

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

ASTORIA INC.

ENGAGEMENT SUMMARY

**Residential Development at
3771, 3783, 3793 Howard Avenue, Windsor, Ontario**

Official Plan and Zoning By-law Amendments

March 2025 – 24-8888

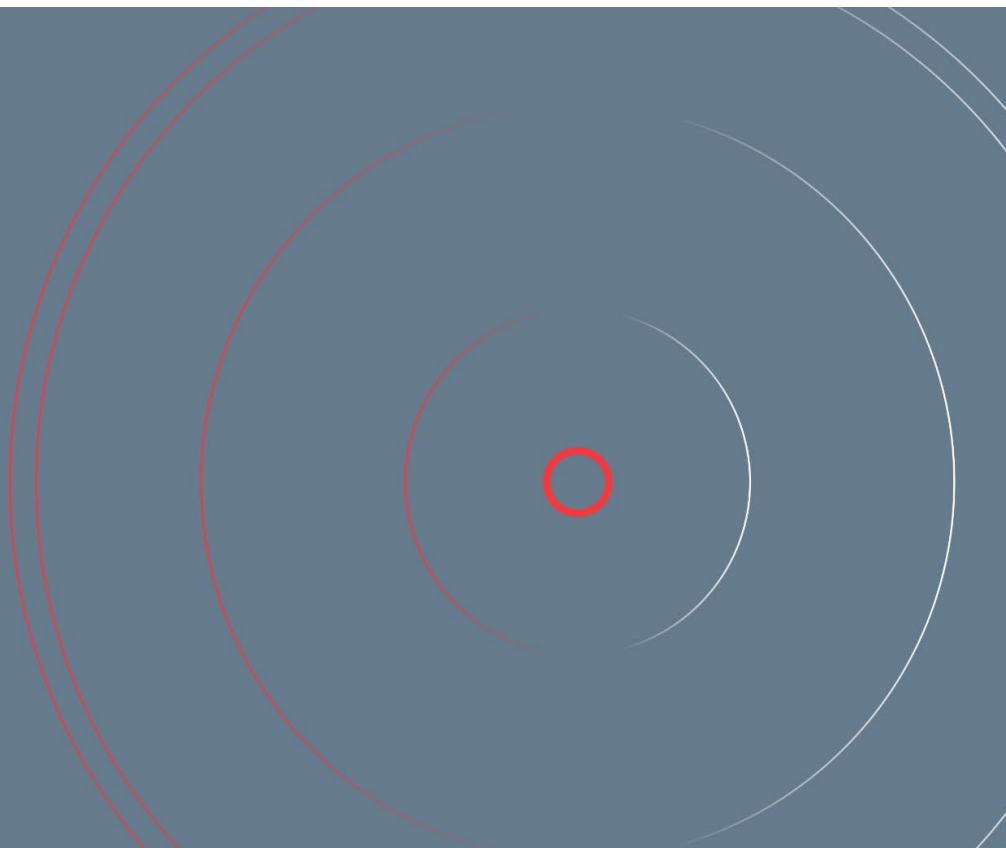


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1.0 PROPOSED DEVELOPMENT

The proposed development includes two types of residential buildings: 2-storey townhomes and 6-storey multiple dwelling buildings. The tenure is proposed as a rental product, contributing to the availability of purpose-built rental housing in the area and addressing the growing demand for diverse and attainable housing options.

The townhome component consists of four buildings, each containing four residential units, for a total of 16 townhome units. These are positioned along Howard Avenue to maintain a compatible streetscape with the surrounding area. Toward the rear of the Site, two 6-storey multiple dwelling buildings are proposed. The first building, as shown on the Site Plan, includes 81 residential units, while the second contains 82 units, resulting in a total of 163 dwelling units. In total, there are 179 dwelling units proposed on the Site.

Site access is provided via a single driveway along Howard Avenue. Two internal laneways extending from the driveway offer access to the townhome dwellings, each of which includes private driveways and attached garages for residents. The driveway terminates in a surface parking area designed to serve the multiple dwelling buildings, providing 189 parking spaces, which equates to a parking ratio of 1.15 spaces per unit. This parking area includes the required number of accessible spaces and two loading spaces.

2.0 PUBLIC INFORMATION CENTRE

2.1 PURPOSE

Astoria Inc., in partnership with Dillon Consulting Limited, hosted a Public Information Centre (PIC) on February 26th, 2025. A Public Information Centre (PIC) is a key step in the land use planning and development process, providing an opportunity for developers to share information about their proposed project with the community and gather feedback. These meetings are required as part of the public consultation process mandated by local municipalities to ensure transparency and community involvement in planning decisions.

2.2 FORMAT

The Public Information Centre was conducted in a hybrid format, combining both in-person and virtual participation. The in-person session followed a drop-in format, allowing residents to attend at their convenience during the scheduled time. Presentation boards were displayed with detailed information about the proposed development, and representatives from Dillon Consulting Limited were available throughout the event to answer questions and collect feedback. Residents engaged in one-on-one discussions with representatives, fostering open dialogue and collaborative feedback.

Simultaneously, a virtual session was offered for registered participants. The same presentation materials were shared online, with a Dillon Consulting Limited representative available to answer questions. No formal presentation was given in either format to encourage direct engagement and open conversation.

2.2.1 TIME AND LOCATION

The Public Information Centre was held on February 26th, 2025, from 5:30 p.m. to 7:00 p.m. at the SoHo South Windsor (3817 Howard Avenue).

2.2.2 MATERIALS

The in-person materials included display boards 24"x36" in size, attendance sheets, and comment forms.

The presented materials included:

- Welcome Board;
- Planning Process and Overview;
- Project Location;
- Conceptual Development Plan;
- Proposal Overview;
- Official Plan Designations;
- Zoning By-law Designations; and
- Conceptual Massing.

The same presentation materials were shared in the virtual meeting.

2.3 ATTENDANCE

Approximately 20 residents attended the in-person Public Information Centre. While a record of attendance is included as part of this report, 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 representatives from the developer, providing additional opportunities for residents to engage with key stakeholders. On behalf of the developer, five representatives from Dillon Consulting Limited were available to facilitate the session, address questions, and collect feedback from attendees. Only one person attended the virtual meeting.

3.0 FEEDBACK SUMMARY

Below is a summary of the feedback received during the PIC. Most input was gathered through informal discussions, where residents shared their thoughts and concerns directly with project representatives. Following the session, four formal comment forms were submitted, while most participants preferred to provide feedback verbally. Additionally, comments were accepted via the project email until March 14th, 2025; two comment submissions were received at astoriadevelopment@dillon.ca.

3.1 PROJECT DESIGN AND NEIGHBOURHOOD INTEGRATION

3.1.1 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 while aligning with the intent of the Mixed Use Corridor, which encourages moderate residential intensification. The proposal is undergoing a comprehensive review to ensure compliance with zoning regulations and compatibility with the surrounding urban character.

