

**ELECTRONIC
PUBLIC OPEN HOUSE #2**

**PROPOSED
MIXED USE
DEVELOPMENT**

**1141 Cabana Road West and
1175 Cabana Road West
Windsor, Ontario**

Tuesday, July 16th, 2024
6:00 p.m. to 7:00 p.m.

Hosted by the Agent for the
Applicant:

Pillon Abbs Inc.

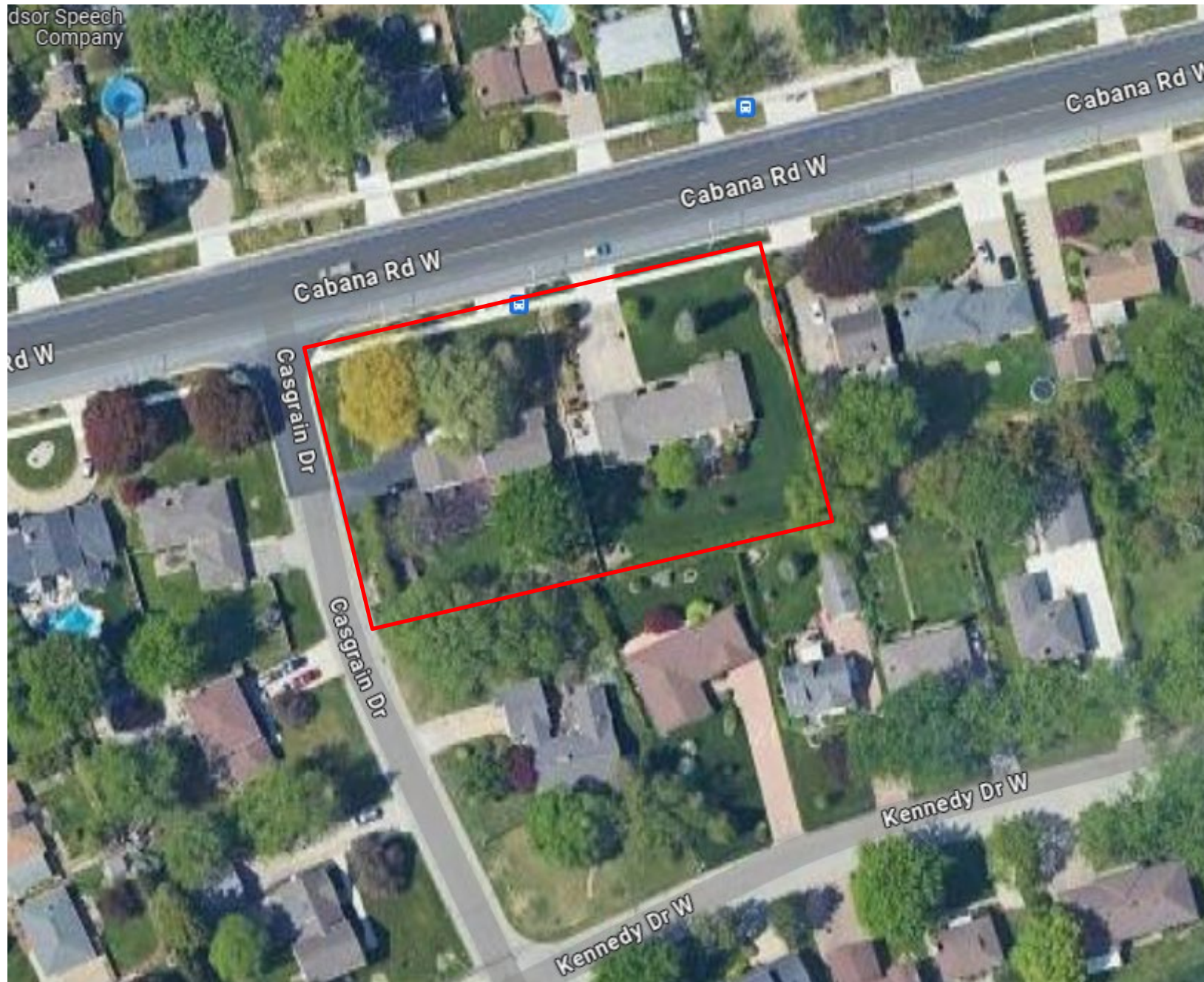
Welcome

- The purpose of this informal public open house is to provide **information** and obtain **feedback** from neighbours and area landowners regarding the proposed development.
- Please stay on **mute**.
- After a brief **presentation**, I will be available to answer **questions and comments**.
- You can use the **raised hand** feature when you are ready to speak.
- The open house is scheduled for 1 hour, but we can stay longer, if required.
- We want to **hear your ideas** on what you would like to see in your neighbourhood.
- City Staff are also online but **only** to observe.

