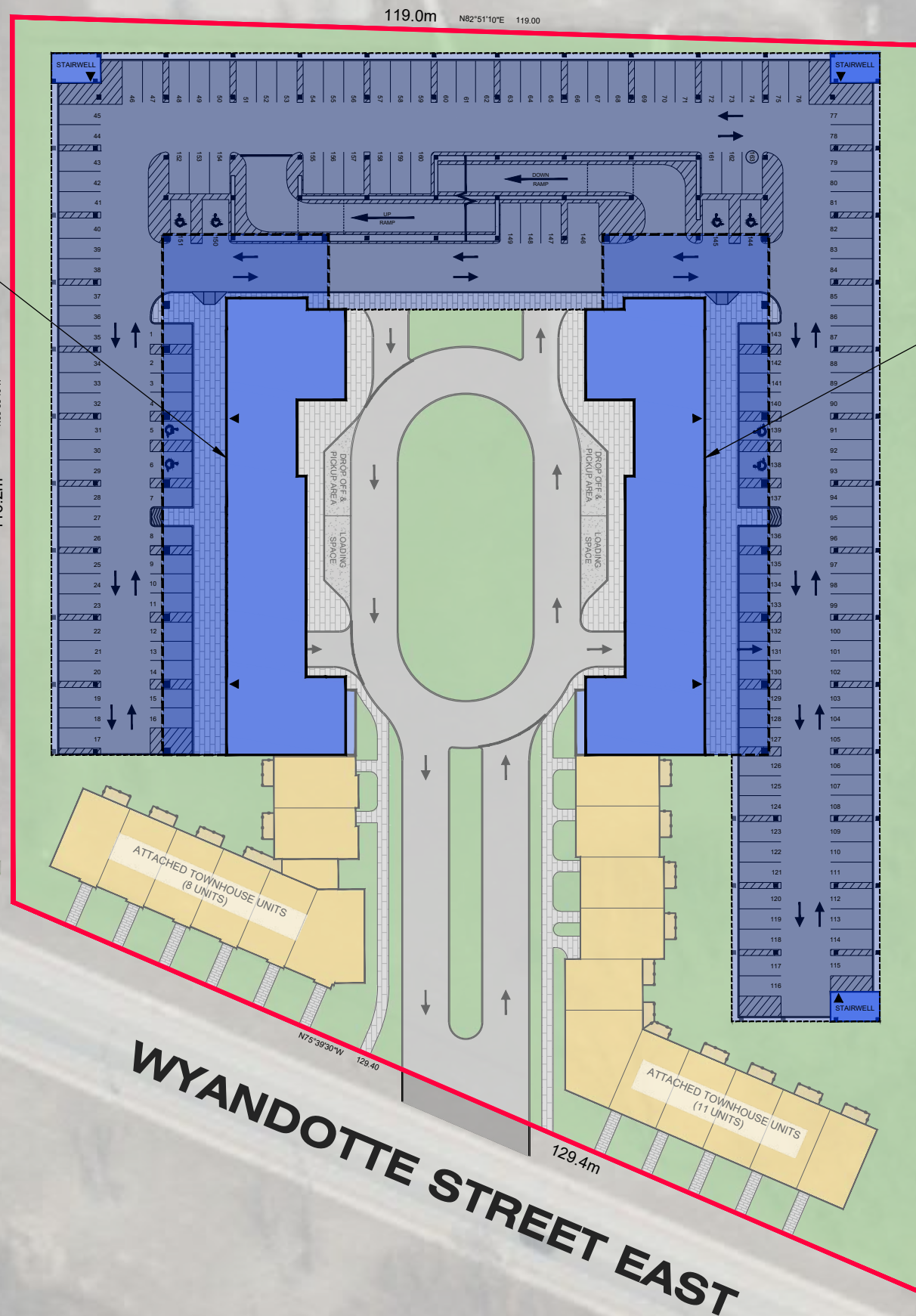




PROJECT: 21-2104
STATUS: FINAL
DATE: 12/06/2023

BUILDING 'A'
MULTIPLE RESIDENTIAL BUILDING
GFA: 48,954 m² (526,936 ft²)
(110 UNITS)

BUILDING 'B'
MULTIPLE RESIDENTIAL BUILDING
GFA: 48,954 m² (526,936 ft²)
(110 UNITS)



LAKEFRONT HEIGHTS INC.