3.1.2 COMPATIBILITY

Feedback highlighted 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. Specific concerns regarding privacy, noise, and light impacts are being carefully reviewed. Strategies such as revised setbacks and enhanced landscaping buffers will be considered to mitigate privacy concerns. Additionally, noise and light management measures, such as sound-dampening materials and shielded lighting, will be incorporated into the design at the site plan control stage to minimize disruptions to neighboring properties.

3.1.3 FENCING AND LANDSCAPING

Residents noted the need for fencing and landscaping to enhance security and privacy.

Response: A combination of fencing and landscaping buffers will be implemented along property lines to improve privacy and security. Specific landscaping details will be developed as part of the site plan approval process.

3.1.4 SHADOW IMPACTS

Concerns were raised about the potential for the new buildings to block sunlight from residents' gardens and outdoor spaces.

Response: The design has considered factors such as building height and orientation in relation to potential shadow impacts. It should be noted that a formal shadow impact study was not requested as part of the development application.

3.2 INFRASTRUCTURE AND SERVICE DEMANDS

3.2.1 TRAFFIC AND ROAD SAFETY

There were multiple comments noted for the potential increased congestion on Howard Avenue. 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 Howard Avenue 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. Any necessary roadway improvements or mitigations will be identified through this study and implemented as required. 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.

3.2.2 PARKING SOLUTIONS

There was an emphasis on ensuring adequate on-site parking to avoid spillover onto the neighbouring streets.

Response: Ensuring adequate on-site parking is a key priority for the proposed development to minimize any potential spillover onto neighboring streets. The development is proposing a 1.15 parking ratio, which has been successfully implemented in nearby projects by the same developer. The site's transit accessibility and walkability help reduce dependency on private vehicles.

3.2.3 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 detailed Functional Servicing Report is included 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.

3.3 ADDITIONAL SUGGESTIONS

3.3.1 ENVIRONMENTAL IMPACT

Concerns were raised about the removal of trees and the impact to air quality, noise reduction, and ecosystem.

Response: A Natural Site Features Inventory was completed to assess environmental impact concerns, including Species at Risk habitat and tree removal. The inventory concluded that while potential habitat exists for several Species at Risk, the site is not ideal habitat for them. Recommendations for tree removals, maintenance, and preservation were provided.

3.3.2 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.

3.3.3 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.

3.3.4 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.

3.3.5 MARKET DEMAND

Residents expressed concerns about whether the market can sustain the additional units.

Response: The development is intended as a rental product, addressing the demand for purpose-built rental housing in the area. The unit mix and design have been carefully considered to meet market needs and demographic trends.

Additionally, The Province of Ontario has identified housing supply as a critical issue and has introduced policies and initiatives to encourage new residential development, particularly rental housing, to address

affordability and availability challenges. This project aligns with provincial and municipal objectives to increase housing options and support the growing demand for diverse and attainable housing in urban areas.

4.0 CONCLUSION

The Public Information Centre for the proposed residential development at 3771, 3783, 3793 Howard Avenue in the City of Windsor was held on February 26, 2025. The proposed development includes the construction of two 6-storey multiple dwelling buildings, comprising a total of 163 units and sixteen 2-storey townhome units.

The hybrid meeting provided project information through presentation boards, presented both in-person and virtually, 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.

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APPENDIX A

ATTENDANCE SHEETS

RECORD OF ATTENDANCE

ASTORIA DEVELOPMENT (3771, 3783, 3793 HOWARD AVENUE) – RESIDENTIAL DEVELOPMENT

Public Information Centre – Wednesday, February 26th, 2025

Name	Mailing Address
Tan + Roth	
PAT & MARTY	
DAVE & EILEEN	
CAROLE	
Chantelle	
Joelle	
Ra	
Star	
Pam	

RECORD OF ATTENDANCE

ASTORIA DEVELOPMENT (3771, 3783, 3793 HOWARD AVENUE) – RESIDENTIAL DEVELOPMENT

Public Information Centre – Wednesday, February 26th, 2025

Name	Mailing Address
Scott	[REDACTED]
Mike	[REDACTED]
Yousef	[REDACTED]
Ruth	[REDACTED]
Mitch	[REDACTED]
Elaf	[REDACTED]
Ralder	[REDACTED]
Lori	[REDACTED]

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APPENDIX B

COMMENT FORMS

COMMENT FORM

ASTORIA DEVELOPMENT (3771, 3783, 3793 HOWARD AVENUE) – RESIDENTIAL DEVELOPMENT

Public Information Centre – Wednesday, February 26th, 2025

Please use this form to share your comments or feedback regarding the proposed development and deposit it in the comment box. You may also mail it back as to the address below. 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: _____

Email: _____

Comment(s)

live across the street
concerned about traffic
concerned only one way in and out
concerned 6 story condo units
concerned infrastructure

Mail to:

Attention: Mackenzie Urban

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

Email: astoriadevelopment@dillon.ca

COMMENT FORM

ASTORIA DEVELOPMENT (3771, 3783, 3793 HOWARD AVENUE) – RESIDENTIAL DEVELOPMENT

Public Information Centre – Wednesday, February 26th, 2025

Please use this form to share your comments or feedback regarding the proposed development and deposit it in the comment box. You may also mail it back as to the address below. 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:

Email:

Comment(s)

We are impressed with the design.
South Windsor needs this type of development.

Mail to:

Attention: Mackenzie Urban

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

Email: astoriadevelopment@dillon.ca

COMMENT FORM

ASTORIA DEVELOPMENT (3771, 3783, 3793 HOWARD AVENUE) – RESIDENTIAL DEVELOPMENT

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Name: _____

Mailing Address: _____

Email: _____

Comment(s)

*Fortis was very co-operative (especially Josh) with a couple of issues we had I would be interested in being involved if there are future meetings. Project looks good! Good Luck
Lori Haynes ☺*

Mail to:

Attention: Mackenzie Urban
Dillon Consulting Limited
1 Riverside Drive West, 12th floor
Windsor, ON, N9A 5K3
Email: astoriadevelopment@dillon.ca

COMMENT FORM

ASTORIA DEVELOPMENT (3771, 3783, 3793 HOWARD AVENUE) - RESIDENTIAL DEVELOPMENT
Public Information Centre - Wednesday, February 26th, 2025

Please use this form to share your comments or feedback regarding the proposed development and deposit it in the comment box. You may also mail it back as to the address below. 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]

Email: [REDACTED]

Comment(s)

Air traffic too low in this area. Large planes including Concorde go through here on path to airport. Very difficult to merge onto Howard with traffic coming in all directions with new building in area.

Higher buildings on each side blocks out air circulation & sun. During winter months, noticed very high concentrations of carbon monoxide. Bushes & trees seem to be affected by this.

Mail to:

Attention: Mackenzie Urban

Dillon Consulting Limited

1 Riverside Drive West, 12th floor

Windsor, ON, N9A 5K3

Email: astoriadevelopment@dillon.ca



Urban, Mackenzie <murban@dillon.ca>

Concerns Regarding Proposed Development at 3771, 3783, 3793 Howard Avenue (and Inglewood Ave.)