The Site

- City of Windsor Ward 1
- made up of 2 parcels of land
- **does NOT include 1190 Kennedy Drive West**
- currently being used for residential
- there are 2 single detached dwellings on each lot
- the lots will be merged as one as part of the proposed development
- the neighbourhood characteristics of the area are residential, commercial, schools, and places of worship
- the area is in transition with more opportunities for mixed-use developments





What is Proposed

- remove the existing dwellings (and any accessory structures) on the subject lands
- construct a new 4-storey combined use building (929 m² total)
- 927 m² of commercial use (office, doctor, and pharmacy) on the main floor residential use above the main floor commercial
- total of 6 commercial units and 24 residential units are proposed
- 61 on-site parking spaces
- Main vehicular access from Cabana Rd W and fire/garbage truck access from Casgrain Dr
- Tenure (ownership) to be individually owned (condo)
- Amenity space includes activity room, fitness centre and community room to be used by residents of the building

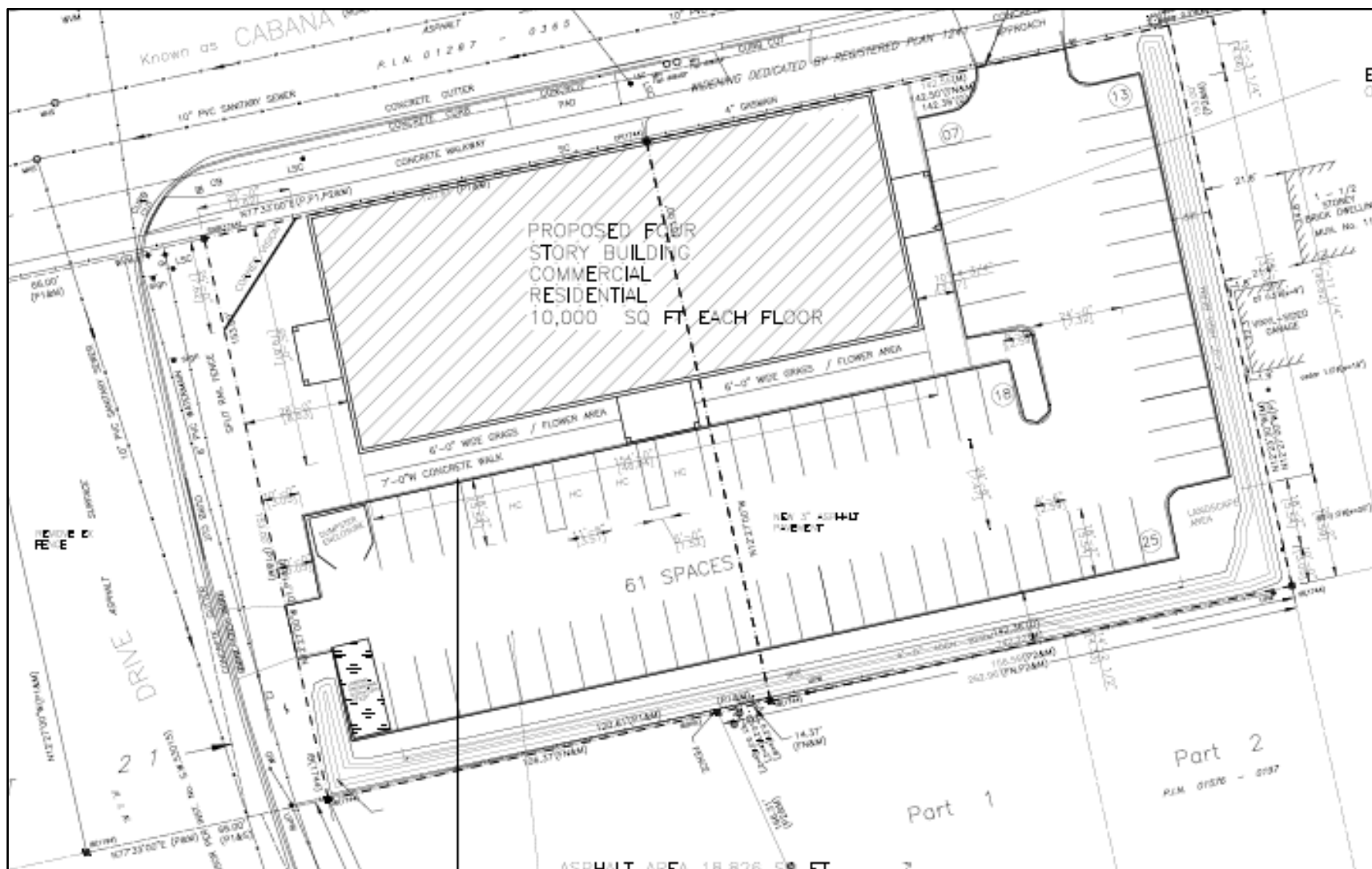


Concept Plan
PREVIOUS





Concept Plan
CURRENT



Key Site Features

- Full municipal services are available (sewers, storm and water)
- Landscaping is proposed throughout the site, including around the parking area
- Fencing along the east and south sides
- Sidewalks throughout the Site (concrete walk)
- Loading space provided
- Refuse to be located in the parking area (enclosure)
- Parking area lighting will be subject to City requirements
- Building will have a flat roof (total height 12.8 m)
- The home on 1190 Kennedy Dr is currently being renovated and will be rented

Elevations



EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

BRICK
FACE

LIMESTONE
TYP.



SOUTH ELEVATION — PARKING
 SCALE 3/16" = 1'-0"