0 WYANDOTTE STREET EAST
PUBLIC INFORMATION CENTRE

CONCEPTUAL DEVELOPMENT PLAN SECOND FLOOR - PARKING LAYOUT

	SUBJECT AREA (± 1.66 ha / 4.11 ac)		PROPOSED LANDSCAPE
	PROPOSED MULTI-UNIT RESIDENTIAL TOWERS		PROPOSED TOWNHOME ATTACHED STYLE UNITS
	PROPOSED SIDEWALK		PROPOSED PAVEMENT

SITE DATA MATRIX

	ZONING PROVISIONS	PROPOSED	PROVIDED
1	PROJECT DESCRIPTION	N/A	RESIDENTIAL
2	ZONING DESIGNATION	RD3.3	SITE SPECIFIC RD3.3-XX
3	LAND USE	N/A	RESIDENTIAL
4	MAJOR OCCUPANCY(S)	N/A	RESIDENTIAL
5	PERMITTED USES	MULTIPLE DWELLING	MULTIPLE DWELLING
6	MINIMUM SITE AREA	11,725m ²	16,633m ²
7	BUILDING AREA (GROUND FLOOR FOOTPRINT)	N/A	2,797m ²
8	TOTAL UNITS	299	239
9	LOT COVERAGE	35%	16.8%
10	MINIMUM LOT WIDTH	45.0m	129.4m
11	MAXIMUM BUILDING HEIGHT	24.0m	41.0m*
12	MINIMUM FRONT YARD DEPTH	N/A	6.0m
13	MINIMUM REAR YARD DEPTH	N/A	1.2m
14	MINIMUM SIDE YARD DEPTH	N/A	4.8m
15	REQUIRED SPACES - STANDARD	290	304
16	REQUIRED SPACES - ACCESSIBLE	9 (3 TYPE A AND 4 TYPE B)	16 (8 TYPE A & 8 TYPE B)
17	REQUIRED SPACES - VISITOR (15%)	48	48
18	PARKING SPACES - TOTAL	299	320
19	GROUND FLOOR PARKING	N/A	157
20	SECOND FLOOR PARKING	N/A	163
21	BICYCLE SPACES	17	23
22	LOADING SPACES	4	4
23	LANDSCAPED AREA - SOFT	N/A	4,562m ²
24	LANDSCAPED AREA - HARD	N/A	1,337m ²
25	LANDSCAPED AREA - TOTAL	35%	5,899m ² (35.5%)
26	DWELLING UNITS PER HECTARE	180	144

* REQUIRES SITE SPECIFIC ZONING BY-LAW AMENDMENT

SCALE : 1:750

SOURCE: COUNTY OF ESSEX
AERIAL PHOTOGRAPHY (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: SNP
CHECKED BY: MAM
DESIGNED BY: SNP

