

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

26521814 ONTARIO INC.

PUBLIC INFORMATION CENTRE – ENGAGEMENT SUMMARY

1110 Tecumseh Road East Redevelopment

June 2024– 23-6238



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1.0 PUBLIC INFORMATION CENTRE

A Public Information Centre (PIC) was held by Dillon Consulting Limited, on behalf of our client 2642184 Ontario Inc., in support of their proposed residential development located at 1110 Tecumseh Road East, in Windsor, Ontario. The lands are currently vacant.

The proposed development presented to the public included a 36-unit multiple dwelling development of 4 storeys, with 51 surface parking spaces at a parking ratio of 1.38 parking spaces per dwelling unit. Access to the development was to be provided via one (1) driveway along Benjamin Avenue.

1.1 FORMAT

The Public Engagement meeting was held in the DaVinci Hall of the Giovanni Caboto Club (2175 Parent Avenue). An 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 has been provided in this engagement summary.

The public meeting took place on Tuesday, April 30th, 2024 from 5:30pm – 7:00pm.

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

Five (5) residents attended the Public Information Centre as noted on the record of attendance. A copy of the redacted record of attendance along with the location map identifying where residents resided has been included in this summary as Appendix C.

2.0 FEEDBACK SUMMARY

2.1 LOCATION MAP

Residents were encouraged to place markers on the provided contextual location map to indicate the proximity of their residence in relation to the site. Please see Appendix C for inputted Location Map.

A total of five (5) markers were inputted by attendees.

2.2 COMMENT FORM

Two (2) comment forms were 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
Real Estate	<ul style="list-style-type: none"> Can you confirm that the development will prefer rental units, not luxury condos, that will blend well into the neighborhood? Will the development support young individuals through affordable and attainable housing? What is the price of the rentals? 	<ul style="list-style-type: none"> The proposed development will prioritize rental units that are designed to integrate seamlessly with the existing neighborhood aesthetics and atmosphere. Luxury condos are not part of the current plan. Yes, the development aims to provide affordable and attainable housing options specifically targeted at young individuals and families, ensuring that the rental prices remain within a reasonable range. The rental prices for the units are projected to range between \$1000 and \$2000 per month, making them accessible to a broad range of income levels.
Access	<ul style="list-style-type: none"> How is the access to the site being handled? What measures are being taken to address access issues, given the rail line behind the site, severe traffic problems, parking along Benjamin Avenue, and people not stopping at the stop signs? 	<ul style="list-style-type: none"> The site will be access from Benjamin Avenue only and carefully managed with planned infrastructure improvements. This includes creating safe entry and exit points, considering traffic flow, and ensuring minimal disruption to the existing road network. We have shared the concerns with the City's traffic engineers regarding the concerns of the rail line proximity, traffic congestion, and improve road safety, including enhanced signage and potential traffic calming measures on Benjamin Avenue.
Height	<ul style="list-style-type: none"> Is a low-rise development being considered? 	<ul style="list-style-type: none"> The development plan is for one low-rise, 4 storey building, which is in keeping with the character of the neighborhood and generally more acceptable to the community.
Privacy	<ul style="list-style-type: none"> How is privacy being managed in the development? Will there be a fence and landscaping included? 	<ul style="list-style-type: none"> The development aims to include fencing around the property and strategic landscaping to create natural barriers. These measures will help ensure

Topic	Comments	Response
	<ul style="list-style-type: none"> Will there be balconies and how much will they be protruding? 	<p>privacy for both residents and neighboring properties.</p> <ul style="list-style-type: none"> Yes, there may be balconies. The design will ensure that they do not excessively protrude, thus maintaining privacy and reducing visual impact on surrounding properties.
Garbage	<ul style="list-style-type: none"> How is garbage being handled? 	<ul style="list-style-type: none"> Garbage disposal will be managed with dedicated, enclosed facilities that prevent overflow and are regularly serviced. Additionally, there will be designated areas for waste collection to maintain cleanliness and reduce any impact on the neighborhood.