SEE
 SECTION

SEE
 SECTION

DECORATIVE
 CORNICE

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR



NORTH ELEVATION — CABANA

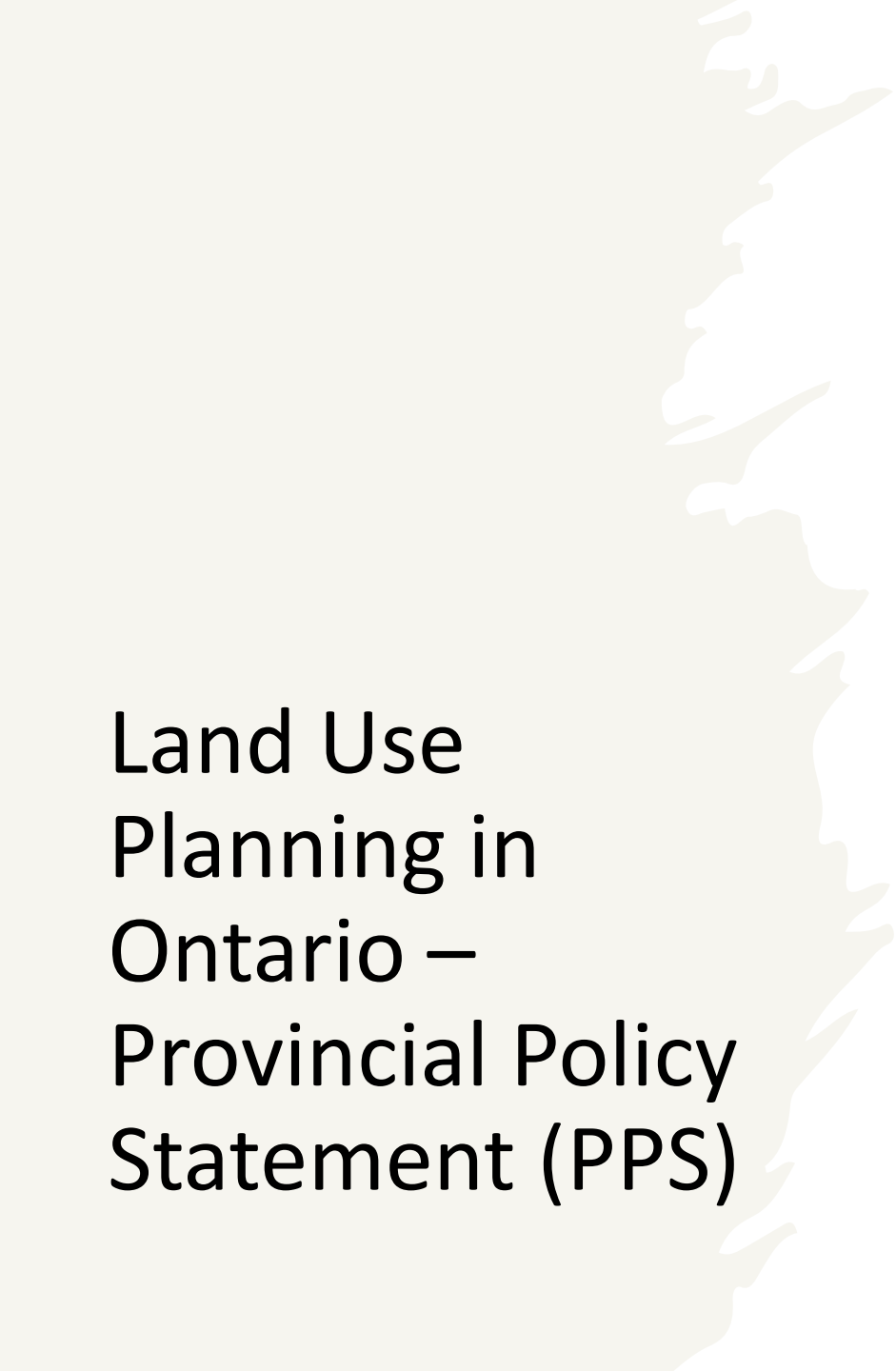
DECORATIVE