1 message

Fri, Mar 14, 2025 at 12:37 PM

To: "astoriadevelopment@dillon.ca" <astoriadevelopment@dillon.ca>
Cc: [REDACTED]

Astoria Inc. and Dillon Consulting Limited,

I tried calling the number provided on the information sheet but it went to voicemail:

I am writing to formally express my concerns regarding the proposed construction of two six-story buildings behind my neighbours' homes on Inglewood Ave. As someone who grew up in this community and plans to remain here, I — along with many of my neighbors — strongly oppose this development due to significant concerns about privacy, safety, environmental impact, and the overall well-being of our neighborhood. I understand that one of my neighbours has sent a letter addressing concerns, with several of my neighbors signing off on it. However, I wanted to send a personal letter myself to further emphasize the seriousness of the situation.

Key Concerns:

1. Impact on Vulnerable Residents & Neighbours

My household includes a family member with autism who is nonverbal and requires 24-hour supervision. As part of their routine, they spend a lot of time outdoors skateboarding, biking, walking, and roller skating. We make every effort to limit their exposure to dogs and loud noises. When triggered by either, they experience severe, overwhelming tantrums that are not only distressing for them, but also extremely loud, disruptive, and frightening for those around them. The intensity of these episodes can shake our entire household and be deeply unsettling for neighbours. I know that both you, the neighbours, and my family want to do everything possible to prevent these situations.

The increased density, construction noise, and potential influx of new residents with pets pose serious risks to everyone's safety and well-being. Additionally, airborne pollutants such as dust, sand, and dirt are a major concern for my family, as we have immunocompromised members who are especially vulnerable to respiratory issues. What measures will be in place to minimize both noise pollution and airborne pollutants, both during and after construction?

2. Sewage & Drainage Infrastructure

The introduction of 163 new residential units will place a massive strain on our existing sewage and drainage systems. Like everyone else on this side of Inglewood Ave, we have a ditch in our backyard, and we are extremely concerned about the potential for increased water retention, flooding, and long-term

infrastructure damage. What studies have been conducted to ensure the current sewage and drainage systems can accommodate this increased demand?

3. Opposition from the Community & Influential Individuals in the Area

Like I mentioned before, a significant number of residents in the area are opposed to this project. Additionally, are you aware of the several **highly influential** individuals living just a few streets away on Victoria Boulevard and Gundy Park Crescent? Have they been made aware of these plans? They will likely also take issue with this development. It would be in the best interest of all parties involved to carefully consider the concerns of the surrounding community before moving forward.

4. Privacy & Shadow Impact

These buildings will introduce a significant loss of privacy for existing homeowners. This development will directly infringe upon the quiet and private nature of our backyards. Additionally, my household and neighbours enjoy tending to our gardens in our backyards, and many of us rely on our gardens for personal and environmental benefits. Has a shadow study been conducted to assess how these buildings will affect natural sunlight in our gardens and outdoor spaces?

5. Environmental Concerns

The planned development will require the destruction of trees that currently contribute to air quality, noise reduction, and ecosystem balance in our neighbourhood. Deer, turkeys, beavers, and hares cross through my backyard and neighbourhood daily and frequently. Can you provide details on how many trees will be removed, have been removed, and what measures are being taken to offset this loss? Given the ongoing urban deforestation in Windsor, it is critical that proper environmental impact assessments are conducted.

6. Property Values & Community Impact

Developments like this have historically led to a decrease in property values for nearby homeowners. The character of our neighbourhood will be significantly altered, and homeowners who have invested in their properties for decades will see their home equity suffer as a result. Have impact studies been conducted regarding how this project will affect property values?

7. Future Developments & Long-Term Assurance

One of the biggest concerns is the precedent this development sets. How can you assure me that five, ten, or twenty years from now, there won't be another high-density apartment complex built even closer, and potentially right in my backyard? What protections, zoning restrictions, or long term plans are in place to prevent continuous overdevelopment in our neighbourhood?

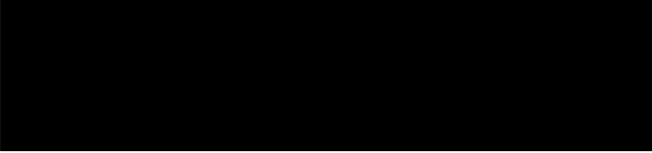
Requested Action Items:

- Provide detailed reports on the shadow impact, environmental impact and tree removal offsets, and sewage/drainage capacity.
- Provide noise pollution impact assessments, especially regarding the effects on vulnerable residents.

- Provide airborne pollutant impact assessments, especially regarding the effects on immunocompromised residents.
- Offer **clear commitments and guarantees** about future zoning and development restrictions.

I urge you to consider the concerns of our community before proceeding with this development. I look forward to your response and to discussing how these issues will be addressed.

Sincerely,





Urban, Mackenzie <murban@dillon.ca>

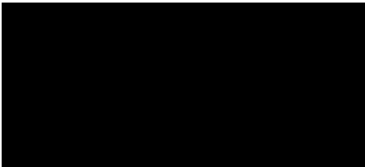
3793 Howard Avenue

2 messages

Fri, Mar 14, 2025 at 2:47 PM

To: astoriadevelopment@dillon.ca

March 13th / 2025



Mackenzie Urban Dillon Consulting Limited
1 Riverside Drive
Windsor, ONT N8W 5K8

Dear Mackenzie,

I hope this letter finds you well. I am writing on behalf of myself and many neighbours listed below to express our concerns regarding the proposed construction of condominium developments behind our homes on Inglewood Avenue. As homeowners and residents of this community, we believe it is important to share our thoughts on how this project may affect our property, our safety, and our privacy.

Safety Concerns:

One of our primary concerns is the potential impact of increased traffic in the area and in our backyards. With the addition of the condos, we anticipate a significant rise in both pedestrian and vehicle traffic, which could create hazards for the current residents, especially those with young children and elderly family members. We have traditionally never had fences between our homes and enjoy the open shared backyard between our properties. We would appreciate it if additional safety measures, such as a high fence could be considered to minimize access to our backyards.

Privacy Issues:

Another major concern we have is the significant reduction in privacy that will result from the new development. Given the proximity of the proposed condos to our properties, we fear that the construction of tall buildings will lead to direct sightline into our homes and backyards. This will not only affect our quality of life but could also make our properties less secure. We kindly request that measures, such as landscaping or architectural design adjustments be incorporated into the project to preserve privacy for existing homeowners. According to the design suggested at the open house on February 26, 2025, there would be balconies directly facing the back of our homes thereby giving the new tenants visual sightline directly into our homes, and vice versa. We had discussed with the consulting firm about potentially having the two new buildings facing each other in the direction of north and south, and this would minimize the privacy concerns discussed above, and potentially create more space between our property line and the back of the buildings.

Decreased sunlight to backyard:

Most of us who are on the East side of Inglewood Avenue have vegetable gardens and plants in the backyard. With the building of 4-storey condominiums (and even more with 6-storey), the shadow from the building would severely hinder sunlight to our vegetable gardens, along with our access to sunlight, which offers significant health benefits. Having the buildings face North/South as discussed above would reduce this significantly.