2.3 COMMENT FROM THE ESSEX TERMINAL RAILWAY COMPANY

A letter dated May 2nd, 2024, was received from Bartlet & Richardes LLP on behalf of their client, The Essex Terminal Railway Company, in response to the request for input and comments. A summary of their comments is as per below:

Topic	Comments	Response
Proximity to the Rail line	<ul style="list-style-type: none"> ETR's railway line directly abuts the northern boundary of the proposed development site. It is generally not ideal to locate residential dwellings adjacent to rail lines due to potential incompatibilities. 	<ul style="list-style-type: none"> We acknowledge the proximity of the railway line and understand the potential issues that may arise from this adjacency. We are committed to working with ETR to ensure that the development minimizes any incompatibilities and integrates well with the surrounding infrastructure.
Guidelines and Studies Required	<ul style="list-style-type: none"> The Federation of Canadian Municipalities and The Railway Association of Canada provide guidelines for developments near railways, recommending buffering and construction specifications. ETR requires noise and vibration studies to be completed for the proposed development, as it falls within 300 meters and 75 meters of the rail corridor, respectively. ETR should be consulted during the study process. 	<ul style="list-style-type: none"> We will adhere to the guidelines set by the Federation of Canadian Municipalities and The Railway Association of Canada. A noise and vibration study has been completed as required.
Mitigation Measures	<ul style="list-style-type: none"> ETR expects mitigation measures for noise and vibrations, including acoustical fencing, heavy wall exterior cladding, double or triple glazed windows, air conditioning, and foundation features to isolate vibrations. 	<ul style="list-style-type: none"> We are prepared to implement the recommended mitigation measures as a result of the Noise and Vibration Study to minimize any concerns from the proximity to the rail line. This includes installing acoustical fencing, using heavy wall exterior cladding, incorporating double or triple glazed windows, providing central air conditioning, and/or ensuring foundations are designed to isolate vibrations, where necessary.

Topic	Comments	Response
Safety Measure	<ul style="list-style-type: none"> ETR emphasizes the need for safety measures such as setbacks, berms, and security fencing. The proposed Development Plan does not currently include berms or fencing. At a minimum, ETR expects a security fence of at least 1.83 meters in height along the common boundary. 	<ul style="list-style-type: none"> Safety is a priority in our development plan. We will incorporate the necessary setbacks, berms, and security fencing as outlined in the guidelines. A security fence with a minimum height of 1.83 meters is to be installed along the common boundary.
<p>Occupant Notification</p> <p>Future Notifications</p>	<ul style="list-style-type: none"> Future occupants should be informed of ETR's operations. Agreements should include a warning clause about potential disturbances from rail operations, including noise, dust, vibrations, and odor. ETR requests to be included in future public consultations and notifications related to this development 	<ul style="list-style-type: none"> We will include appropriate warning clauses in all agreements of purchase and sale, building contracts, and leases. This will ensure that future occupants are fully informed of ETR's operations and potential disturbances, such as noise, dust, vibrations, and odor. We will ensure that ETR and Bartlet & Richardes LLP are placed on the notification list for all future public consultations and notices related to this development. We value their input and will keep them informed throughout the process.

3.0 SUMMARY

The Public Information Centre for the proposed residential development located at 1110 Tecumseh Road S. was held on Tuesday, April 30th, 2024 from 5:30pm – 7:00pm at the DaVinci Hall of the Giovanni Caboto Club (2175 Parent Ave.). The proposed development presented to the public includes a 36-unit multiple dwelling development of 4 storeys, with 51 surface parking spaces at a parking ratio of 1.38 parking spaces per dwelling unit. Access to the development will be provided via one (1) driveway along Benjamin Avenue.

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, major concerns presented at the meeting were related to the vehicular access and privacy, which will not be impacted by the current proposal.

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 Open House

Proposed Residential Development

1110 Tecumseh Road East

On behalf of our client, 2652184 Ontario Inc., Dillon Consulting Limited is hosting a Public Information Open House to introduce a 36-unit multiple dwelling development of 4 storeys, with 51 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 add a site-specific exception to allow the proposed multiple dwelling.

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 May 17th, 2024.



