

November 14, 2024

The Corporation of the City of Windsor
Planning Division
350 City Hall Square West, Suite 210
Windsor, ON
N9A 6S1

Attention: Adam Szymczak, MCIP, RPP
Senior Planner, Development

Stage 3: Zoning By-Law Amendment Application Submission
1110 Tecumseh Road Redevelopment
City of Windsor

Counterpoint Land Development by Dillon Consulting (Dillon) is pleased to provide the following Zoning By-Law Amendment Application on behalf of our client, 2652184 Ontario Ltd., for the property located at 1110 Tecumseh Road East in the City of Windsor.

The proposed development is approximately 0.39 hectares (0.96 acres) in size, having approximately 65.6 metres (215.22 feet) of frontage along Tecumseh Road East and 45.11 metres (148 feet) along Benjamin Avenue. The proposed development includes a thirty-six (36) unit, four (4)-storey multiple dwelling and the associated parking area containing 47 parking spaces, with a parking ratio of 1.30 spaces per unit. The proposed building will front onto Tecumseh Road East.

The Subject Site is currently zoned both General Commercial (CD2.1) and Highway Commercial (CD4.1) in the City of Windsor Zoning By-law 8600. Neither commercial zone currently permits the proposed residential development. As such, a Zoning By-law Amendment is requested to rezone the Subject Site to a site-specific General Commercial (CD2.1) zone to allow for the addition of "Multiple Dwelling" as a permitted use. The following additional site-specific provisions are required:

- Addition of "Multiple Dwelling" as a permitted uses;
- A Minimum Lot Area of 3800 m²;
- A Minimum Front Yard Depth of 3.0 metres; and
- Relief from Section 25.5.20.6 – Parking area separation from a building wall containing a habitable room window or containing both a main pedestrian entrance and a habitable room window facing the parking area where the building is located on the same lot as the parking area from 4.5 metres to 2.0 metres.

As part of the site-specific Zoning By-law Amendment, the Applicant is requesting that the Subject Site be designated as MECP NCP-300 Class 4. The Class 4 designation has been demonstrated to be reasonable for Subject Site and the proposed development satisfies the conditions required of such designation, pending approval from the land

1 Riverside Drive West
12 Floor
Windsor, Ontario
Canada
N9A 5K3
Telephone
519.948.5000
Fax
519.948.5054

The Corporation of the City of Windsor
Page 2
November 14, 2024

use planning authority. A Noise & Vibration Study Report (Dillon Consulting Limited, 2024) has been included in support of this request.

We have included the following documents in this application package:

- Revised Zoning By Law Amendment Application form;
- Stage 2 Comment Response Matrix prepared by Dillon Consulting Limited, dated November 2024;
- Revised Planning Justification Report prepared by Dillon Consulting Limited, updated November 2024;
- Public Information Centre Engagement Summary prepared by Dillon Consulting Limited, dated June 2024;
- Revised Noise & Vibration Study Report prepared by Dillon Consulting Limited, dated September 2024;
- Correspondence from the City of Windsor regarding the Sanitary Sewer Study; and
- Revised Development Concept Plan prepared by Dillon Consulting Limited, updated November 2024.

The applicant will pay the application fees upon request.

We trust that the application can be processed at your earliest convenience. Should you have any questions, please contact the undersigned at (519) 791-2221 or mmuir@dillon.ca.

Yours sincerely,

DILLON CONSULTING LIMITED



Melanie Muir, MCIP RPP
Associate
MRU:dt

Our File: 23-6238

cc: Imad Najjar – 2652184 Ontario Inc.