Decrease in Property Value:

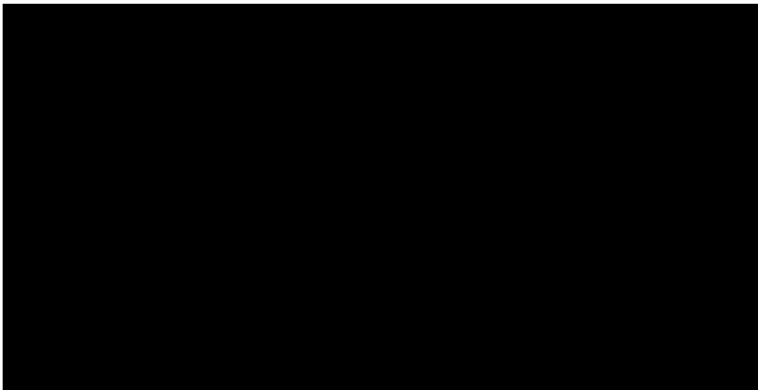
We are concerned that the construction of these condominiums will negatively impact the value of our properties. Historically, residential developments like these have led to changes in the character of the neighbourhood, and

we fear that this may lead to a decrease in the desirability and market value of the homes in the surrounding area. We would appreciate more information on any studies or considerations that have been made regarding how this development might affect the local real estate market. We built/purchased our homes based on the understanding that the property in discussion was in great part a conservation area full of older trees that would never be cut down. It is disheartening to see all the green space removed.

Finally, we would like to express our overwhelming and unanimous concern with a 6-storey building. We are severely opposed to changing the zoning to accommodate this new height as our concerns listed above would be exponentially more significant.

We trust that the developers and local government are committed to ensuring that the new construction is in the best interest of all residents. We would be grateful if you could address our concerns and let us know what steps are being taken to mitigate these issues. We are open to further dialogue and look forward to discussing how we can work together to create a solution that balances growth with the well-being of current homeowners.

Thank you for your time and attention to this matter.
Sincerely,



Sent from Yahoo Mail for iPhone

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APPENDIX C

PRESENTATION MATERIALS

COUNTERPOINT
LAND DEVELOPMENT BY

DILLON
CONSULTING

ASTORIA INC.

3771, 3783, 3793 Howard Avenue, Windsor, Ontario
Official Plan and Zoning By-law Amendments

February 26th, 2025

HOUSEKEEPING

- This meeting is being recorded;
- The purpose of this meeting is:
 - To provide an overview of the proposed development and it's planning process;
 - To listen and to answer audience questions & collect feedback and input of the proposed development.
- Questions and comments will be addressed at the end of the presentation.

- Use the CHAT function for questions / comments;
- Use RAISE HAND to speak at the end.

MUTE

TURN
ON / OFF
CAMERA

RAISE YOUR
HAND TO SPEAK

QUESTIONS IN
THE CHAT



WELCOME!

The Public Information Centre is being hosted to introduce a residential development including two types of residential buildings: 2-storey townhomes and 6-storey multiple dwelling buildings. There are 16 townhome units, and 163 multiple dwelling units proposed. A total of 179 dwelling units on the site.

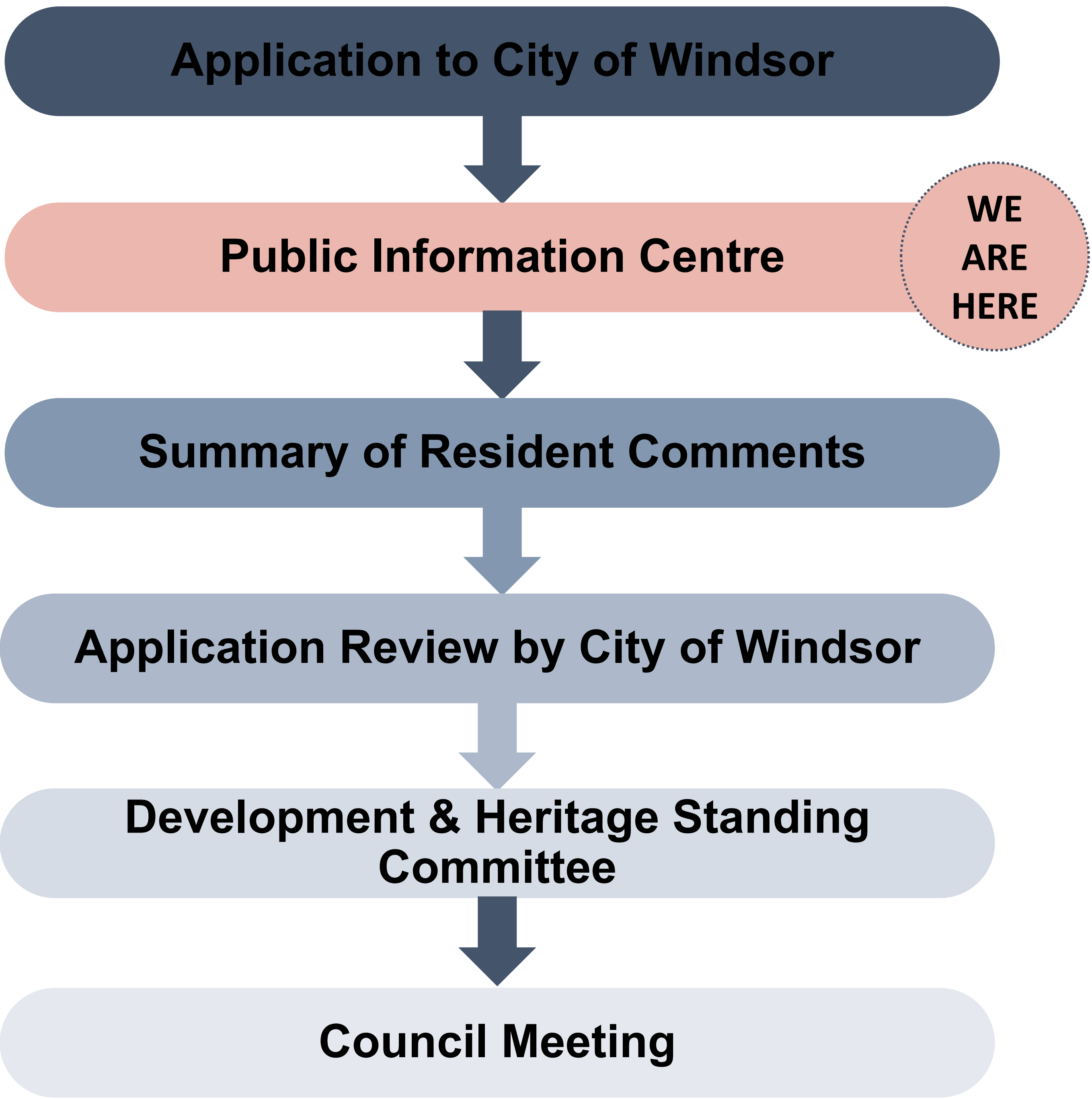
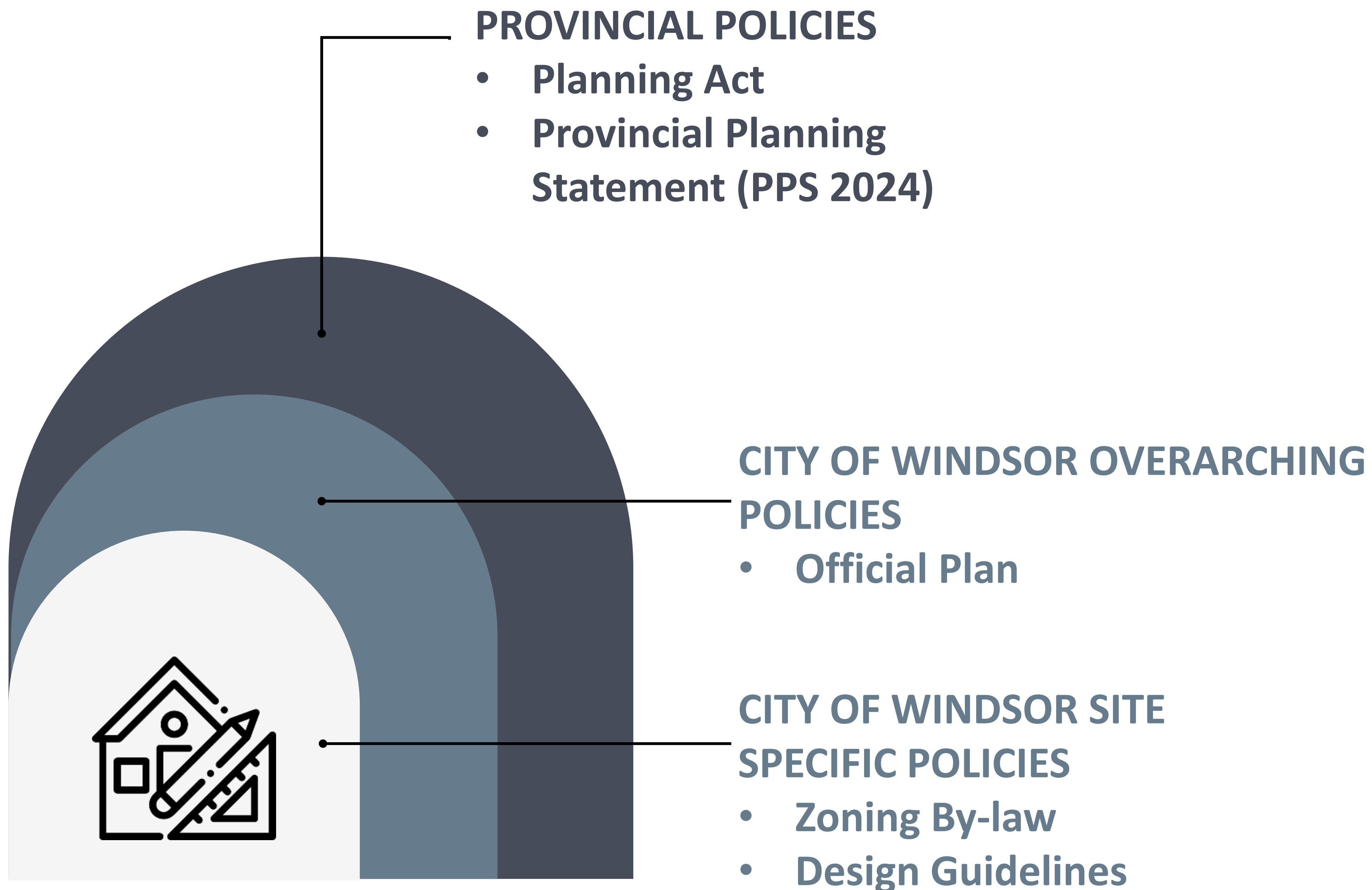
The **goals** of the Public Information Centre are as follows:

1. Provide information on the planning process and development 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 development as we continue through the development process.

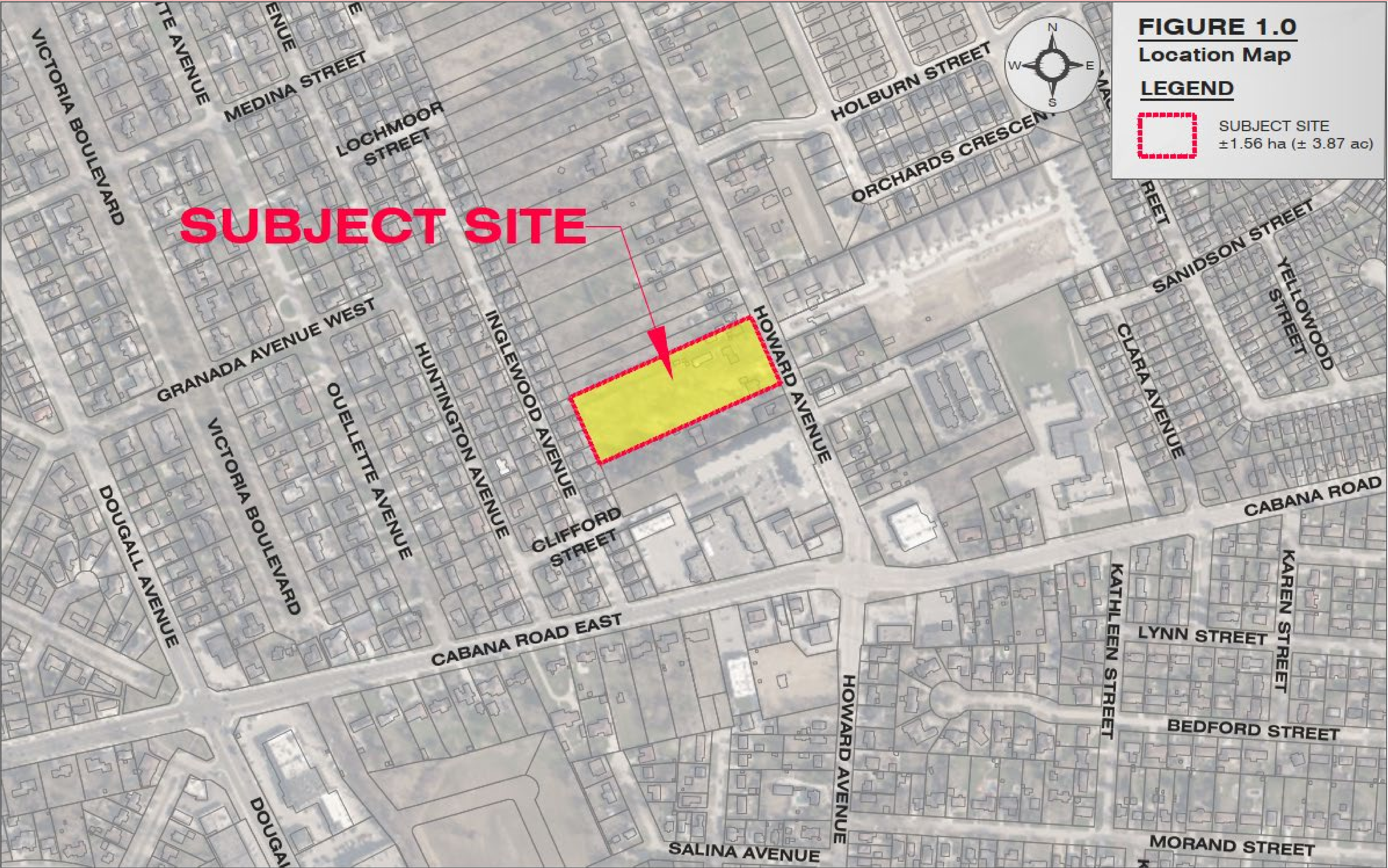
Collecting Feedback:

1. Comment forms are available for attendees to complete;
2. Comments may also be emailed to astoriadevelopment@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 **March 14th, 2025**

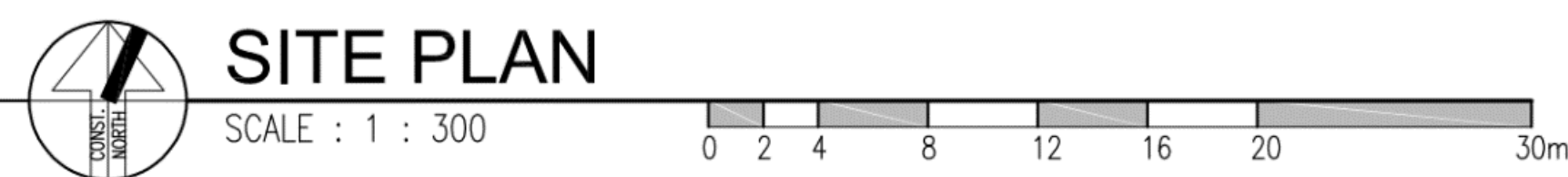
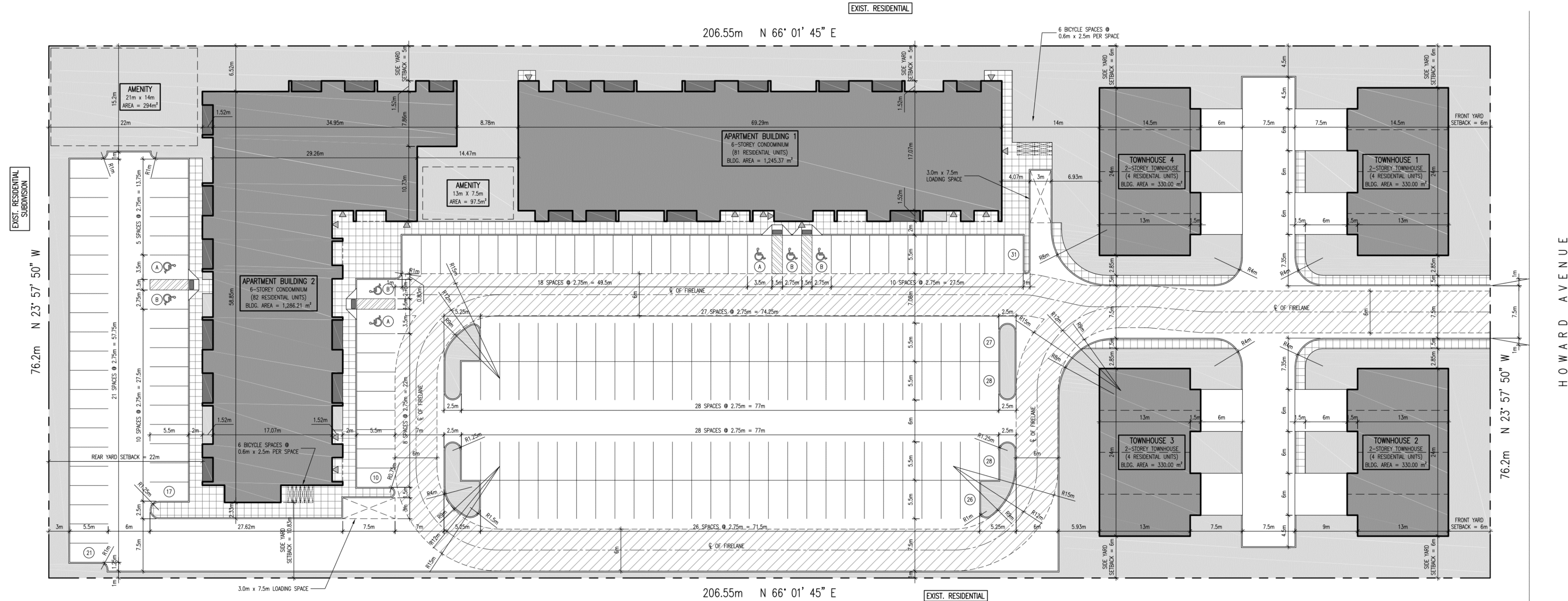
PLANNING PROCESS AND OVERVIEW



PROJECT LOCATION



CONCEPTUAL DEVELOPMENT PLAN



PROPOSAL OVERVIEW

A residential development is being proposed at 3771, 3783, 3793 Howard Avenue. Amendments are being sought to support a proposal that has:

**16 Townhome
Dwellings** with
driveway parking

Two 6-storey
**Multiple Dwelling
Buildings**

Building 1 = 81 units
Building 2 = 82 units
A total of **163 Multiple
Dwelling Units**