Public Information Open House

Date:

Tuesday, April 30, 2024

Time:

5:30 pm to 7:00 pm

Location:

**DaVinci Hall (Basement) at the
Giovanni Caboto Club
2175 Parent Ave,
Windsor, ON, N8X 4K2**

Contact:

Melanie Muir, MCIP RPP

Associate & Project Manager

Dillon Consulting Limited

3200 Deziel Drive, Suite 608, Windsor, N8W 5K8

T – 519-791-2221

1110tecumsehdevelopment@dillon.ca

Pre-Consultation Application to the
City of Windsor

Public Information Open House

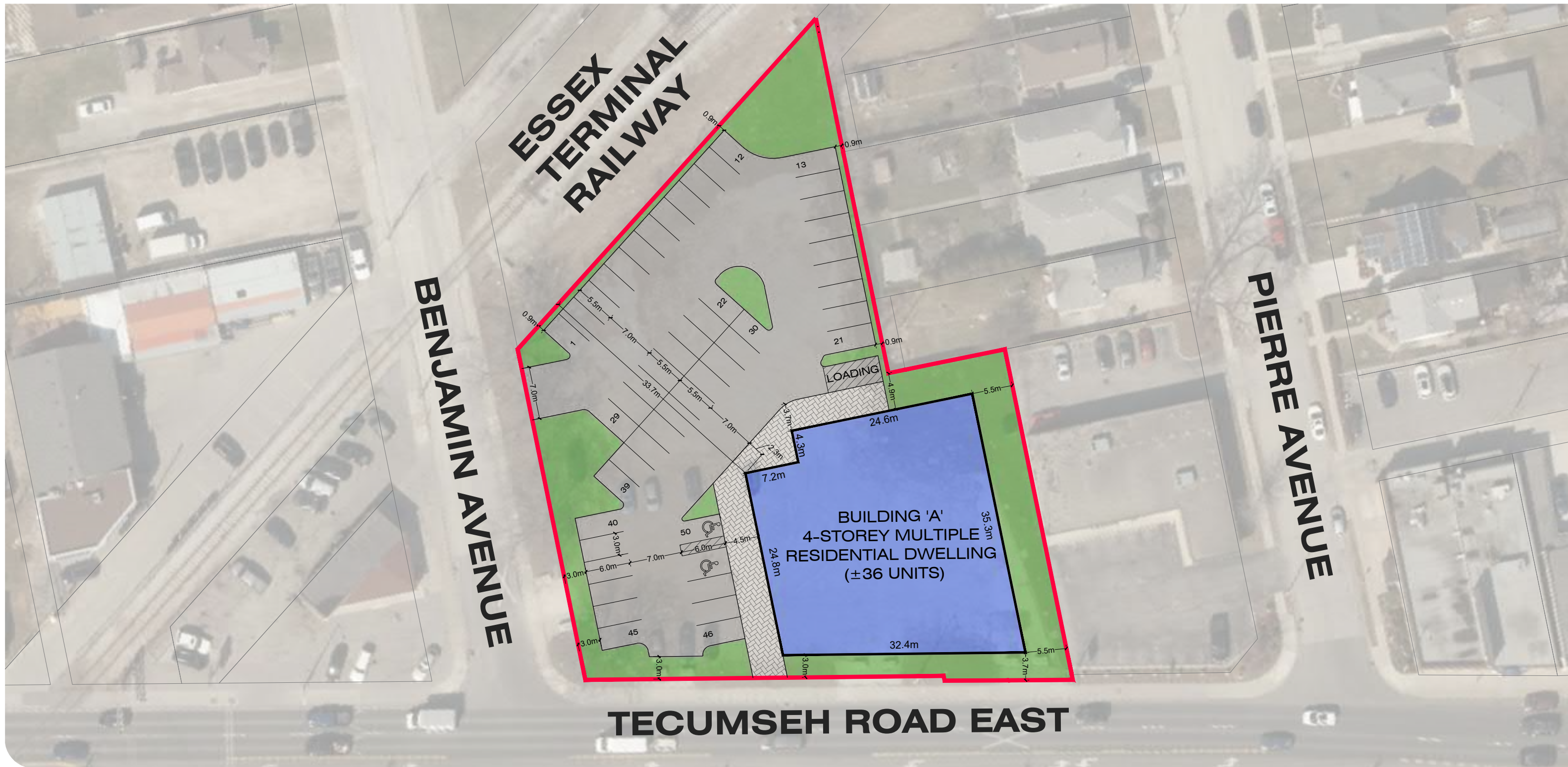
WE
ARE
HERE

Summary of Resident
Comments

Zoning By-Law Amendment
Application


Application Review by
City of Windsor

Committee Meeting and
Council Meeting



2652184 ONTARIO LTD.
1110 TECUMSEH ROAD EAST

CONCEPTUAL DEVELOPMENT PLAN
APRIL 8th, 2023

 SUBJECT AREA
(± 0.39ha / 0.96ac)