 CORNICE

FOURTH FLOOR

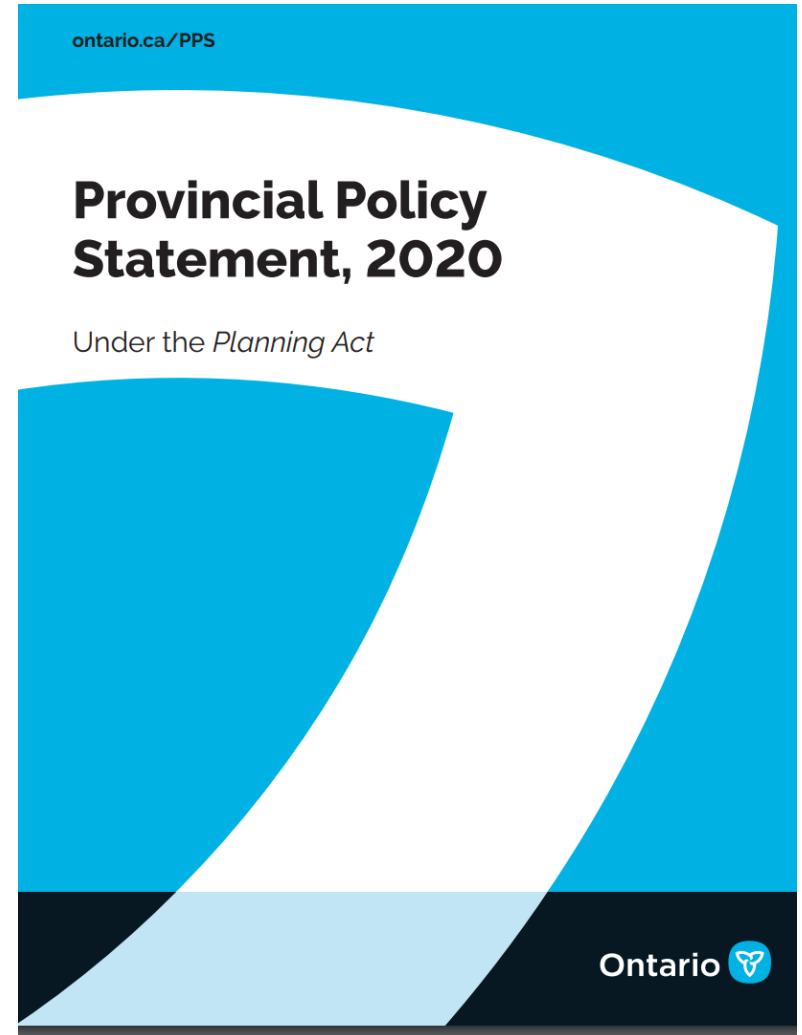
THIRD FLOOR

SECOND FLOOR

FIRST FLOOR



Land Use Planning in Ontario – Provincial Policy Statement (PPS)