189 Parking Spaces
to support the
Multiple Dwelling
Buildings

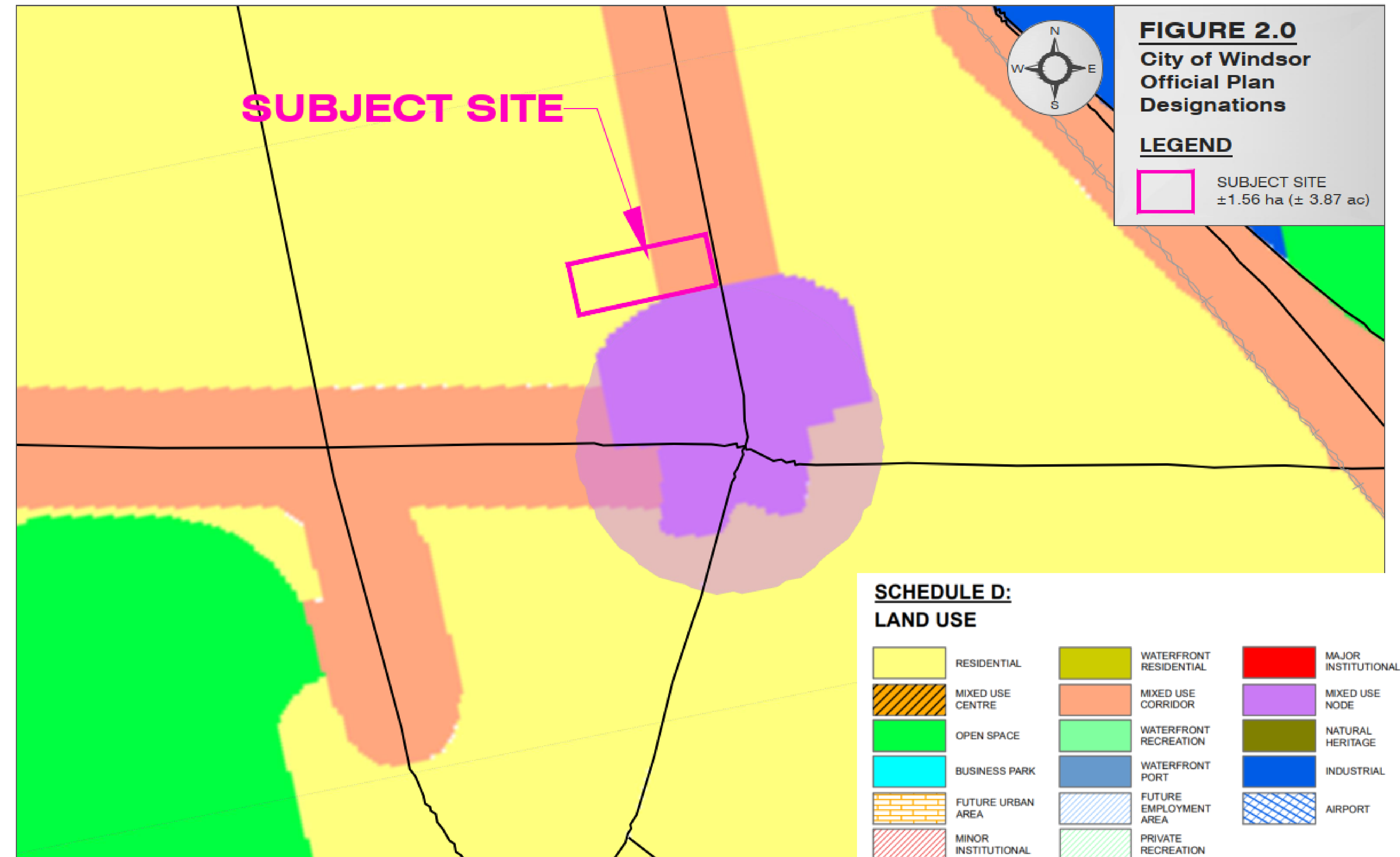
**One Shared Access
Point** for the proposed
development along
Howard Avenue

391.5 m² of **Outdoor
Amenity Space** for
residents to enjoy

OFFICIAL PLAN DESIGNATIONS

An Official Plan:

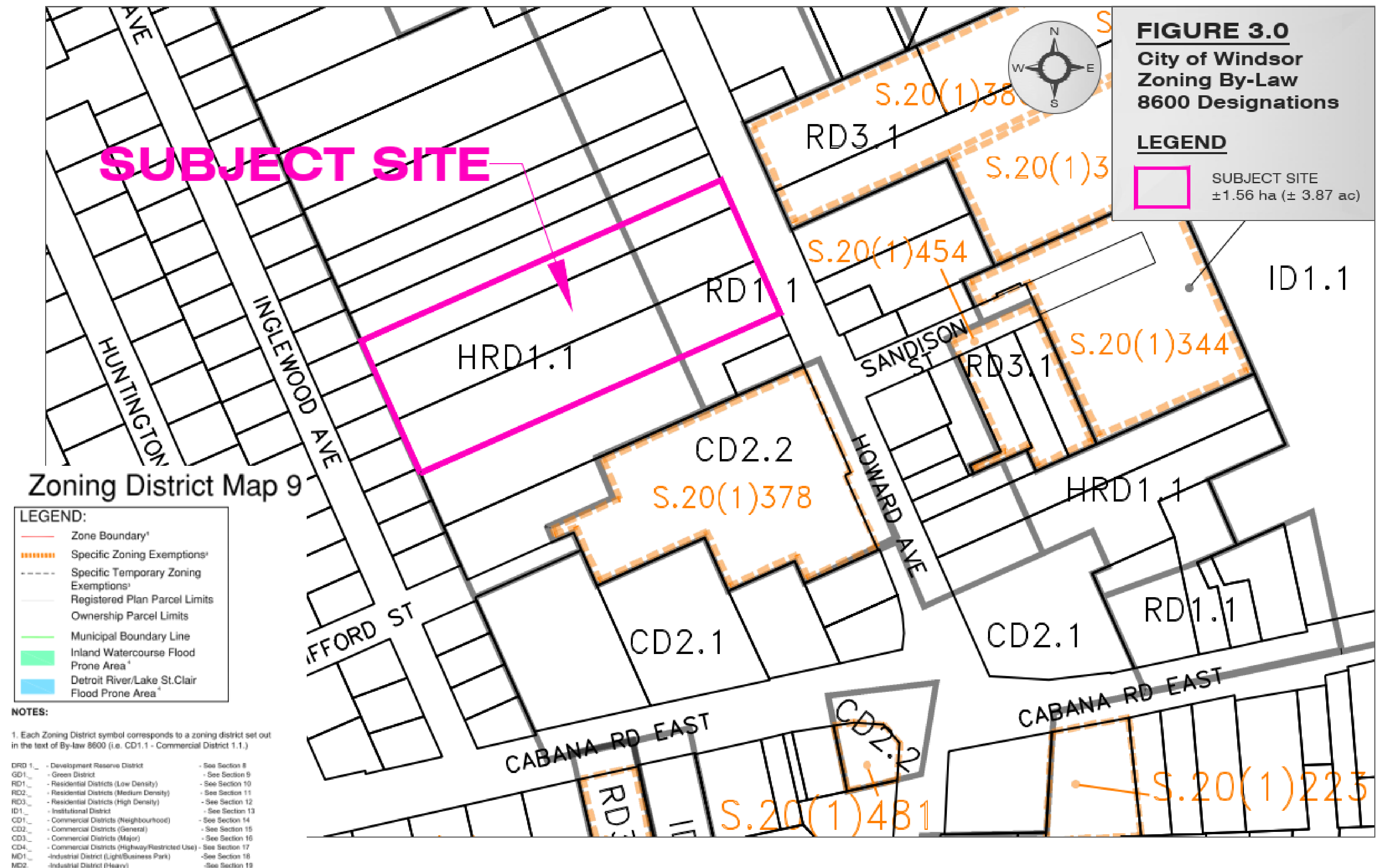
- Is a guiding policy document that provides the framework for growth, development, and protection of built and natural heritage.
- Directs where different types of land uses would go, and how they connect to roads, trails, parks, and open spaces.
- Identifies infrastructure and servicing needs for a 30-year horizon.
- Current Designation: Mixed Use Corridor.
- Proposed Designation: Mixed Use Corridor with Special Policy Area permitting structures exceeding 4-storeys.