 PROPOSED MULTI-UNIT
BUILDING (±36 UNITS)

 PROPOSED LANDSCAPED
AREA

 PROPOSED SIDEWALK

PROPOSED PARKING
REQUIRED PARKING: 45 SPACES
PROVIDED PARKING: 46 SPACES

PROPOSED MINIMUM SETBACKS
FRONT YARD DEPTH - 3.0m
BACK YARD DEPTH - 5.5m
INT. SIDE YARD DEPTH - 2.5m

File Location:
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tecumseh road east - concept plan.dwg
April, 08, 2024 9:46 PM

SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (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: KNE
DESIGNED BY: MRU

SCALE: 1:500 (11X17)



PROJECT: 23-6238
STATUS: DRAFT
DATE: 07/04/2024



APPENDIX B

Presentation Boards

Welcome!
Thank you for
joining us.

April 30, 2024
5:30 pm – 7:00 pm
Caboto Club

DaVinci Hall
(Basement)

PUBLIC INFORMATION CENTRE
FOR 1110 TECUMSEH ROAD EAST
PROPOSED RESIDENTIAL
DEVELOPMENT



PUBLIC INFORMATION CENTRE

1110 TECUMSEH ROAD EAST
PROPOSED RESIDENTIAL
DEVELOPMENT

The Public Information Centre is being hosted to introduce and provide information on a 4–storey 36 unit proposed multi-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 development;
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 1110tecumsehdevelopment@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 **May17th, 2024**.

To Submit Comments: 1110tecumsehdevelopment@dillon.ca





2652184 ONTARIO LTD.

1110 TECUMSEH ROAD EAST

PUBLIC INFORMATION CENTRE

LOCATION MAP
FIGURE 1.0



SUBJECT AREA
(± 0.30ha / 0.06ac)

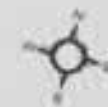
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SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2023)

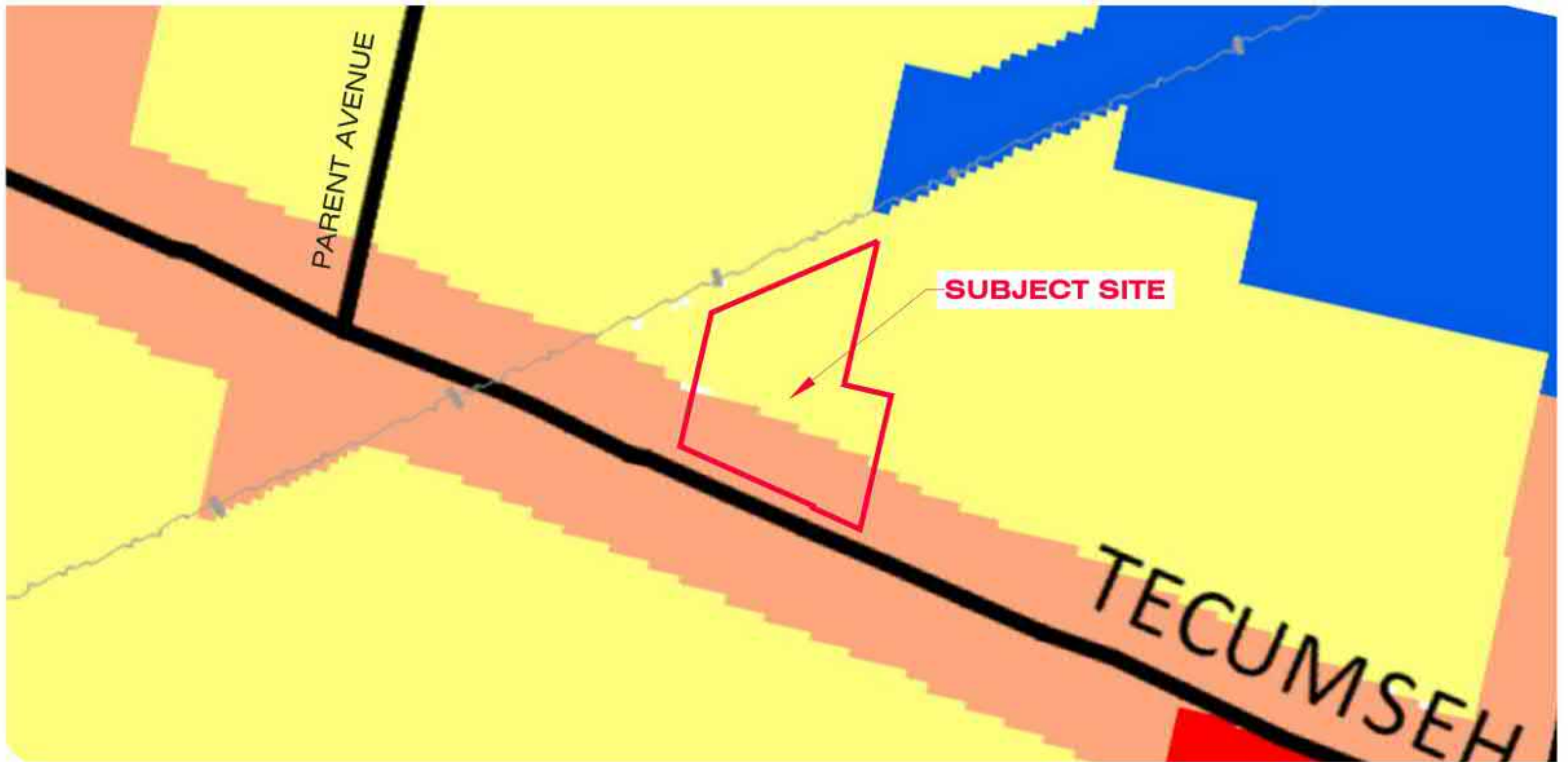
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DESIGNED BY: RR