Three Main Provincial Policies:



BUILD STRONG,
HEALTHY COMMUNITIES



WISE MANAGEMENT OF
RESOURCES



PROTECTING PUBLIC
HEALTH AND SAFETY

Key PPS Policies

- Provide for a mix of housing types and options
- Provide economic development opportunities
- Develop within an existing settlement area
- Develop where full municipal services are available
- Encourage infilling and intensification
- Encourage the use of existing public transit and active transportation
- Help minimize land consumption and servicing costs (build up and not out)
- Facilitate an efficient development that will positively impact the financial well-being of the City
- Is compatible with the area (does not mean it has to be the same)

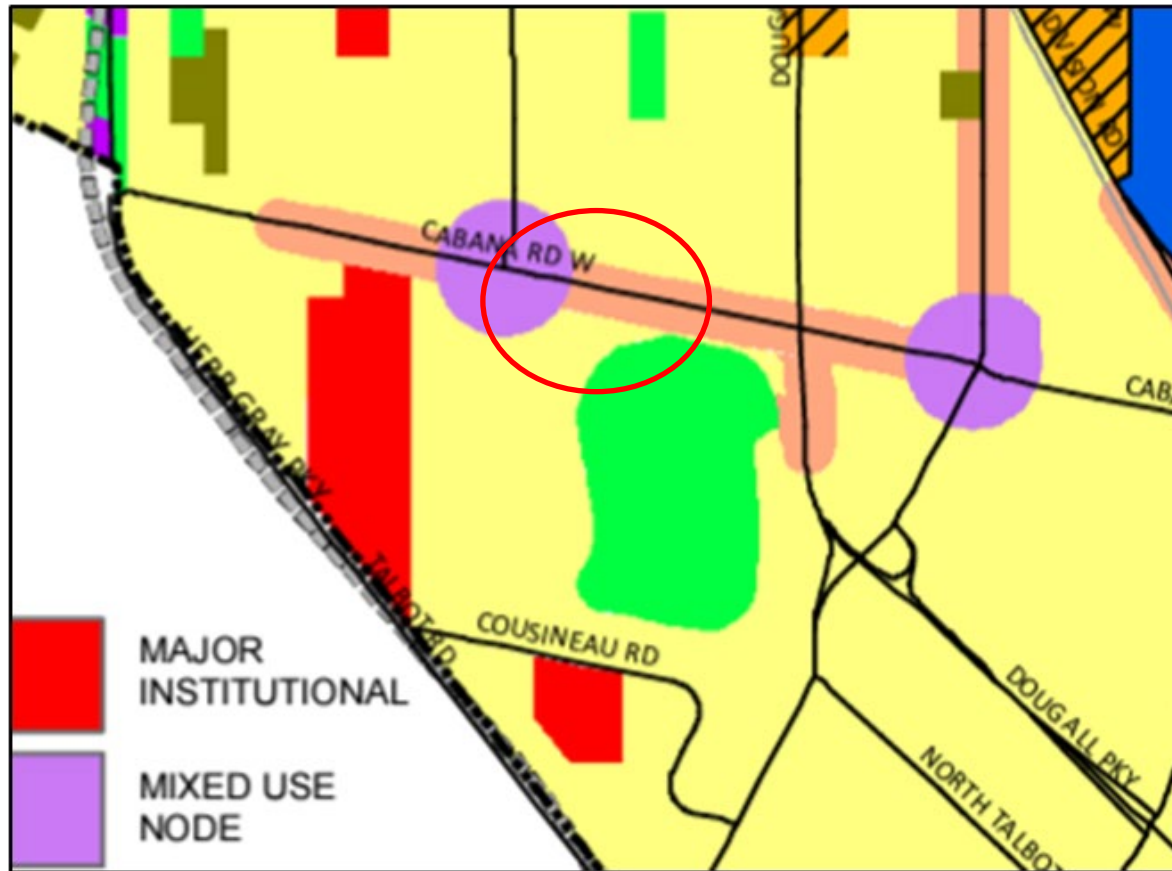
Windsor Official Plan (OP)