ZONING BY-LAW DESIGNATIONS

The Zoning By-Law:

- Permits primary and secondary uses.
- Regulates the height, setbacks, and scale of a development.
- Sets vehicular, accessible and cycling parking standards.
- Establishes appropriate building setbacks from lot lines and property features.
- Current Zoning By-Law designation: Residential District 1.1 (RD1.1) and Holding Residential District 1.1 (HRD1.1).
- Proposed Zoning By-Law designation: site-specific Residential District 3.2 (RD3.2).



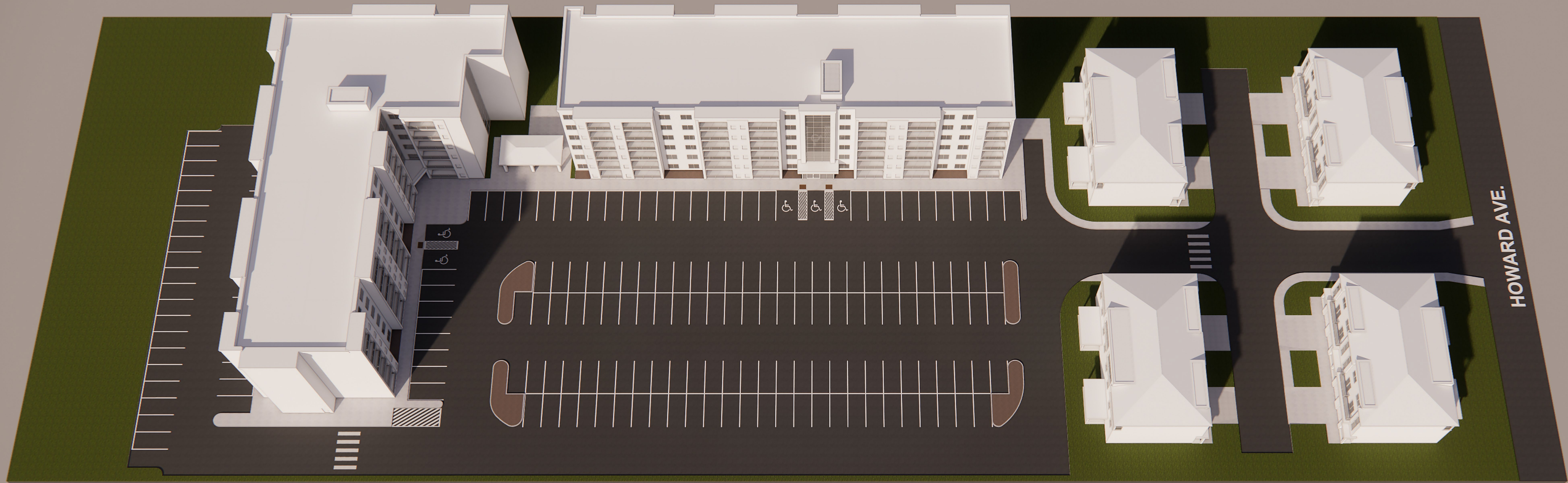
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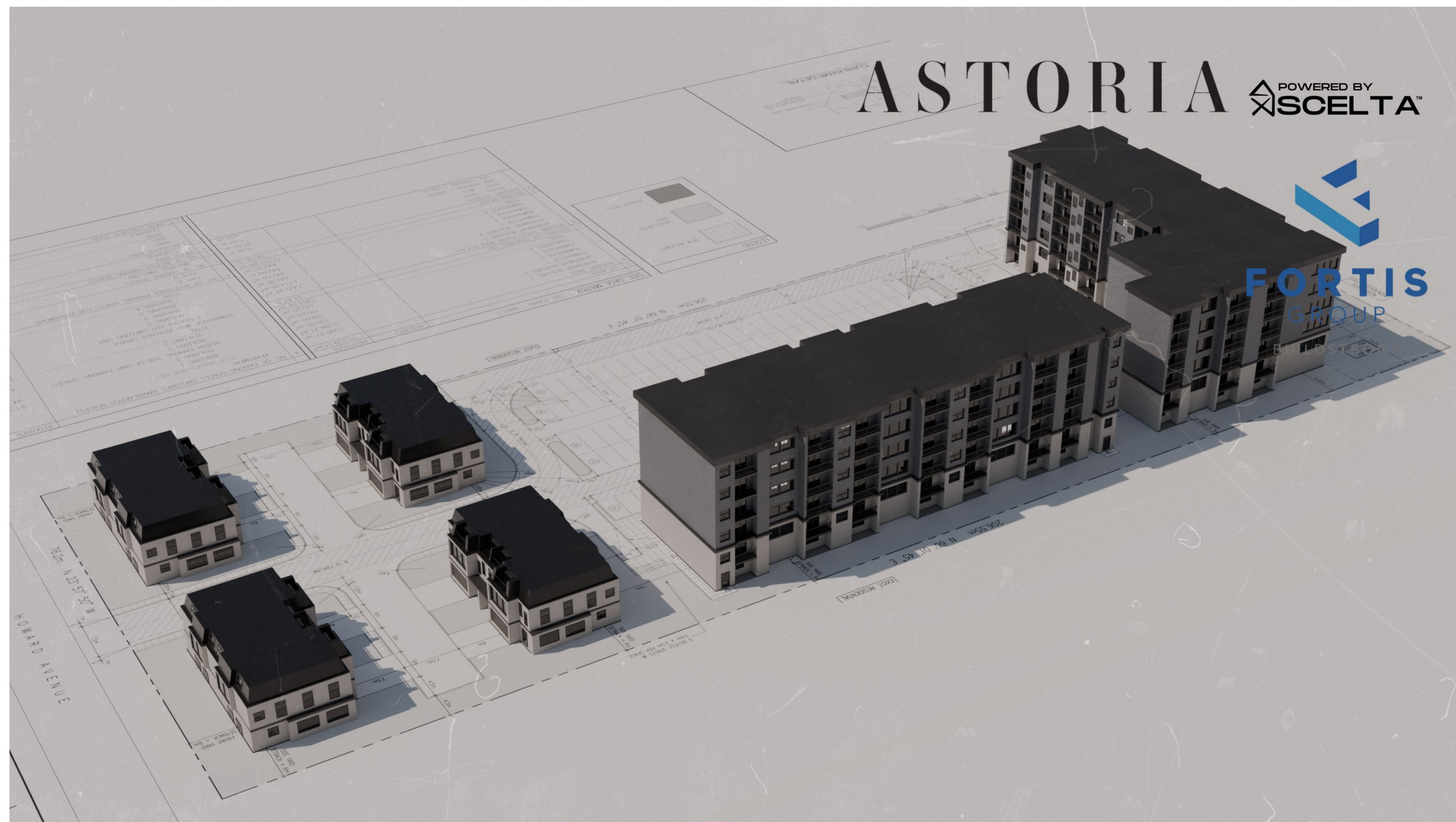
CONCEPTUAL MASSING



CONCEPTUAL MASSING



CONCEPTUAL MASSING



NEXT STEPS



- Finalize background reports
- Submission to the City of Windsor
- Development and Heritage Standing Committee
- Council Meeting

Stay Involved



Ask questions today and provide your feedback

Contact Us



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