SCALE: 1:2000 (11X17)



PROJECT: 23-0238
STATUS: DRAFT
DATE: 26/04/2024



2652184 ONTARIO LTD.
1110 TECUMSEH ROAD EAST

PUBLIC INFORMATION CENTRE

**EXISTING CITY OF WINDSOR
OFFICIAL PLAN**
FIGURE 2.0

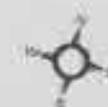
 SUBJECT AREA
(s. 0.39ha / 0.96ac)

- | | | |
|---|--|---|
|  MIXED USE NODE |  MIXED USE CORRIDOR |  RESIDENTIAL |
|  MAJOR INSTITUTIONAL |  INDUSTRIAL |  OPEN SPACE |

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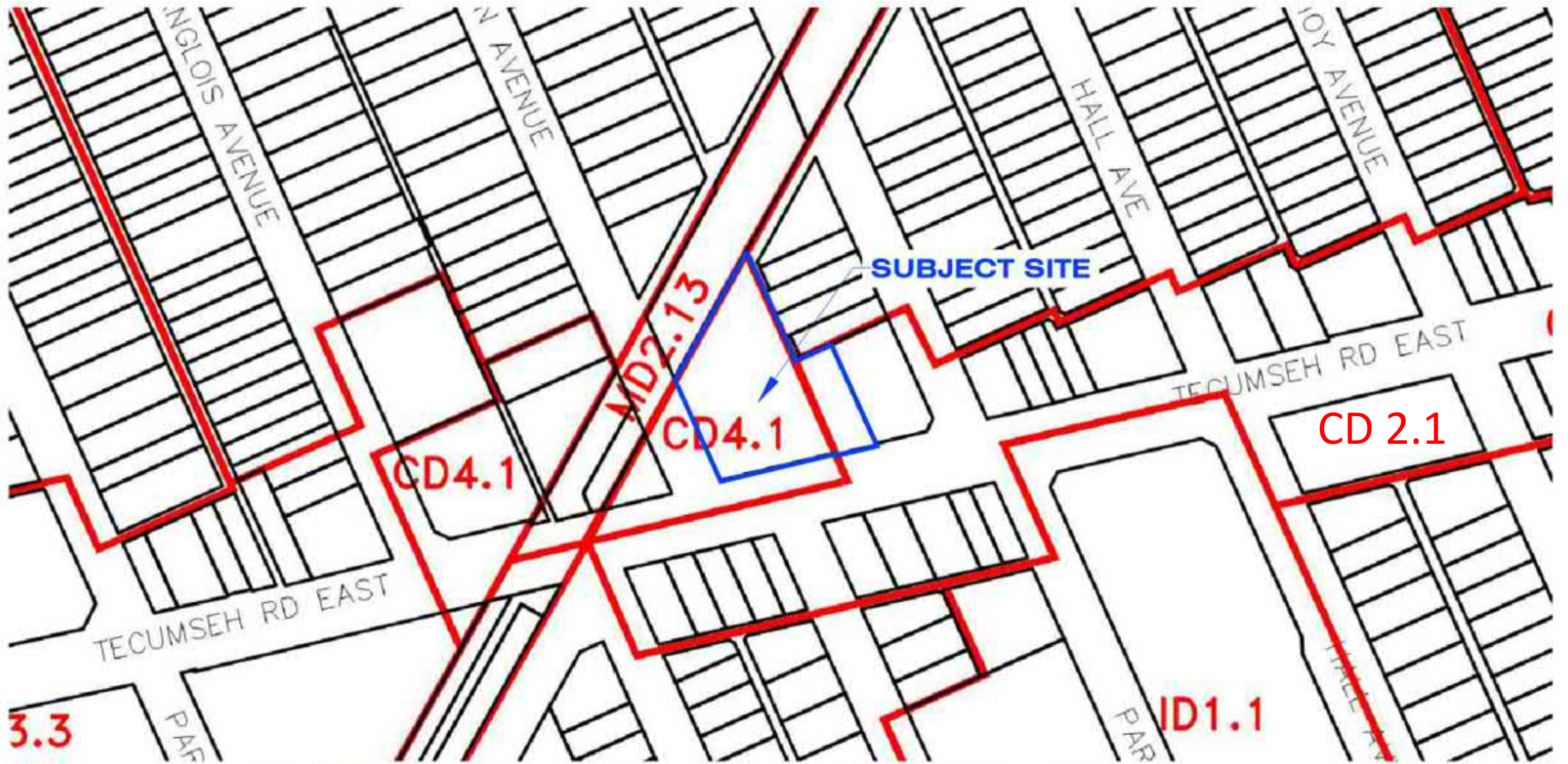
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DESIGNED BY: RR

SCALE: 1:5000 (11X17)



PROJECT: 26-0206
STATUS: DRAFT
DATE: 26/04/2024

SOURCE: CITY OF WINDSOR OFFICIAL PLAN SCHEDULE: D



2652184 ONTARIO LTD.
 1110 TECUMSEH ROAD EAST
 PUBLIC INFORMATION CENTRE

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

SUBJECT AREA (± 0.39ha / 0.96ac)	ZONE BOUNDARY
RD - Residential Districts CD - Commercial Districts	ID - Institutional Districts MD - Manufacturing Districts

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 CHECKED BY: MM