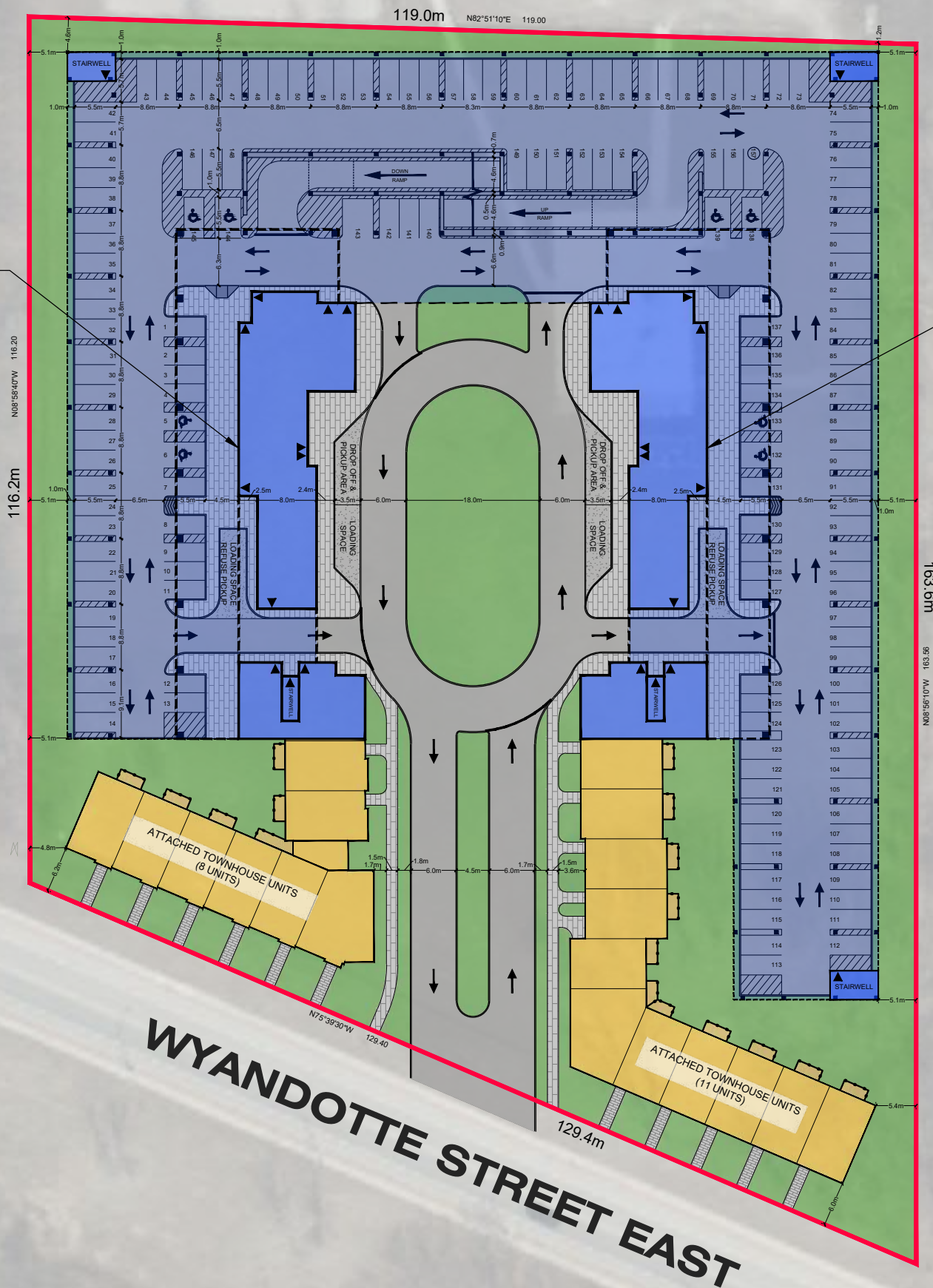
File Location:
c:\pw working directory\projects 2021\dillon_32snp\dms32529\21-2104 -sportsman
club - site plan.dwg
December, 05, 2023 10:06 AM



PROJECT: 21-2104
STATUS: DRAFT
DATE: 12/06/2023

BUILDING 'A'
MULTIPLE RESIDENTIAL BUILDING
GFA: 48,954 m² (526,936 ft²)
(110 UNITS)

BUILDING 'B'
MULTIPLE RESIDENTIAL BUILDING
GFA: 48,954 m² (526,936 ft²)
(110 UNITS)



LAKEFRONT HEIGHTS INC.

0 WYANDOTTE STREET EAST
PUBLIC INFORMATION CENTRE

CONCEPTUAL DEVELOPMENT PLAN GROUND FLOOR - PARKING LAYOUT

	SUBJECT AREA (± 1.66 ha / 4.11 ac)		PROPOSED LANDSCAPE
	PROPOSED MULTI-UNIT RESIDENTIAL TOWERS		PROPOSED TOWNHOME ATTACHED STYLE UNITS
	PROPOSED SIDEWALK		PROPOSED PAVEMENT