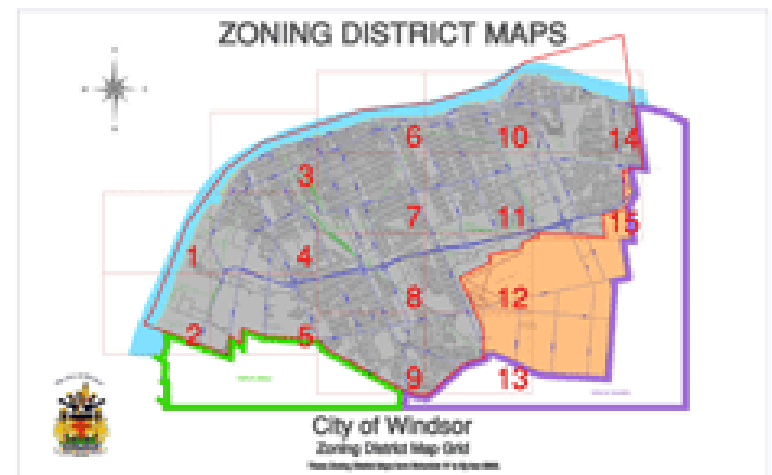
Key OP Policies

- The lands are designated “Mixed Use Corridor” (OPA #159), which was approved by Council in 2022
- Mixed Use Corridors are intended for areas that are designed for vehicle oriented uses
- Accommodates for high density/intensity development, while maintaining a broad mix of land uses
- Permitted uses include commercial (retail, wholesale and service oriented uses) AND medium and high profile residential uses either as a stand alone building or part of a commercial residential mixed use building
- Must provide a street frontage and presence
- Can be up to 4 storeys in height (but some exceptions are allowed)
- Encourage to locate the building at the street frontage lot line with parking accommodated at the rear of the Site

OP - Schedule 'D'



Windsor Zoning By-law (ZBL)



ZBL Permitted Uses

- The lands are currently a “Residential District 1.4 (RD1.4)” zone category
- Essex Region Conservation Authority (ERCA) regulated overlay area
- Current permitted uses in the RD1.4 zone include:
 - *Existing duplex dwelling*
 - *Existing semi-detached dwelling*
 - *One single unit dwelling*
 - *Accessory uses (ie garages, sheds)*

ZBL- Map '9'



Required Planning Applications

Zoning By-law Amendment (ZBA)

Site Plan Approval (SPA)

- Lighting
- Landscaping
- Lot grading
- Signage

ZBA Amendment

- Request to change from “Residential District 1.4 (RD1.4)” zone category to “Commercial District 2.2 (CD2.2)” zone category
- Permitted uses to include:
 - *Combined Use Building with Commercial on the main floor and residential dwelling units above*
- Commercial units to include the following:
 - *Medical Office*
 - *Personal Services*
 - *Pharmacy*
- Relief from zoning regulations - TBD

Support Studies Completed

Based on pre-consultation with the City of Windsor, in order to submit the **ZBA application**, we are required to also provide the following support studies:

- Application
- Fees
- Planning Rationale Report (with open house notes)
- Sanitary Sewer Study
- Parking Study
- Traffic Study
- Sightline Triangle Evaluation

What is Next?



The Open House notes will be included in the formal planning application submitted to the City of Windsor in the Planning Rationale Report



Once the **ZBA** application is submitted, the City will be processing the application in accordance with the requirements of the *Planning Act*



Public notice of the City of Windsor public meeting will be in the local newspaper and posted on the City website



And a notice is mailed to all property owners located within **200 metres** of the subject parcel will be sent by the City

Submitting Comments

- If you wish to submit any additional comments on the **concept plan**, please contact:
Tracey Pillon-Abbs, RPP, Principal Planner, Pillon Abbs Inc.
23669 Prince Albert Road, Chatham, ON N7M 5J7
226-340-1232 tracey@pillonabbs.ca
- Phone, email, or mail written comments
- Please note that comments and opinions submitted on this application, including names and addresses, may become part of public records, viewed by the general public, and published in planning reports
- Presentation material is available to anyone who did not receive them

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Questions and
Feedback?