 DESIGNED BY: MM

SCALE: 1/1800 (11X17)

PROJECT: 23-0206
 STATUS: DRAFT
 DATE: 26/04/2024



2652184 ONTARIO LTD.
 1110 TECUMSEH ROAD EAST
 PUBLIC INFORMATION CENTRE

CONCEPTUAL DEVELOPMENT PLAN
 FIGURE 4.0

 SUBJECT AREA (± 0.39ha / 0.96ac)	 PROPOSED MULTI-UNIT BUILDING (±36 UNITS)	 PROPOSED LANDSCAPED AREA	 PROPOSED SIDEWALK	PROPOSED PARKING REQUIRED PARKING: 45 SPACES PROVIDED PARKING: 50 SPACES	PROPOSED MINIMUM SETBACKS FRONT YARD DEPTH - 20.5m BACK YARD DEPTH - 5.5m EXT. SIDE YARD DEPTH - 3.0m
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 Rev. 20 - 2024-12-20 AM

SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2021)

MANAGING INFORMATION
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 CHECKED BY: MM
 DESIGNED BY: RR

SCALE: 1:500 (11X17)





PROJECT: 23-028
 STATUS: DRAFT
 DATE: 2024-05-24

APPENDIX C

Record of Attendance,
Location Map

Record of Attendance

1110 Tecumseh Road East Development

Public Information Centre – Tuesday, April 30, 2024

NAME (PLEASE PRINT)