SITE DATA MATRIX

	ZONING PROVISIONS	PROPOSED	PROVIDED
1	PROJECT DESCRIPTION	N/A	RESIDENTIAL
2	ZONING DESIGNATION	RD3.3	SITE SPECIFIC RD3.3-XX
3	LAND USE	N/A	RESIDENTIAL
4	MAJOR OCCUPANCY(S)	N/A	RESIDENTIAL
5	PERMITTED USES	MULTIPLE DWELLING	MULTIPLE DWELLING
6	MINIMUM SITE AREA	11,725m ²	16,633m ²
7	BUILDING AREA (GROUND FLOOR FOOTPRINT)	N/A	2,797m ²
8	TOTAL UNITS	299	239
9	LOT COVERAGE	35%	16.8%
10	MINIMUM LOT WIDTH	45.0m	129.4m
11	MAXIMUM BUILDING HEIGHT	24.0m	41.0m*
12	MINIMUM FRONT YARD DEPTH	N/A	6.0m
13	MINIMUM REAR YARD DEPTH	N/A	1.2m
14	MINIMUM SIDE YARD DEPTH	N/A	4.8m
15	REQUIRED SPACES - STANDARD	290	304
16	REQUIRED SPACES - ACCESSIBLE	9 (3 TYPE A AND 4 TYPE B)	16 (8 TYPE A & 8 TYPE B)
17	REQUIRED SPACES - VISITOR (15%)	48	48
18	PARKING SPACES - TOTAL	299	320
19	GROUND FLOOR PARKING	N/A	157
20	SECOND FLOOR PARKING	N/A	163
21	BICYCLE SPACES	17	23
22	LOADING SPACES	4	4
23	LANDSCAPED AREA - SOFT	N/A	4,562m ²
24	LANDSCAPED AREA - HARD	N/A	1,337m ²
25	LANDSCAPED AREA - TOTAL	35%	5,899m ² (35.5%)
26	DWELLING UNITS PER HECTARE	180	144

* REQUIRES SITE SPECIFIC ZONING BY-LAW AMENDMENT

SCALE : 1:750

SOURCE: COUNTY OF ESSEX
AERIAL PHOTOGRAPHY (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: SNP
CHECKED BY: MAM
DESIGNED BY: SNP

File Location:
c:\pw working directory\projects 2021\dillon_32snp\dms32529\21-2104 -sportsman
club - site plan.dwg
December, 05, 2023 10:05 AM



PROJECT: 21-2104
STATUS: DRAFT
DATE: 12/06/2023

Appendix C

Record of Attendance, Location Map

Record of Attendance

Lakefront Heights Condominium Development

Residents Meeting – December 6, 2023

NAME (PLEASE PRINT)	MAILING ADDRESS	POSTAL CODE
[REDACTED]	[REDACTED]	N8P 1J9
[REDACTED]	[REDACTED]	"
[REDACTED]	[REDACTED]	N8P1C6
[REDACTED]	[REDACTED]	N8P 1A4
[REDACTED]	[REDACTED]	" "
[REDACTED]	[REDACTED]	N8S 2M5



LAKEFRONT HEIGHTS INC.
0 WYANDOTTE STREET EAST

PUBLIC INFORMATION CENTRE

LOCATION MAP



PROJECT LOCATION
(± 1.66 ha / ± 4.10 ac)

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.

SCALE : N.T.S.



SOURCE: COUNTY OF ESSEX
INTERACTIVE MAPPING (2023)

CREATED BY: SNP
CHECKED BY: MAM
DESIGNED BY: SNP

File Location:
c:\pw working directory\projects 2021\dillon_32srnp\dms32529\212104 - sportsman
club pjr figures.dwg
December, 04, 2023 4:32 PM



PROJECT: 21-2104
STATUS: DRAFT
DATE: 12/06/2023

Appendix D

Resident Comments

Comment Form

Lakefront Heights Condominium Development

Residents Meeting – December 6, 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]

Mailing Address:

[REDACTED]
[REDACTED]

☐ I/we prefer to receive information by email.

E-mail

[REDACTED]

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

~~Can~~ How many trees will be removed & what will be the loss of carbon ~~with~~ consumption

Will any replacement trees replace the total carbon consumption
-OK- Little trees? Thus less carbon consumption?

Please deposit this form in the comment box or return by December 15, 2023

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

Tel: 519-948-5000 Ext. 3239
Fax: 519-948-5054
E-mail:
lakefrontheights@dillon.ca

Attention: Melanie Muir