MAILING ADDRESS

POSTAL CODE

1740 Benjamin Ave.

WINDSOR, ON

N8K 4N6

1817 Pierre Ave.

N8W 2J7

Record of Attendance

1110 Tecumseh Road East Development

Public Information Centre – Tuesday, April 30, 2024

NAME (PLEASE PRINT)

MAILING ADDRESS

POSTAL CODE

	1741 Pierre Ave	N8X4D7
	1747 Pierre Ave	N8X 4P7
	1827 PIERRE AVE	N8W 2J7



2652184 ONTARIO LTD.
1110 TECUMSEH ROAD EAST

PUBLIC INFORMATION CENTRE

LOCATION MAP
FIGURE 1.0



SUBJECT AREA
(± 0.39ha / 0.96ac)



PROJECT: 23-6238
STATUS: DRAFT
DATE: 28/04/2024

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MAP/DRAWING INFORMATION
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CREATED BY: RR
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DESIGNED BY: RR

SOURCE: MAPMYCITY WINDSOR AERIAL (2021)

SCALE: 1:1500 (11X17)





APPENDIX D

Resident Comments

- prefer rental → not luxury condos
- will blend w/ w/ neighb.
- will support zoning - wants dev't
- affordable & attainable housing
 - midrange rentals (\$1000-1700)
- access to site - concern - how is the access going to be handled?
- site is an eyesore - low rise dev't welcome
- young working class area
- issues w/ access - @ rail line
 - severe traffic issues
 - pkg on road (Benjamin)
- people slow stop sign

- fencing - replace - taller
- privacy
- garbage over fence

- support housing - worried about privacy
- landscaping along fence - put grass
- offsite pkg concern
- balconies - restrict rear?

Comment Form

1110 Tecumseh Road East Development

Public Information Centre – Tuesday, April 30, 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

I/we prefer to

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

Entrance / Exit Access. very dangerous at that corner.

Car Repair place

Should be no parking from RR tracks to Tecumseh Road

NOT Cleared to Income - Please!

Please deposit this form in the comment box or return by June 1, 2024.

Dillon Consulting Limited
 3200 Dezlel Drive, Suite 608
 Windsor, ON, N8W 5K8

Tel: (519) 791-2221
 Fax: (519) 948-5054
 Email: 1110tecumsehdevelopment@dillon.ca

Attention: Malarie Muir



Comment Form

1110 Tecumseh Road East Development

Public Information Centre – Tuesday, April 30, 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 _____

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

VERY in favour of rezoning this property, but implore you to consider building mid range rental units which the city desperately needs. No one will want to buy a half million dollar condo on tecumseh Rd E that's up against the railroad tracks. Windsor is in a housing crisis! Please give us units young families can afford

Please deposit this form in the comment box or return by June 1, 2024.

Dillon Consulting Limited
 3200 Deziel Drive, Suite 608
 Windsor, ON, N9W 5K8

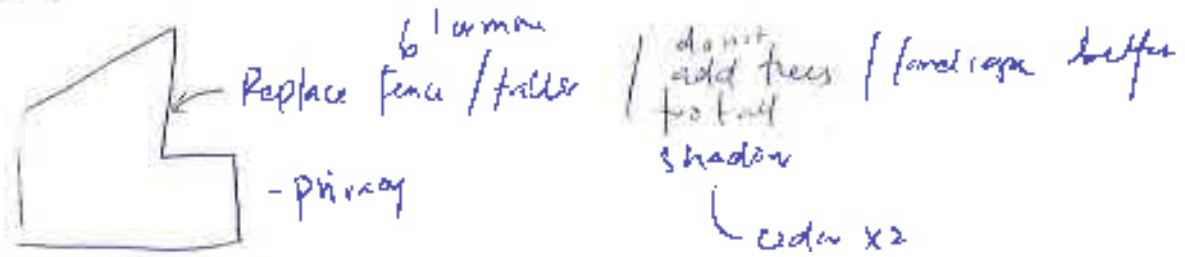
Tel: (519) 791-2221
 Fax: (519) 948-5054
 Email: 1110tecumsehdevelopment@dillon.ca

Attention: Melanie Muir



2024

- attainable housing? no luxury? housing crisis
- more lanes to railway / fence
- excess parking? visitor parking? along Benjamin?
- intersection?



- Garbage dump.
- Stop sign - nobody stops / entrance to site